



Regency Crescent, London, NW4 1NW

£525,000 - Leasehold

Welcome to this charming ground floor flat located on the desirable Regency Crescent in Hendon. This purpose-built property offers a generous living space of 904 square feet, making it an ideal home for families or professionals seeking comfort and convenience.

The flat features two well-proportioned bedrooms, including a master bedroom complete with an en suite bathroom, providing a private retreat for relaxation. In addition to the en suite, there is a family bathroom. The layout is thoughtfully designed, ensuring that each room is both functional and inviting.

The reception room serves as a perfect gathering space, allowing for both entertaining guests and enjoying quiet evenings at home. The separate eat-in kitchen is a delightful feature, providing ample space for dining and culinary pursuits. From the lounge, you can access the lovely balcony, which offers a pleasant outdoor area to unwind and enjoy fresh air.

This flat also comes with the added benefits of unallocated off street parking, a residents only EV charging point and a garage, ensuring that your vehicle is secure and easily accessible. Being CHAIN FREE, this property presents a smooth transition for potential buyers, allowing for a quicker move-in process.

Situated in a vibrant area, Regency Crescent is well-connected to local amenities, parks, and transport links, making it a convenient choice for those who wish to explore all that London has to offer. This property is a wonderful opportunity to acquire a spacious and well-appointed flat in a sought-after location. Don't miss your chance to make this delightful home your own.

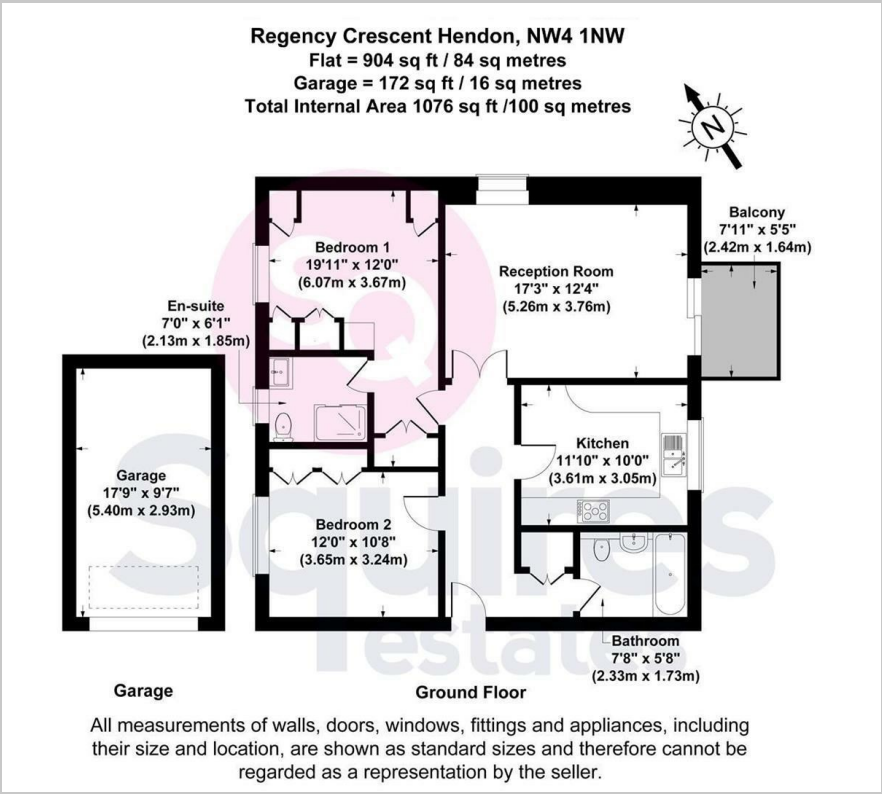
Lease: Approx. 180 years remaining (extended)

Ground Rent: Peppercorn

Service Charge: £4250 per annum inclusive of a reserve fund contribution (charged half yearly)

- **Spacious 2 Bedroom Flat**
- **904 sq ft**
- **Master Bedroom with En-suite**
- **Additional Family Bathroom**
- **Bright and Inviting Reception Room**
- **Separate Eat-in Kitchen**
- **Private Balcony**
- **Garage**
- **Chain Free**
- **Barnet Council Tax Band F**

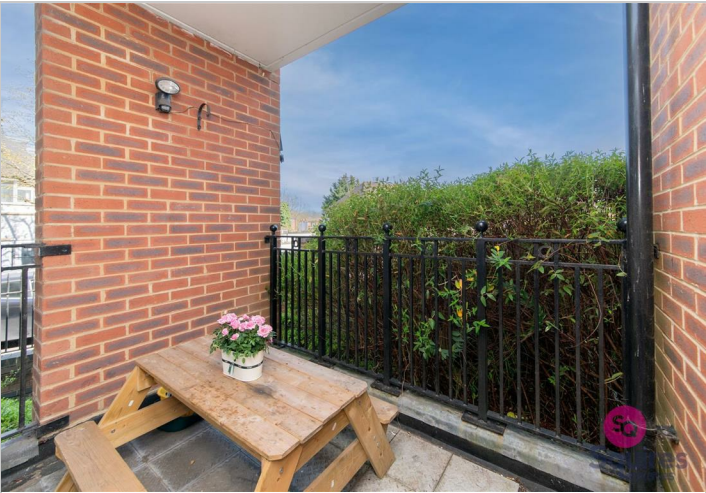
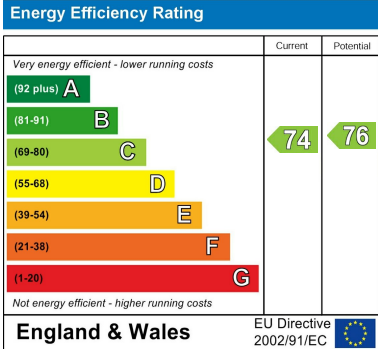
Floor Plan



Area Map



Energy Efficiency Graph



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