







4 Chessington Lodge Regents Park Road, London, N3 3AA

Price Guide £535,000

- NO ONWARD CHAIN
- PRIVATE BALCONY
- 930 YEAR LEASE
- COMMUNAL GARDENS
- WALKING DISTANCE TO LOCAL SHOPS
- 1ST FLOOR
- SHARE OF FREEHOLD
- GARAGE
- 0.7 MILES TO FINCHLEY CENTRAL STATION
- LIVE IN PORTER

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4 Chessington Lodge Regents Park Road, London N3 3AA

** 1ST FLOOR FLAT IN SECURE BLOCK WITH LIVE IN PORTER, LIFT, GARAGE, PRIVATE BALCONY AND COMMUNAL GROUNDS**

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Council Tax Band: E







New to the market is this modern 2 bedroom apartment in Chessington Lodge, situated on the 1st floor of this secure block, which benefits from a 24 hour live in porter, lift and secure entry system.

This particular flat is one of few in the block to have its own garage and has wonderful views from its private terrace which overlooks the communal gardens at the side, and faces towards the direction of Temple Fortune.

The property has dual aspect views and there are two generous bedrooms, a family bathroom, separate kitchen and open plan reception/dining room.

There is a share of freehold and 930 years remaining on the lease
(999 years from 24 June 1958).

There are no onward chain complications.

LOCATION

The property is centrally located, just off Regents Park Road, less than a five minute walk to Temple Fortune shopping parade where numerous cafes, restaurants, deli's supermarkets and clothing shops can be found.

The block itself is situated in the middle of Chessington Avenue and Allandale Avenue and has private parking and garaging to the rear.

The nearest bus stop is about a 2 minute walk away on Regents Park Road, just past Allandale Avenue.

The nearest station is Finchley Central which is 0.7 miles away and is on the Northern Line.

There is an abundance of nearby schooling, in both the state and private sector, with the nearest being only 0.3 miles away.

In terms of outdoor spaces, there are many nearby places around including Victoria park, Hendon Park and Gladstone Park, and most unusually there is "College Farm", with real animals, just around the corner, in between Fitzalan Road and Allandale Avenue.

It would make a lovely home or investment for letting out due its very central location.

ACCOMMODATION

2 Bedrooms
Kitchen
Large Reception Room with balcony
Bathroom
Garage
Communal Gardens

PAYMENTS

Service Charge approximately £3,460 PA
Ground rent is peppercorn

STATION (*straight line distances)

- 0.7 miles to Finchley Central Station
- 1.2 miles to Brent Cross Station
- 1.2 miles to Mill Hill East Station

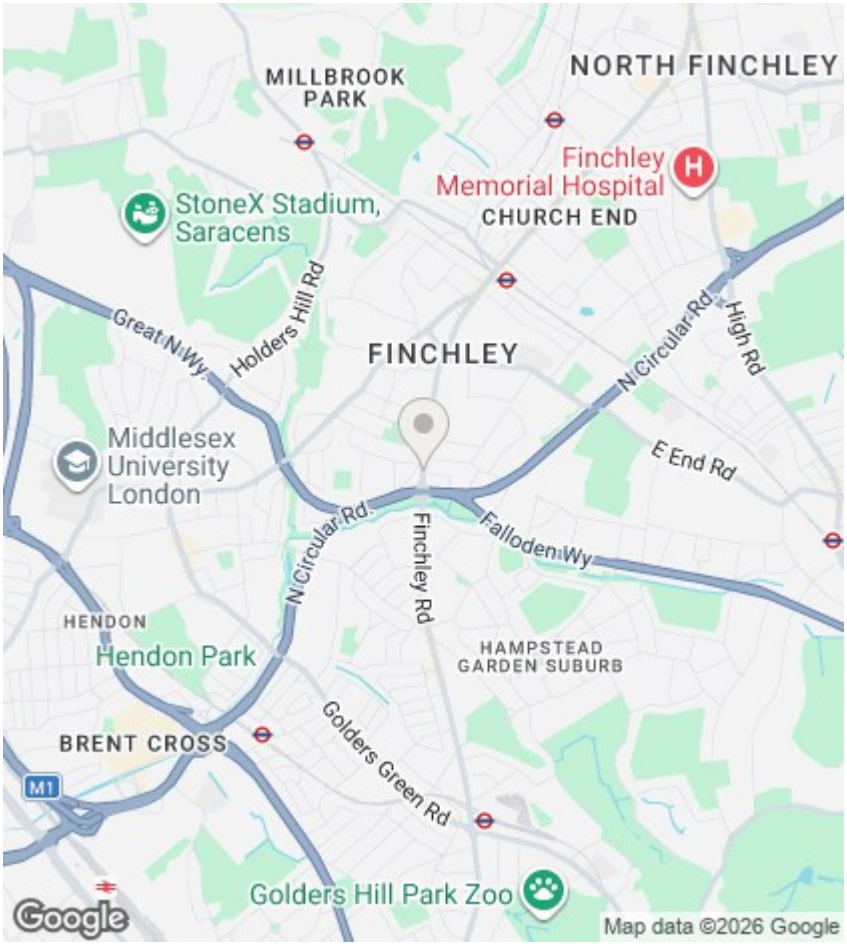
SCHOOLS

0.3 miles to Chalgrove primary school
0.4 miles to Garden Suburb Infant School
0.5 miles to Garden Suburb Junior School
0.5 miles to Finchley and Acton Yochien Shool
0.5 miles to Akiva School
0.5 miles to Brookland Junior School
0.5 miles to Brookland Infant and Nursery School
0.6 miles to Pardes House Primary School
0.6 miles to Pardes house Grammar School
0.6 miles to Lubavitch Yeshiva Ketanah of London
0.6 miles to St Theresa's Catholic Primary School
0.6 miles to Christ's College Finchley
0.7 miles to Independent Jewish Day School
0.7 miles to Hasmonean High School for boys
0.7 miles to Saracens Bell Lane
0.7 Hendon Preparatory School
0.8 miles to The Henrietta Barnett School
0.8 miles to Talmud Torah Tiferes Shlomo
0.8 miles to Ateres Beis Yaakov
0.9 miles to Shiras Devorah High School
0.9 miles to St Mary's C of E Primary School
0.9 miles to Wentworth College

IMPORTANT INFORMATION

EPC: Band C (potential B)
Council Tax: Band E £2,606.51 for year 2026/27)
Barnet Borough Council
Share of Freehold
Lease: 930 years remaining (999 years from 24 June 1958)
Lift in block
Service charge for flat including sinking fund is £3,460 pa
Ground rent peppercorn
Garage is Garage 19
Gas Central Heating
24 Hour live in porter
Lift in block
Secure Entry phone system
Communal launderette
Mains Gas, electric and water
Service Charge includes lift maintenance, building insurance, cleaning of internal communal spaces, garden maintenance and communal electricity (i.e. hallway lighting) and water (there is an external tap)
No Pets allowed
No short lets or Airbnb

LEGAL NOTE
**Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. **



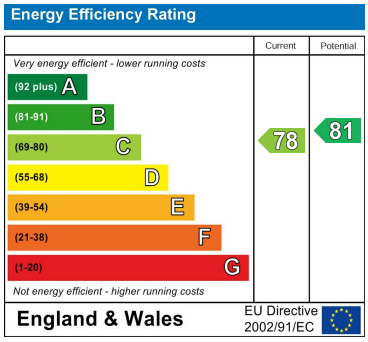
Directions

Viewings

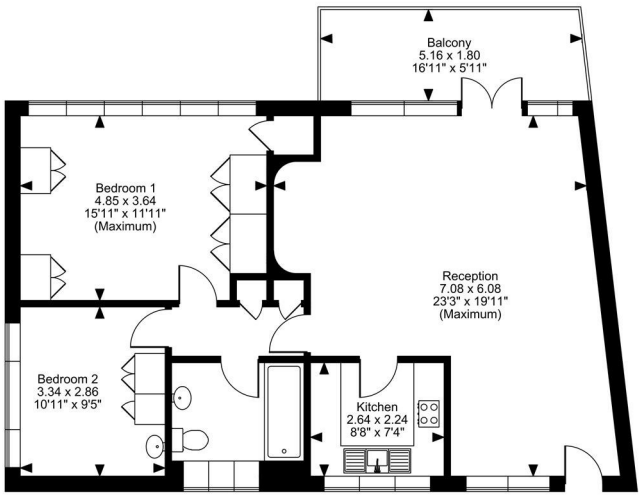
Viewings by arrangement only. Call 01753852226 to make an appointment.

EPC Rating:

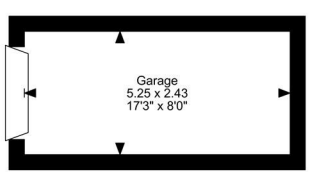
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Regents Park Road, N3
Approximate Gross Internal Area
Main House = 866 Sq Ft/80 Sq M
Garage = 137 Sq Ft/13 Sq M
Balcony external area = 101 Sq Ft/9 Sq M
Total = 1003 Sq Ft/93 Sq M



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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