



## HYDE PARK AGENCIES

ESTATE AGENTS · VALUERS · PROPERTY CONSULTANTS

**Regents Park Road, London NW1**

**3 Bedroom Apartment - Purpose**



**£800,000**

**PRICE REDUCTION!**

Bright, immaculate spacious 3 bedroom/2 bathroom apartment with balcony and 2 secure underground allocated parking spaces.

Set on the 3rd floor (with lift) in a quiet sought-after modern purpose built development close to Primrose Hill and moments from Chalk Farm underground station. Easy access to the vibrant ambiance of Camden Lock with its myriad of restaurants and bars, and the Roundhouse - an iconic music and arts venue.

Spacious reception flooded with natural daylight and open plan kitchen leading to balcony, master bedroom with ensuite shower room, 2 further double bedrooms and family bathroom. Good storage.

Leasehold: 135 years remaining.

Service charge: £4772 p.a. including reserve fund, 2 parking spaces: £696 p.a.

Ground Rent: £380 p.a.

Council Tax Band: G

EPC Rating: C

VIRTUAL TOUR available: <https://vimeo.com/1064793749>

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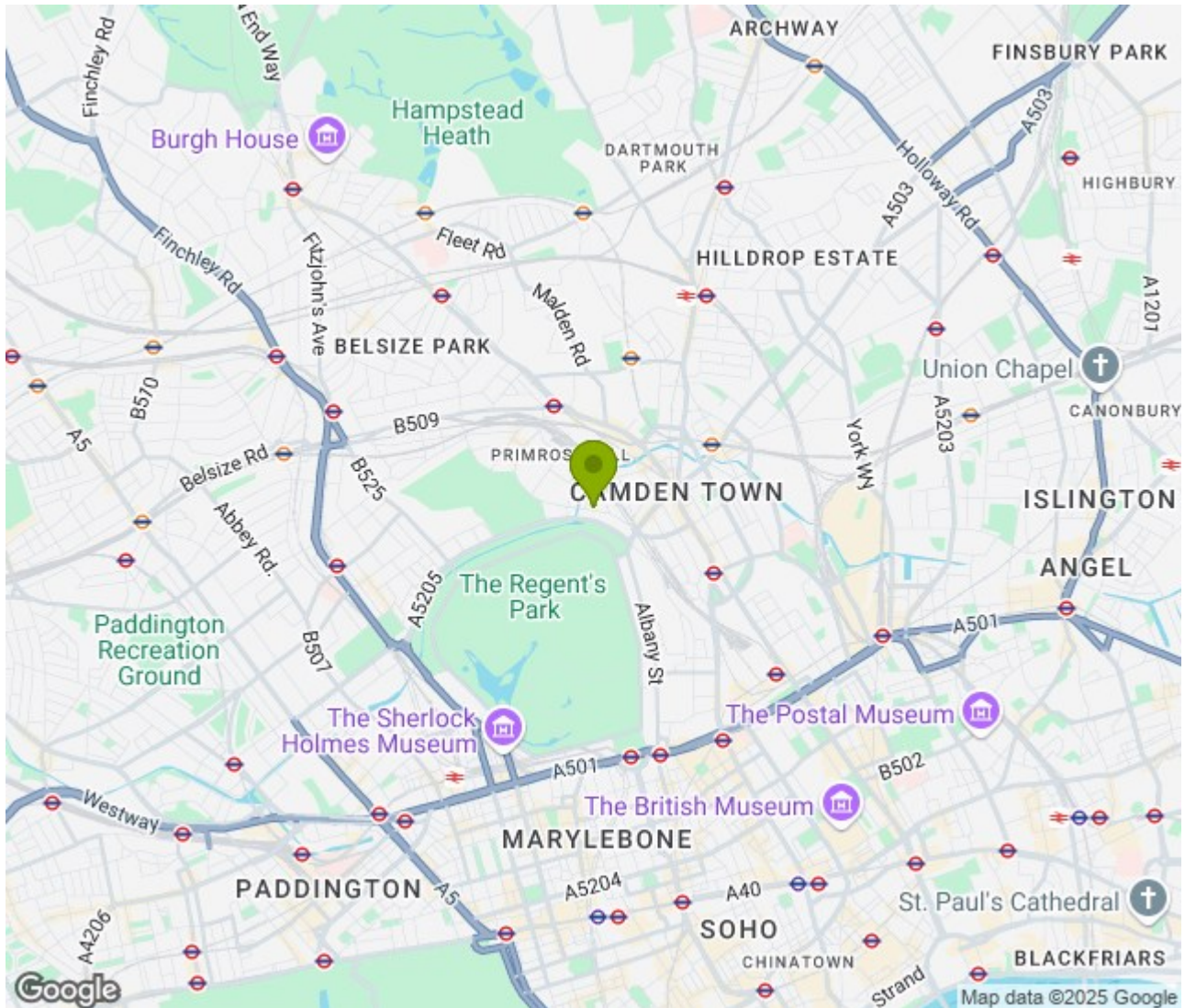
[www.hydeparkagencies.com](http://www.hydeparkagencies.com)

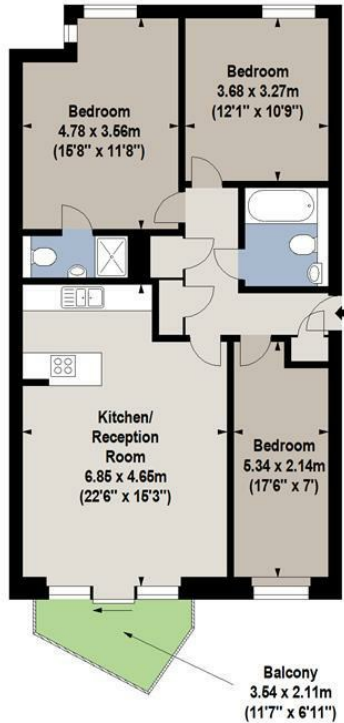






**Location:** , London





Third Floor

For Identification Purposes Only. Not To Scale. © www.totalvista.uk 2025



Regents Park Road, NW1

Approx. Gross Internal Area  
87.88 Sq M - 946 Sq Ft



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	