



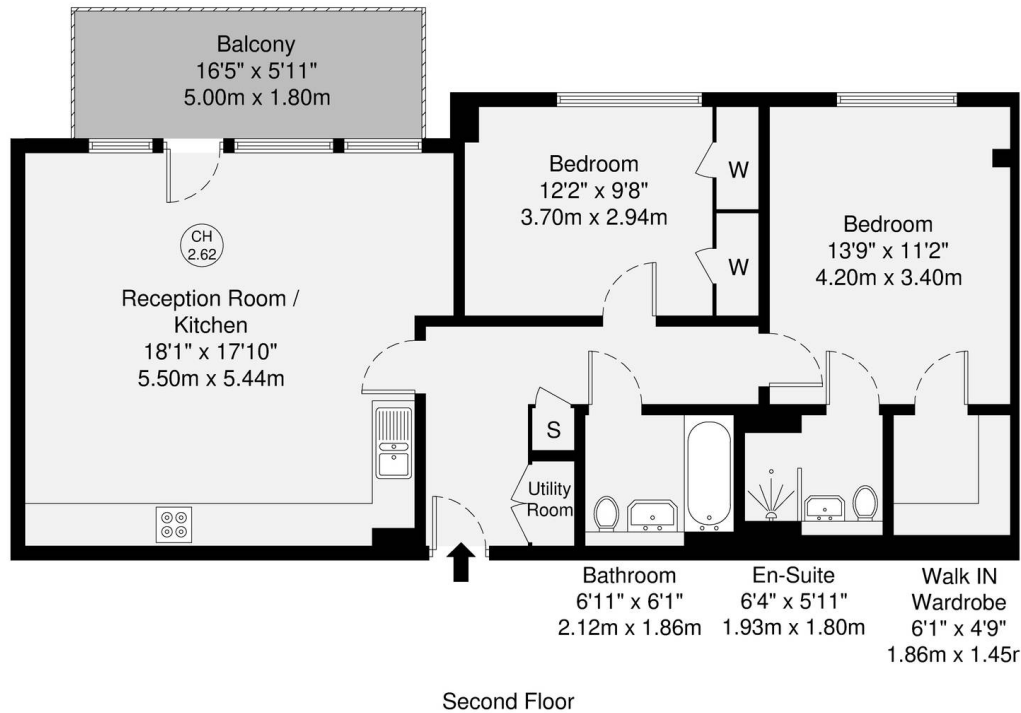
Regis Place, Llanvanor Road, NW2

Short Let. Inclusive of bills excluding Wifi & TV licence. This bright and spacious two bedroom, two bathroom apartment is located on the second floor of Regis Place, a well-maintained development in a quiet residential setting. Offering 894 square feet of internal space, the layout is both practical and well-considered, with modern finishes and excellent storage throughout. The open-plan kitchen and living area benefit from good natural light and open onto a private south west facing balcony. Off the hallway, there is a separate utility cupboard. The main bedroom features a walk-in wardrobe and en-suite shower room, while the second bedroom includes built-in wardrobes and is served by a contemporary family bathroom. Further benefits include lift access, secure underground parking, a private storage unit within the car park, access to a residents' gym, and landscaped communal gardens.

- Two Bedrooms
- Two Bathrooms
- Secure Underground Parking
- Resident's Gym
- Balcony
- Inclusive of Bills Excluding Wifi & TV Licence
- Close to Golders Green Tube
- Short Let







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC 		

GROSS INTERNAL AREA (GIA)
The footprint of the property
83.1 sq m / 894 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
2.7 sq m / 29 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
9 sq m / 96 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE



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IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.