



**REGENTS PARK ROAD, FINCHLEY, LONDON, N3  
OFFERS IN EXCESS OF £500,000 LEASEHOLD**

**A WELL-PRESENTED SPACIOUS TWO BEDROOM  
SECOND FLOOR APARTMENT SET IN A PRIME N3  
LOCATION**

Finchley | 020 8349 3388 | [finchley@winkworth.co.uk](mailto:finchley@winkworth.co.uk)



### DESCRIPTION:

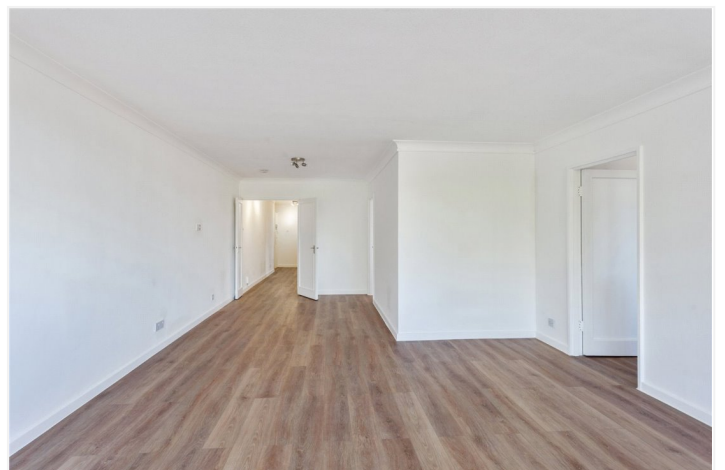
Set in a much sought-after development, we are pleased to offer this well-presented spacious two bedroom apartment, located within walking distance to local shops, amenities and transport links, such as Finchley Central underground station and Stephens House & Gardens. The property boasts in excess of 900 sq.ft of living space and has the added benefit of a long lease, balcony, lift-in-block and residents' parking. An internal viewing is highly recommended!

### COUNCIL TAX:

Band E

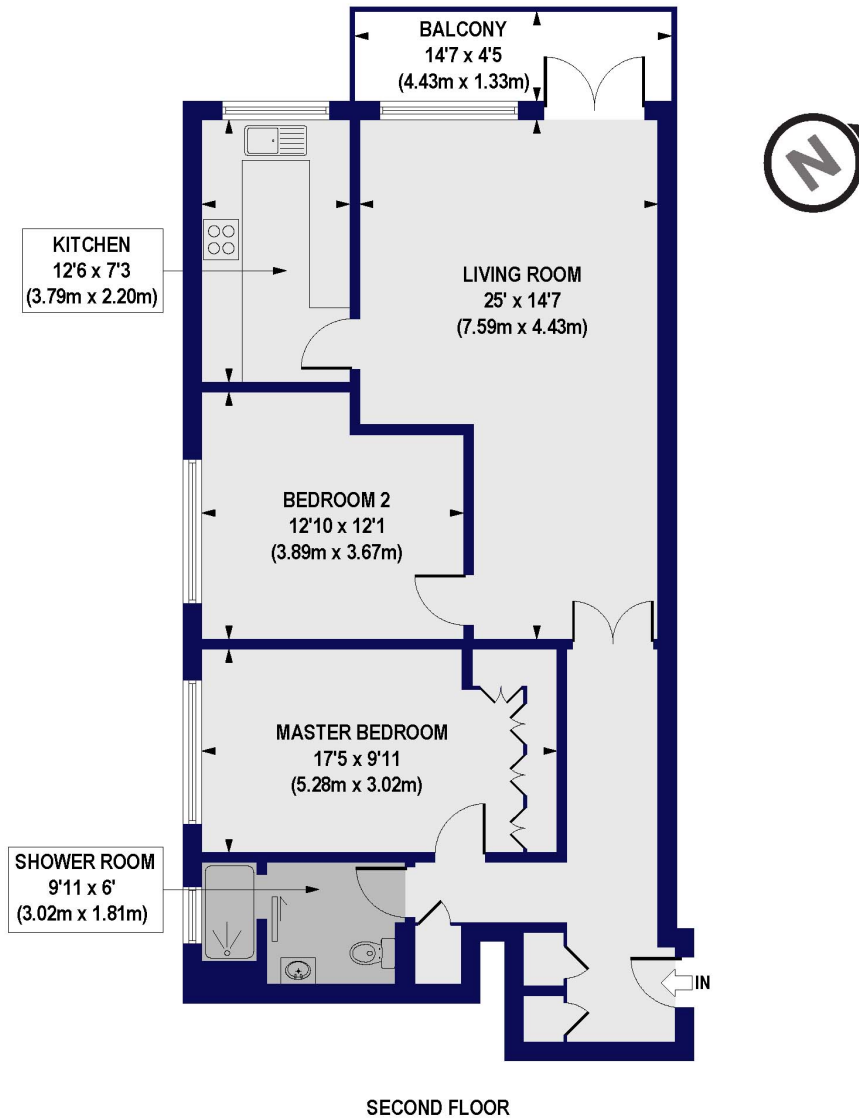
### AT A GLANCE

- Lift-in-block
- In excess of 900 sq.ft
- Spacious reception room
- Modern kitchen and bathroom
- Two double bedrooms
- Balcony
- Residents' parking
- Long lease





**Embassy Lodge, Regents Park Road, N3**  
 Approx. Gross Internal Floor Area 948 sq. ft / 88.05 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	