



REGENTS PARK ROAD, LONDON, N3  
£625,000 LEASEHOLD

A SPACIOUS, AND WELL PRESENTED,  
THREE/FOUR BEDROOM DUPLEX FLAT.

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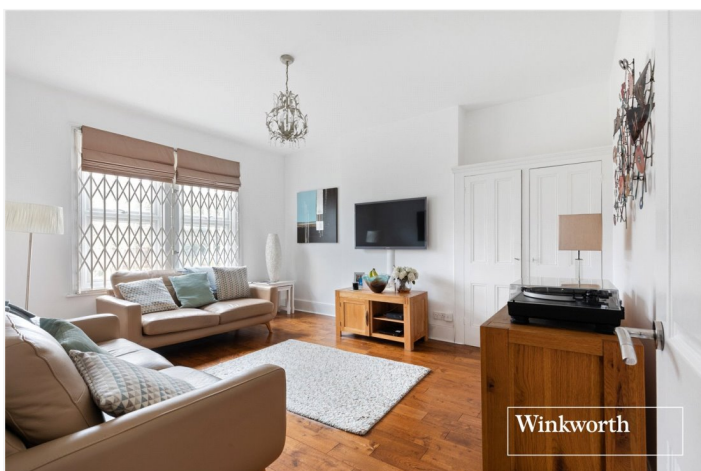
## DESCRIPTION:

We are pleased to offer this spacious, and well presented, duplex flat, located within the Eruv on Regents Park Road, with easy access to local amenities and transport links in the Finchley Central & Temple Fortune areas.

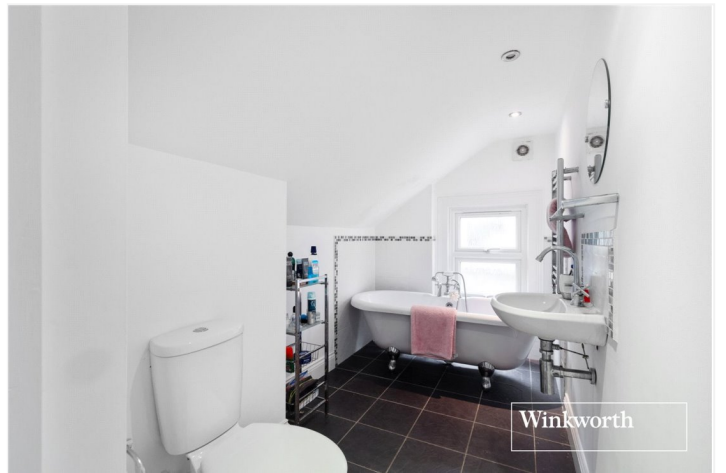
The property offers in excess of 1400 sq ft living space over the first and second floor and comprises of two reception rooms, modern fitted kitchen & bathroom, and a bedroom on the first floor. To the top floor, the property has an additional two double bedrooms, both with en-suites and storage. Further benefits include a private rear garden. This is a truly wonderful family home, set in a prestigious area, and an internal viewing is highly recommended.

## AT A GLANCE

- Set in a period style building
- First & Second floor
- Over 1400 sq ft of living space
- Three / Four bedrooms
- Two reception rooms
- Three bathrooms
- Modern kitchen
- Private section of garden



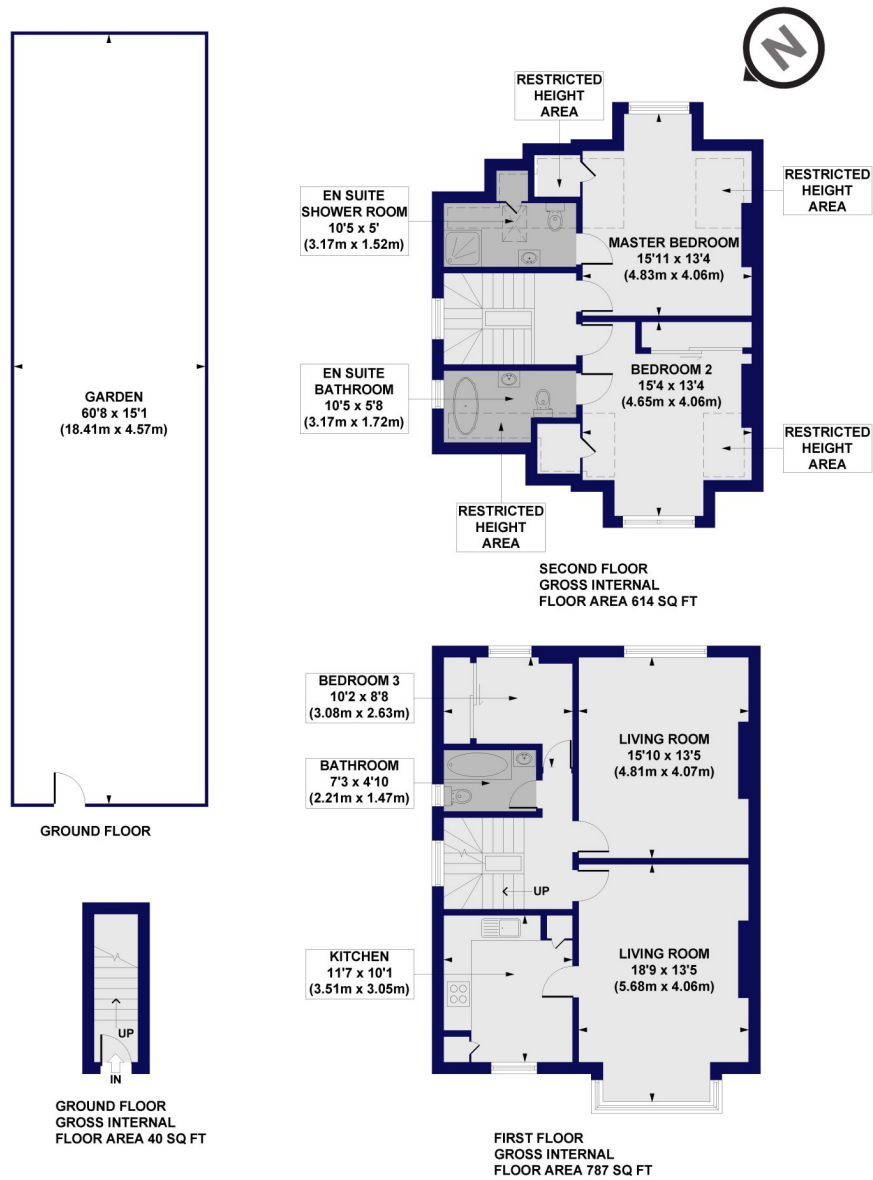






# Regents Park, N3

Approx. Gross Internal Floor Area 1442 sq. ft / 133.95 sq. m (Including Restricted Height Area)  
 Approx. Gross Internal Floor Area 1286 sq. ft / 119.43 sq. m (Excluding Restricted Height Area)



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.



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.

Tenure: Leasehold

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	78
(55-68) <b>D</b>	59
(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



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