



This beautifully presented Nordic style two bedroom 3rd floor (top floor) flat located above a parade of shops in the heart of Finchley Central.

## Alexandra House, Regents Park Road London N12

Internally you are welcomed by a spacious hallway with an atrium which floods the area with natural light and rainbows form from the window vinyl. Modern electrical usb sockets in every room and an airy reception room, stylish contemporary kitchen with integrated appliances including dishwasher and washing machine.

There is underfloor heating with temperature control and auto switch on/off for all bedrooms, the living room and hallway for the cold British winters. An outdoor small balcony for smokers leading off the kitchen. There is a fully tiled marble effect bathroom with an oversized shower/steam unit that has Bluetooth settings to listen to podcasts whilst enjoying a shower or steam. This property benefits from tiled (wood look) flooring, has been fully re-wired, new combi boiler, LED spot- lighting, quality fixtures and fittings and has been meticulously refurbished by the current owner. The flat has a real character and is a symphony of light, white and wood.

It is in a great location, within a few minutes walk to Finchley Central station and the high street, shops, restaurants and pubs are similarly minutes away.

This property would make an ideal first-time home/ investment property and must be viewed to truly appreciate the size and condition.

Leasehold - 92 years unexpired term.  
Service Charge, Ground Rent & Buildings Insurance - Circa £1200 Per Annum

# £350,000 Offers Over

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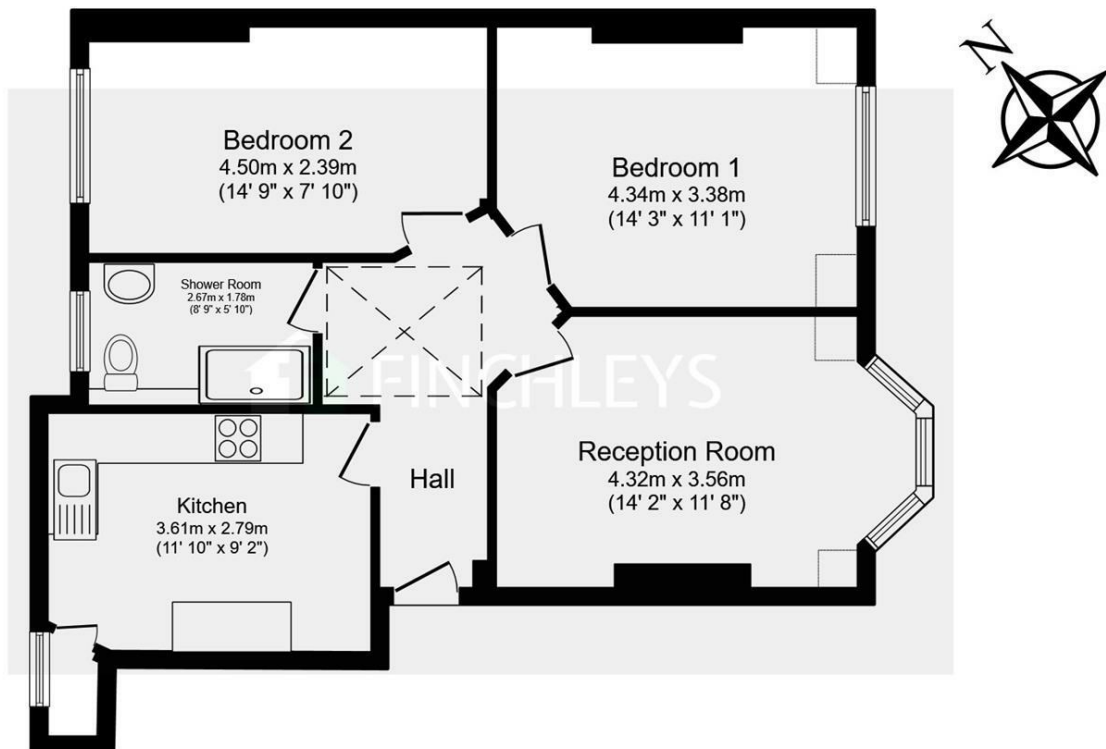
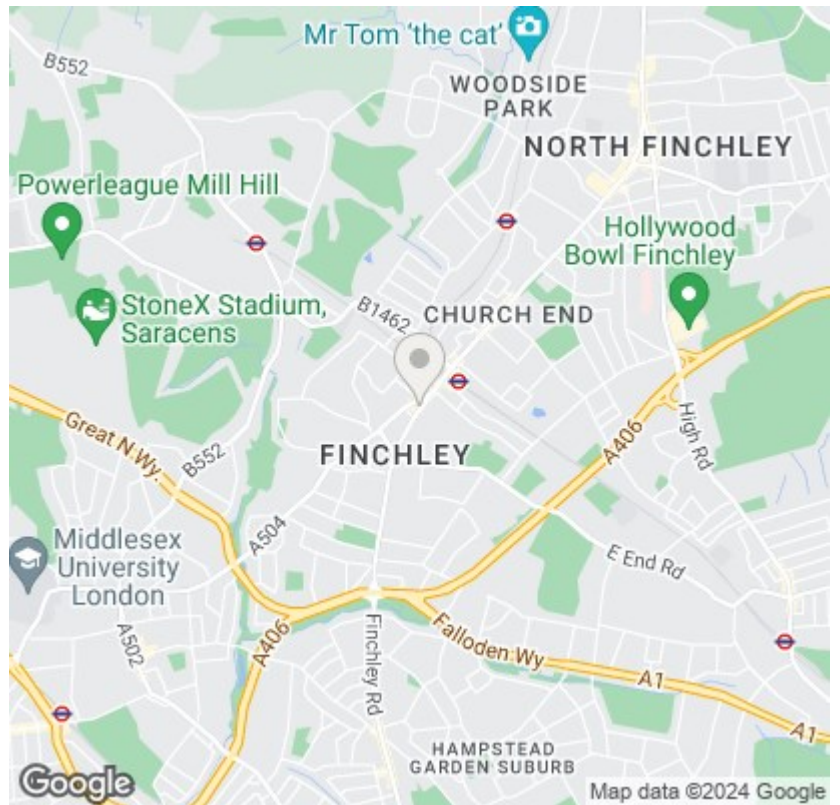
## FINCHLEYS ESTATES

CLIENT FOCUSED. RESULTS DRIVEN.





- 2 double bedrooms
- Modern Kitchen/ Diner
- Many original features
  - Entrance hall
  - Balcony
  - Under floor heating
- Possible investment opportunity
- Convenient for shops
- Close to transport



Total floor area 68.1 sq.m. (733 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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