SPENCER CLOSE, FINCHLEY, LONDON, N3
£1,300,000 SHARE OF FREEHOLD

A WELL-PRESENTED THREE/FOUR BEDROOM PENTHOUSE SET IN A DESIRABLE N3 LOCATION

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DESCRIPTION:

We are pleased to offer this well-presented spacious three/four bedroom penthouse apartment set in a much sought-after development on Regents Park Road, ideally located for transport links, amenities and recreational parkland, such as Stephens House & Gardens. The property boasts in excess of 1800 sq.ft of living space and comprises master bedroom with en suite shower and dressing area, a further two bedrooms, one with en suite bathroom, eat-in kitchen, large reception room with direct access to a private roof terrace, leading to the master bedroom, study room/bed 4, family bathroom and ample storage throughout. Further benefits include lift-in-block, communal gardens, residents' parking, garage-en-bloc, onsite porterage and being offered on a chain free basis.

TENURE: Share of Freehold – 997 years
                 Service Charge: £10,800.00 per annum (incl. Water Rates)

COUNCIL TAX: Band G

AT A GLANCE

- Luxury development
- Penthouse apartment
- Three/four bedroom
- Two En suite & dressing area & Family bathroom
- Large reception room
- Private roof terrace
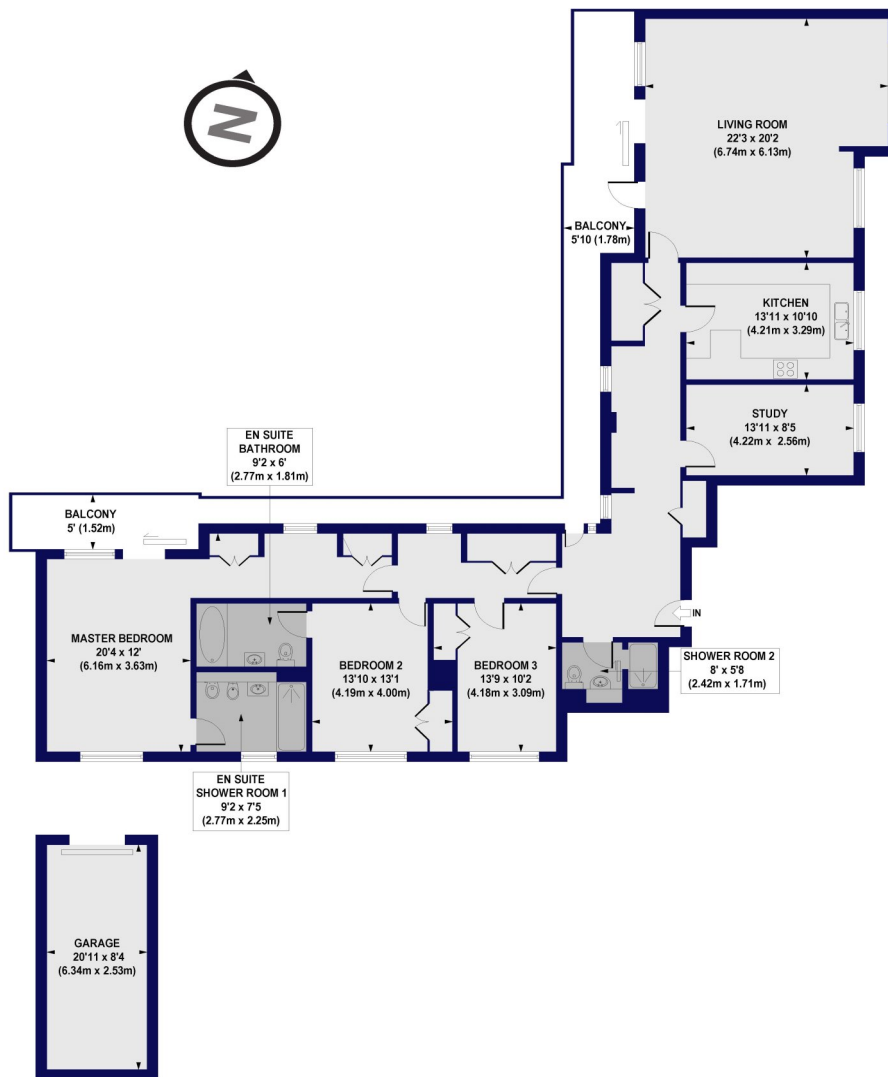- Parking & Garage-En-Bloc
- Onsite Porterage
- Lift-in Block

Spencer Close, N3

Approx. Gross Internal Floor Area 2002 sq. ft / 186.00 sq. m (Including Garage)
Approx. Gross Internal Floor Area 1829 sq. ft / 169.96 sq. m (Excluding Garage)

N

LIVING ROOM
22'3 x 20'2
(6.74m x 6.13m)

BALCONY
5'10 (1.78m)

KITCHEN
13'11 x 10'10
(4.21m x 3.29m)

STUDY
13'11 x 8'5
(4.22m x 2.56m)

EN SUITE
BATHROOM
9'2 x 6'
(2.77m x 1.81m)

BALCONY
5' (1.52m)

MASTER BEDROOM
20'4 x 12'
(6.16m x 3.63m)

BEDROOM 2
13'10 x 13'1
(4.19m x 4.00m)

BEDROOM 3
13'9 x 10'2
(4.18m x 3.09m)

IN

SHOWER ROOM 2
8' x 5'8
(2.42m x 1.71m)

EN SUITE
SHOWER ROOM 1
9'2 x 7'5
(2.77m x 2.25m)

GARAGE
20'11 x 8'4
(6.34m x 2.53m)

FOURTH FLOOR

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