



Winkworth



Winkworth



Winkworth

REGENTS PARK ROAD, LONDON, N3  
£700,000 SHARE OF FREEHOLD

## A SPACIOUS TOP FLOOR FLAT SET IN A PURPOSE BUILT BLOCK

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



for every step...

[winkworth.co.uk](http://winkworth.co.uk)



## DESCRIPTION:

We are pleased to offer a Berkeley Homes purpose built top floor apartment with private outside space, located minutes from amenities and transport links, such as Finchley Central underground. This wonderful property has been maintained to a good level by its current owners and offers over 1200 sq. ft of living space which comprises of a spacious living/dining room with access to a large balcony, eat-in kitchen, primary bedroom with en suite and access to a further balcony, second double bedroom and family bathroom. Further benefits include underground parking, lift-in-block and access to communal grounds.

Offered on a chain free basis an internal viewing is highly recommended.

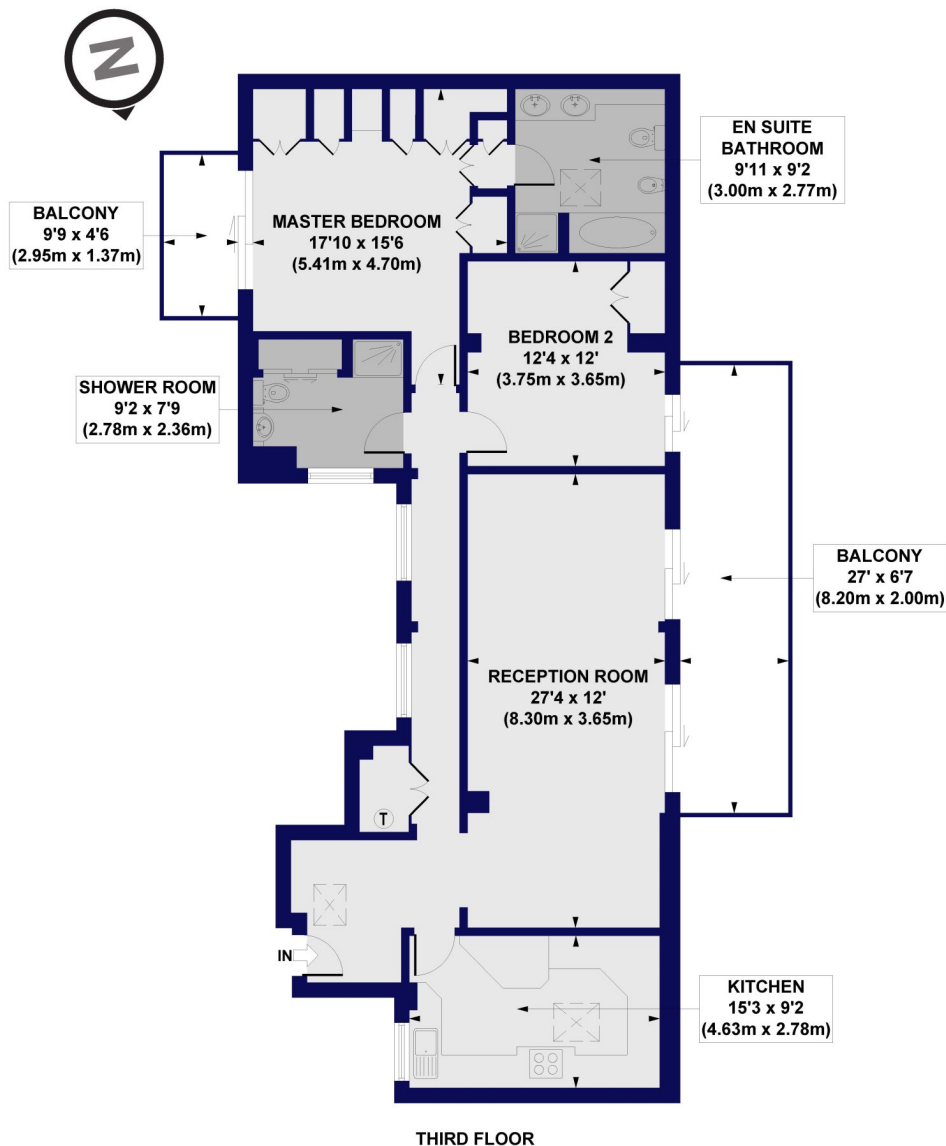
## AT A GLANCE

- Purpose built block
- Top floor
- Lift in block
- Over 1200 sq. ft of living space
- Two balconies
- En suite to primary bedroom
- Fitted kitchen & bathroom
- Underground parking





**Coliseum Court, Regents Park Road, N3**  
 Approx. Gross Internal Floor Area 1219 sq. ft / 113.22 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.

**Winkworth**

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	78
(55-68)	<b>D</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	

**Winkworth**

Finchley | 020 8349 3388 | finchley@winkworth.co.uk

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.