



## 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 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

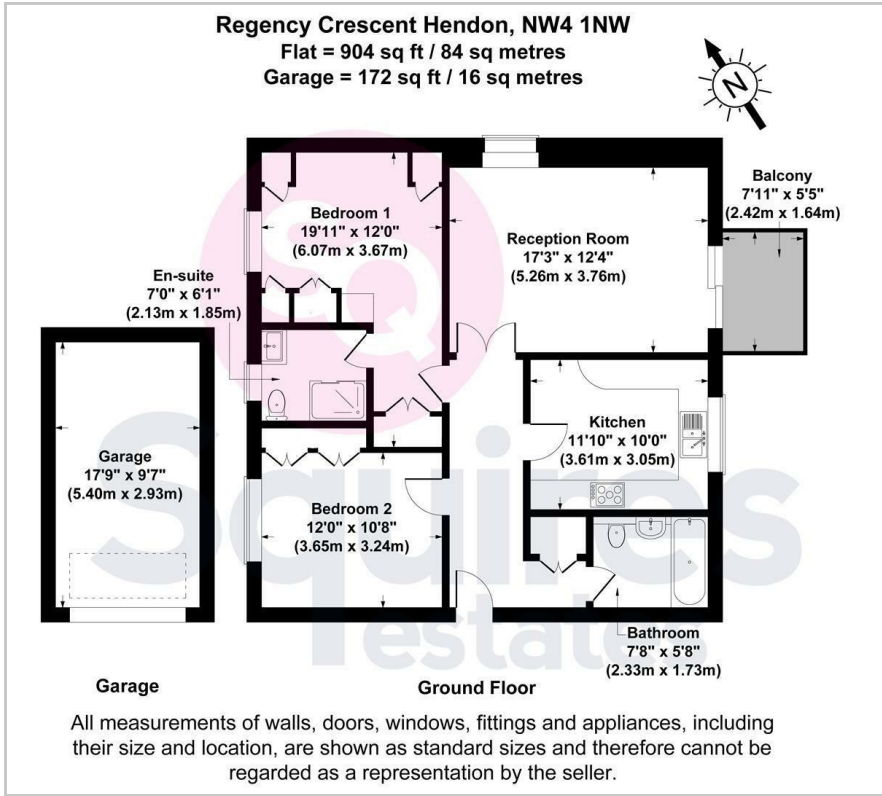
Ground Rent: Peppercorn

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



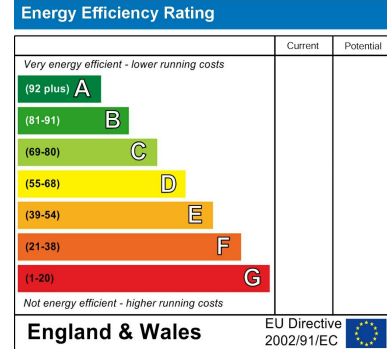
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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