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# REGAL COURT

An exclusive development of 8 luxurious  
2 & 3 bedroom apartments with private gardens or  
balconies, lift & secure underground parking.

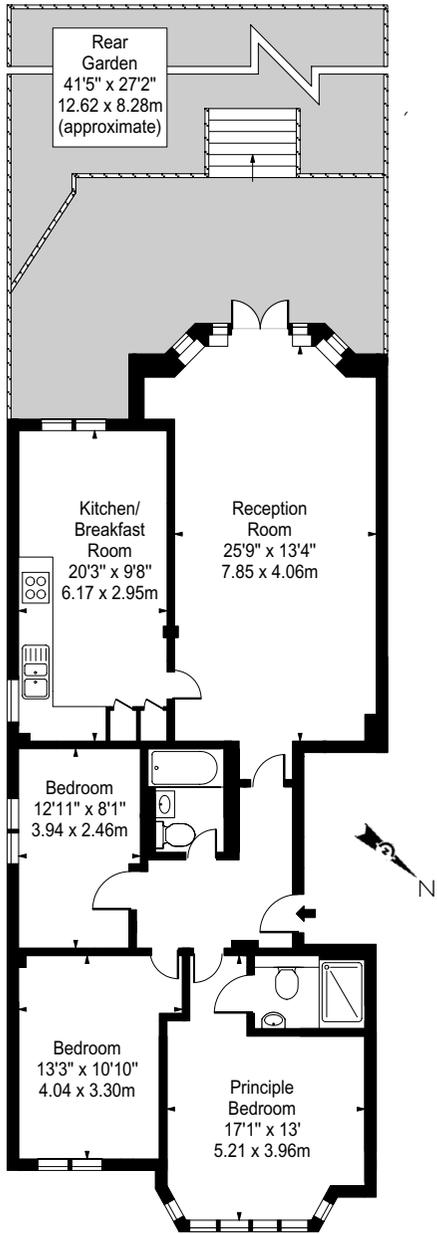
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987 - 989 FINCHLEY ROAD NW1 1



**FLAT 1 - 3 BEDROOM**

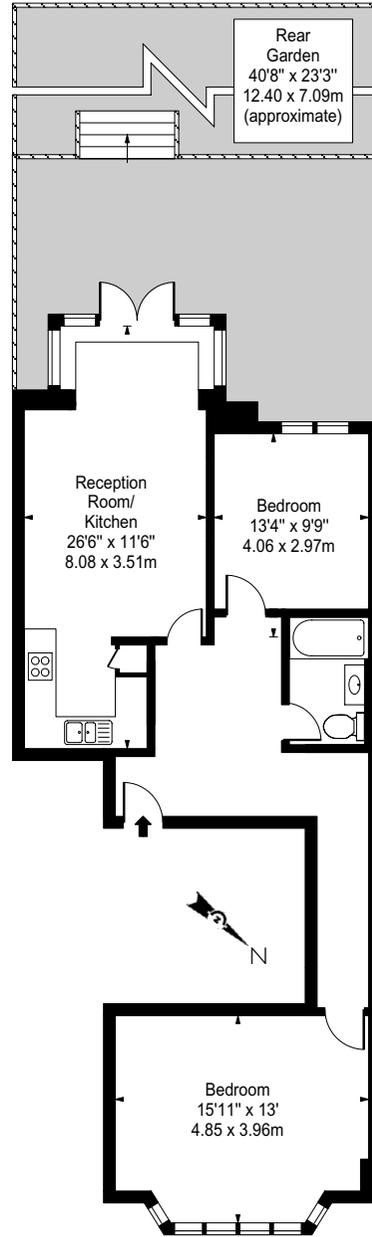
Approx. Gross Internal Area  
1150 Sq Ft - 106.97 Sq M



GROUND FLOOR

**FLAT 2 - 2 BEDROOM**

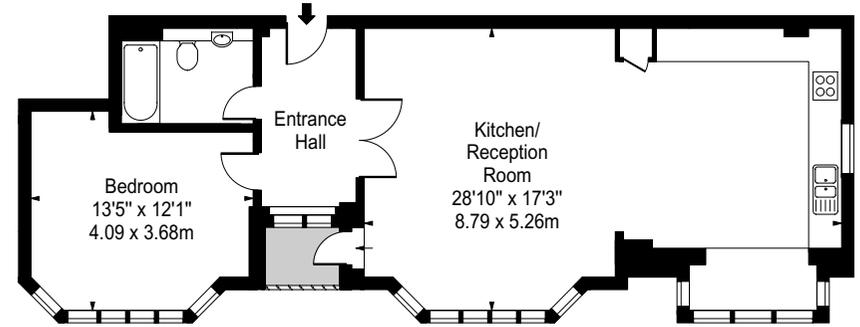
Approx. Gross Internal Area  
800 Sq Ft - 74.32 Sq M



GROUND FLOOR

**FLAT 3 - ONE BEDROOM**

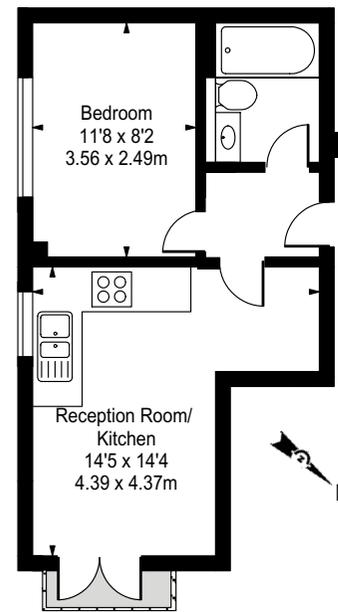
Approx. Gross Internal Area  
725 Sq Ft - 67.35 Sq M



FIRST FLOOR

**FLAT 4 - 1 BEDROOM**

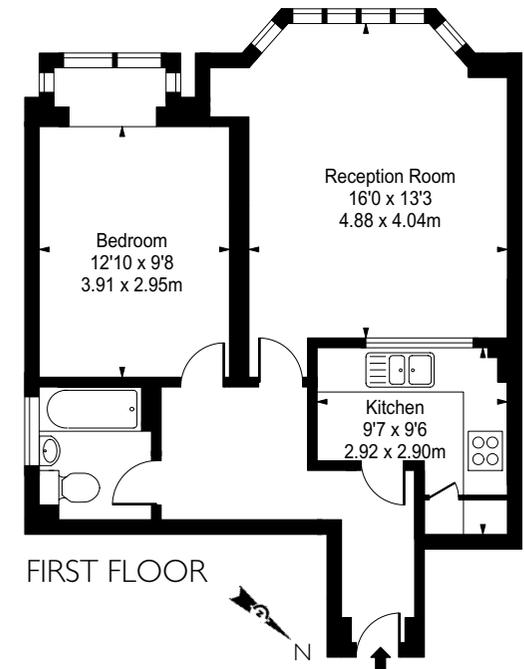
Approx. Gross Internal Area  
338 Sq Ft - 31.40 Sq M



FIRST FLOOR

**FLAT 5 - 1 BEDROOM**

Approx. Gross Internal Area  
607 Sq Ft - 56.39 Sq M

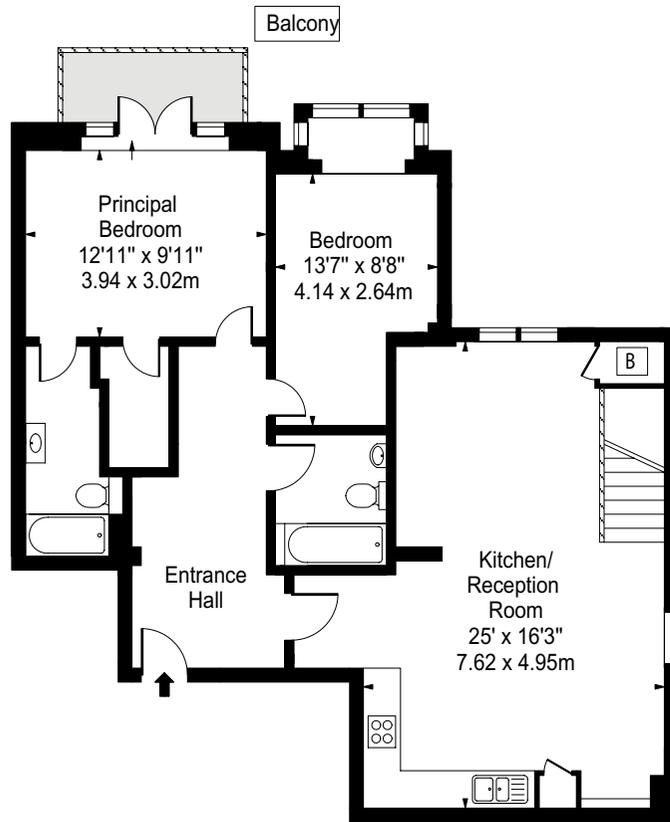
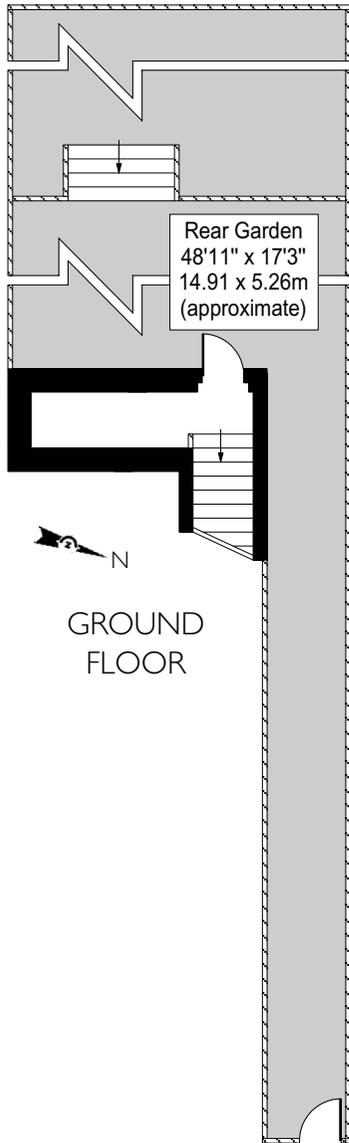


FIRST FLOOR

for illustration purposes only - not to scale

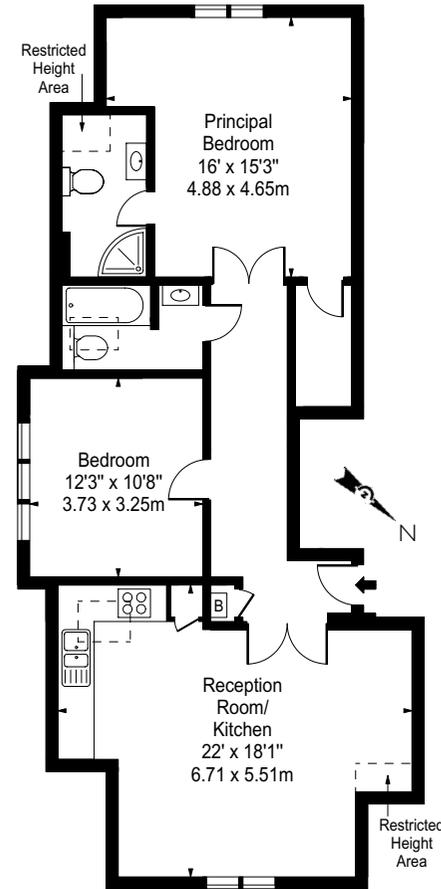
FLAT 6 - 2 BEDROOM

Approx. Gross Internal Area  
985 Sq Ft - 91.62 Sq M



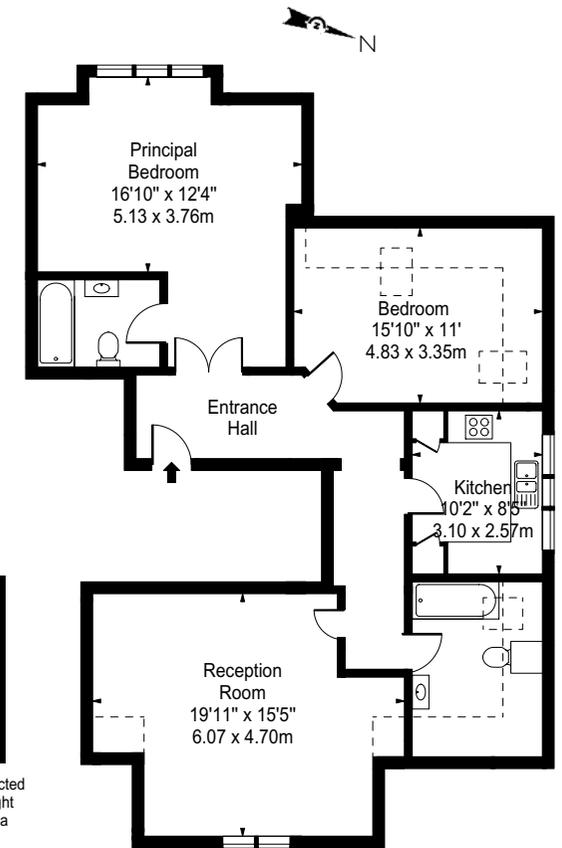
FLAT 7 - 2 BEDROOM

Approx. Gross Internal Area  
Including Restricted Heights  
940 Sq Ft - 87.33 Sq M  
Approx. Gross Internal Area  
Excluding Restricted Heights  
927 Sq Ft - 86.12 Sq M



FLAT 8 - 2 BEDROOM

Approx. Gross Internal Area  
Including Restricted Heights  
1046 Sq Ft - 97.17 Sq M  
Approx. Gross Internal Area  
Excluding Restricted Heights  
932 Sq Ft - 86.58 Sq M





#### COMMON AREAS

- Secure underground parking - one reserved parking space per flat accessed via remote controlled secure gates
- Passenger lift serving all floors • Video entry phone system • High quality finish to entrance hall and common areas
- Secure letter boxes for each flat

#### GENERAL

- Independent gas central heating • High quality oak hardwood engineered floors to living areas • Carpets to bedrooms
- Custom made architraves and skirting • High quality polished walnut front and internal doors with chrome fittings
- Chrome recessed low voltage lighting, light switches and plug points • Communal satellite dish

#### KITCHENS

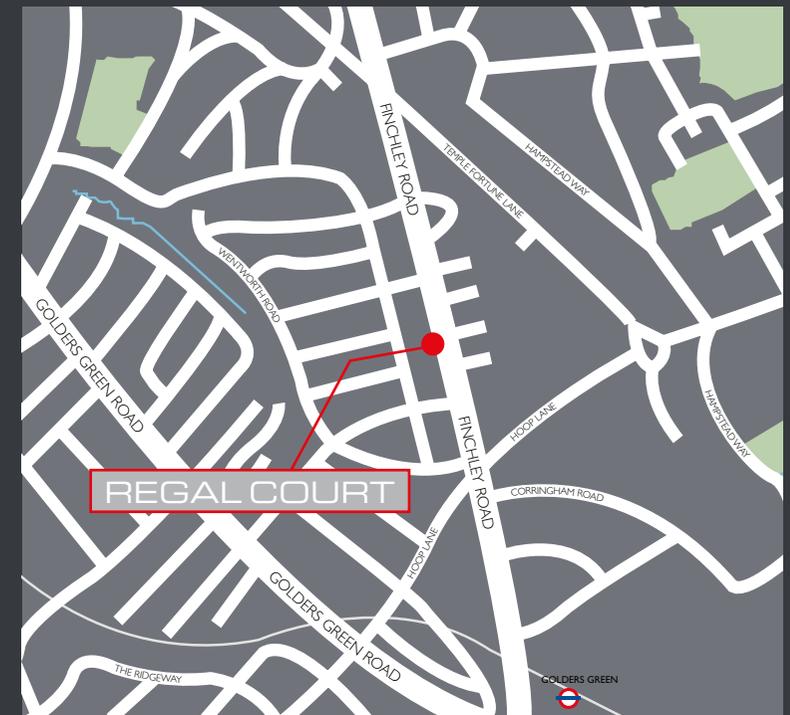
- High quality kitchen units with granite work surfaces • High quality integrated appliances including chrome electric ovens, chrome gas hobs and extractor hood, integrated fridge/freezer, dishwasher, washing machine/dryer
- Stainless steel sinks with mixer taps

#### BATHROOMS

- Tiled floors • Fully tiled walls • Baths with shower attachments and screens • Good quality sanitary ware and fittings
- Heated towel rails • Shaver sockets

#### EXTERIORS

- 3 flats with private gardens and 3 flats with balconies





THE LEASEHOLD IS 125 YEARS. GROUND RENTS; £250 FOR 2 BEDS, £350 FOR 3 BEDS (DOUBLING EVERY 20 YEARS UP TO 120 YEARS)

JOINT SOLE AGENT



#### IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any reference is made to planning permissions or potential uses such information is given by Glentree International good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.