



Castles

ASKING PRICE

£400,000

Regency Crescent

Hendon, NW4 1NW

Castles

## PROPERTY SUMMARY

A delightful, first-floor, two double-bedroom apartment located within a desirable, tranquil setting. This bright and spacious home, measures approximately 880 sqft/81.8 sqm and further comprises, eat-in kitchen, reception onto own balcony, bathroom and en-suite to principal bedroom. Benefitting from own garage and communal gardens.

Ideally positioned, for an array of desired amenities including Hendon Golf course, Mill Hill East and Finchley Central underground stations.

Offered with no onward chain.

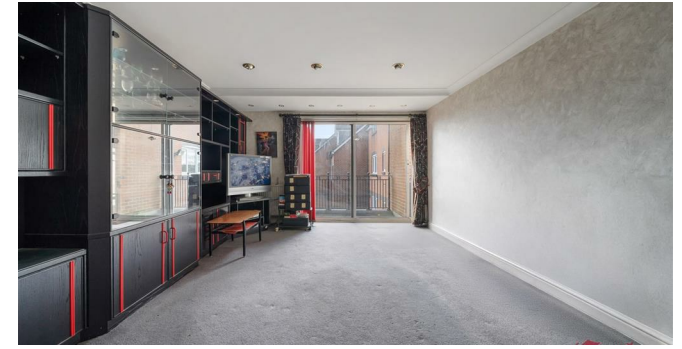
Local Authority: Barnet

Council Tax band: F

Unexpired Lease Term: 90 Years - 125 Years from 25 March 1990

Ground Rent: £100 P/A rising to £300 P/A

Service Charge: £2015.20 per 6 months





**York House, NW4**

Approximate Gross Internal Area = 880 sq ft / 81.8 sq m  
(Excluding Garage)

Garage = 143 sq ft / 13.3 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



For a guide to the area please scan this code for more information



Flat - First Floor

Leasehold

**Council:**

**Council Tax Band:** F

**Lease Remaining:** n/a

**Service Charge:** n/a

**Ground Rent:** n/a

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**

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Crouch End  
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N8 8PR

**OFFICE DETAILS**

020 8348 5515  
crouchend@castles.london  
<https://www.castles.london>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) 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 & Wales		EU Directive 2002/91/EC	