



**BENJAMIN
STEVENS.**
estate agents



Flat 13, 6, Windsor House Regency Crescent, London, NW4 1NW

Offers Over £450,000

Fantastic opportunity to acquire a spacious ground floor apartment with 3 bedrooms and 2 bathrooms being offered with no upper chain.

The spacious reception room opens to a sunny south facing balcony overlooking gardens and there is a garage at the rear on bloc.

In the local area less than one mile away is the northern line Mill Hill East Station, local shops including Waitrose and a local Shul a few seconds away.

Call Benjamin Stevens to View!

Exterior



Family Bathroom 7'2" x 6'10" (2.20 x 2.09)



Reception Room 17'1" x 12'3" (5.22 x 3.75)



Bedroom One 12'0" x 11'4" (3.68 x 3.46)



Kitchen 11'10" x 9'11" (3.62 x 3.04)



En-suite 7'5" x 7'0" (2.28 x 2.15)



Bedroom Two 12'0" x 10'8" (3.66 x 3.27)



Bedroom Three 12'1" x 11'10" (3.69 x 3.62)



Tenure

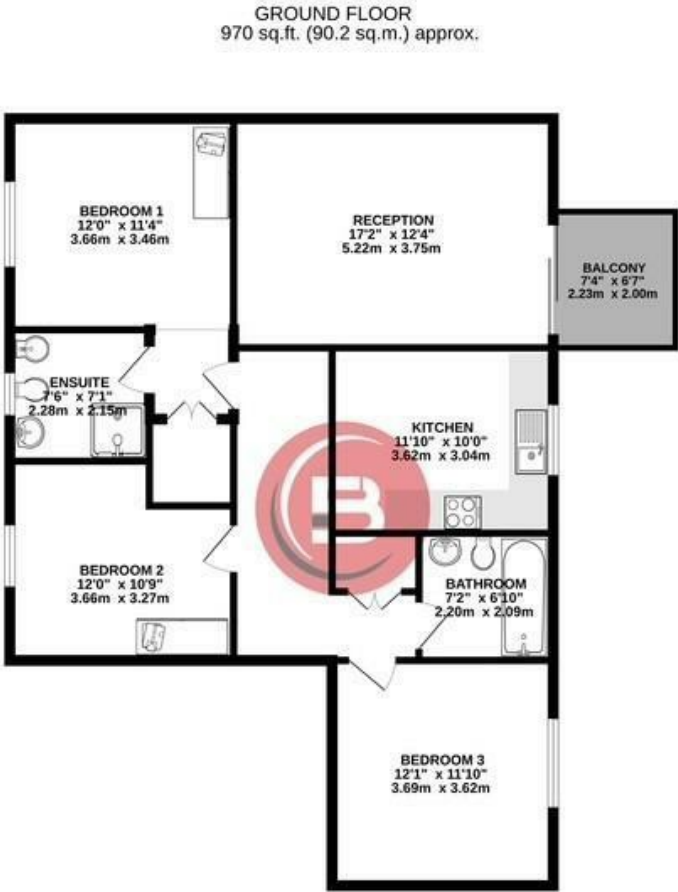
Lease- 90 years remaining

Ground Rent- £0

Service Charge- £3,560pa

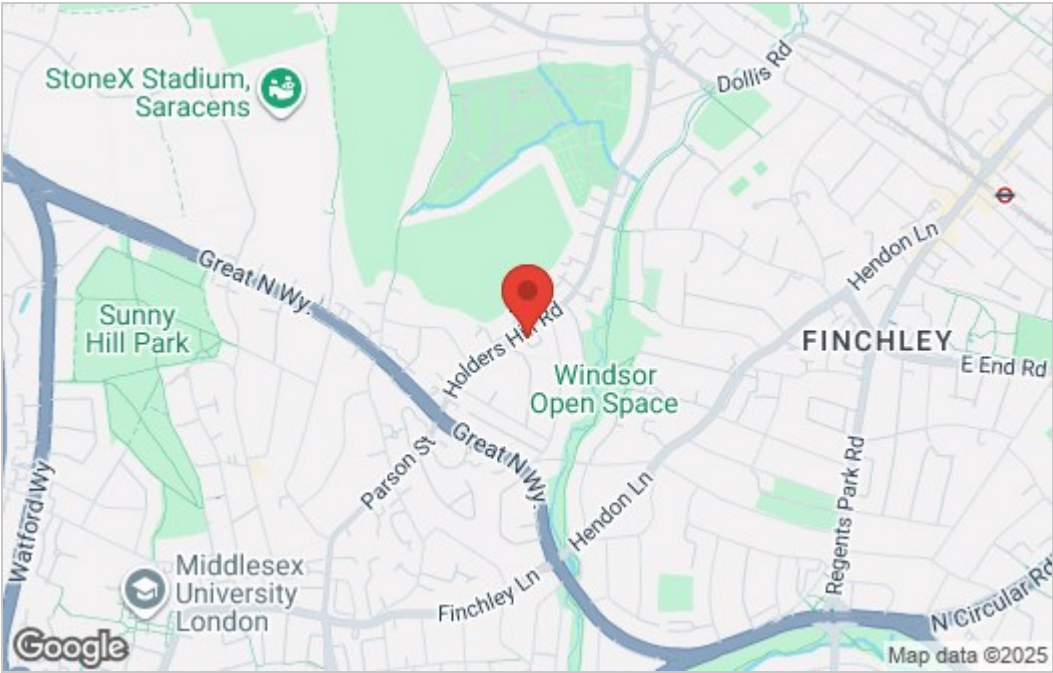
Council Tax Band- F (Barnet)

Floor Plan

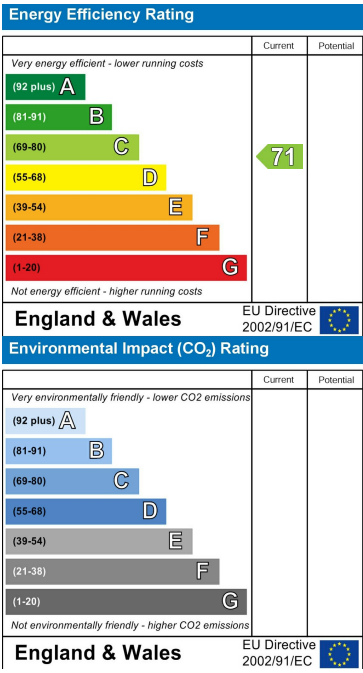


TOTAL FLOOR AREA: 970 sq.ft. (90.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Blueprints 12/2025

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Edgware Office- 194 Station Road, Edgware, HA8 7AT. Tel: 020 8958 1118
Bushey Heath Office- 59 High Road, Bushey, WD23 1EE. Tel: 020 8950 7777
www.benjaminstevens.co.uk