



Pearl & Chance

Regent Court, Ballards Lane, N3
£2,500 pcm

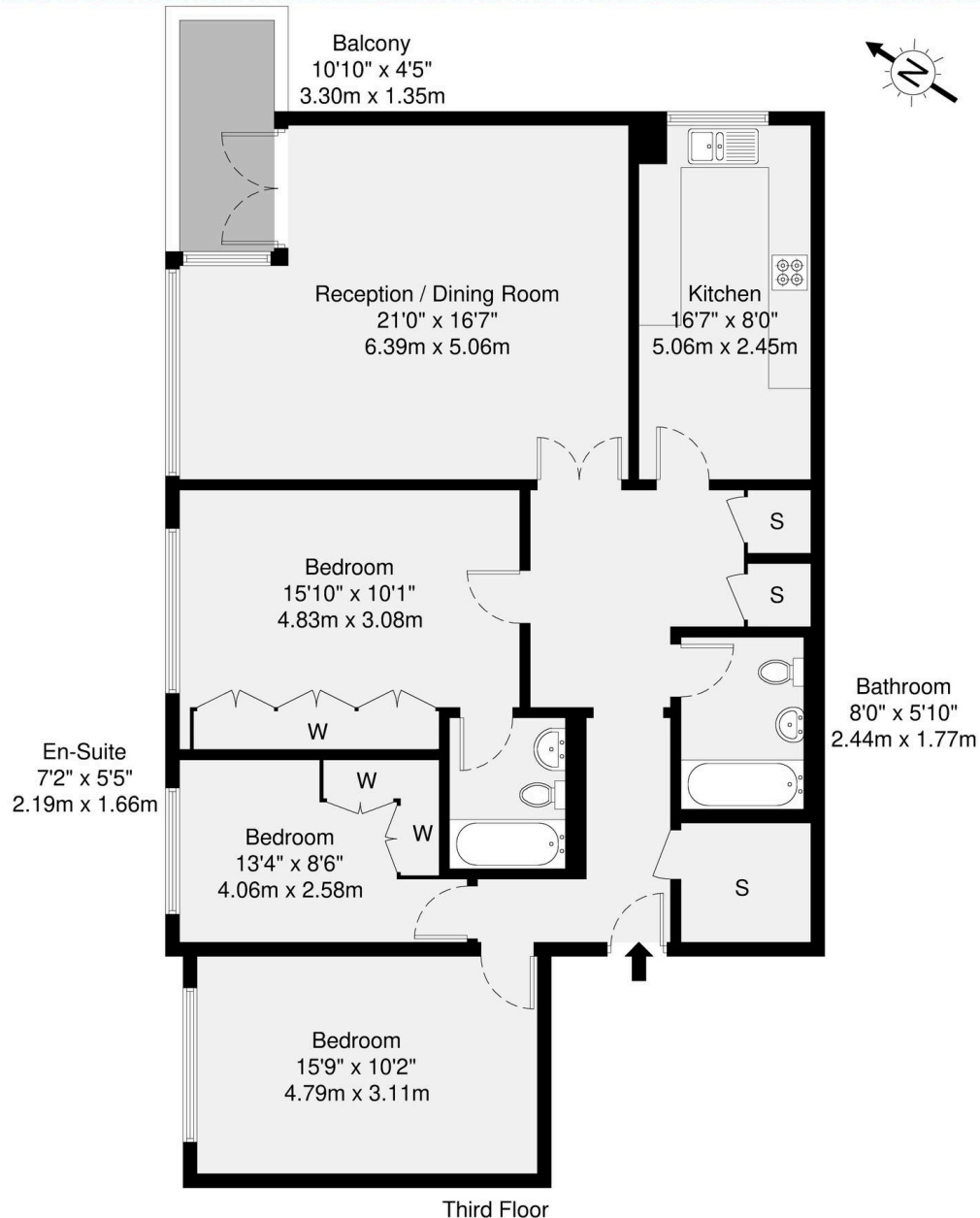
Regent Court, Ballards Lane, N3

Available now, this spacious three double bedroom flat at Regent Court is located in the heart of Finchley Central on the third floor with lift access and extends to 1,264 sq ft. The property is offered unfurnished and includes a 21 ft reception and dining room opening onto a private balcony, a separate 16 ft kitchen, and three double bedrooms. The principal bedroom has built-in wardrobes and an en-suite bathroom, while the two further bedrooms are fitted with wardrobes. A second family bathroom completes the layout. Wooden flooring runs throughout, and there is excellent storage across the flat, including fitted cupboards in the hallway. Regent Court is well positioned close to Finchley Underground Station and within walking distance of Ballard's Lane's shops, restaurants and cafés. Major road links including the A406 and A1 are also nearby, providing easy access across London and beyond.

- Deposit £2,884
- Council Tax Band: F
- Three Double Bedrooms
- Unfurnished
- Balcony
- Lift Access
- Third Floor
- Two Bathrooms
- Wooden Flooring
- Close to Finchley Central Tube Station







GROSS INTERNAL AREA (GIA)
The footprint of the property
117.5 sq m / 1264 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
8.2 sq m / 88 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
3.3 sq m / 4.4 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	82
(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 	



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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.