



FINCHLEY CENTRAL OFFICE
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“50 years of fulfilling dreams”

Regents Park Road

Finchley, N3

- 2 BEDROOM
- WEST FACING LOUNGE
- LIFT ASSISTED BLOCK
- 1 BATHROOM
- UPPER FLOOR FLAT
- SHARE OF FREEHOLD



A two bedroom purpose built flat in the middle of Finchley Central.



Martyn Gerrard is the trading name for the North London Network Ltd. Registered in England No. 2441809.
Registered Office: 35 Ballards Lane, London N3 1XW. Company Secretary: B. Peters
Directors: S.E. Gerrard MNAEA MARLA, D.H. Smith FNAEA MARLA, W.A. Price MNAEA, S.M. Gerrard MA MRICS FCBA, G.Tsuman MARLA

Regulated by RICS

Regents Park Road, Finchley, N3

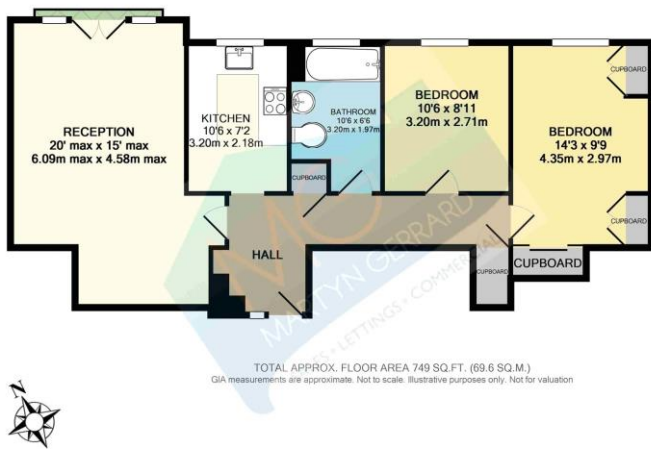
- Purpose built
- Akiva Primary School 0.4 miles away
- Finchley Central Train station 0.3 miles
- Easy access to North Circular
- Brent Cross Shopping Centre 2.1 miles
- Local shops and restaurants close by

THE OWNERS LOVE

"The property has been a great rental investment for us"
"The short walk to Finchley Central Station was appealing to us"
"We love the natural light that runs through the flat"

WE'VE NOTICED

Some refurbishment may be required.
There is no ground rent payable on this property.



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

A copy of the full EPC is available on request.

£425,000 Share of Freehold