



Regina Road, N4 3PP

Guide Price £485,000
Leasehold



Regina Road N4 3PP

Offering 455 square feet (42.3 square meters) of meticulously crafted living space, this exquisitely presented one-bedroom apartment on the raised ground floor boasts a private roof terrace, epitomizing contemporary urban living. Accessible via a shared communal entrance, a charming internal hallway welcomes you into a residence that seamlessly blends period elegance with modern convenience.

The front portion of the apartment unveils a separate reception area adorned with a large bay window framed by original wood panelling, accentuating the room's timeless allure. A striking feature fireplace, complemented by shelving nestled within alcoves, serves as the focal point, while the attractive wooden floorboards exude warmth and character.

Adjacent to the reception area lies a pristine white three-piece bathroom suite, complete with a shower bath combination and screen, a low-level WC, and an inset washbasin. A heated towel rail, patterned tiled floor, and expansive vanity mirror accentuates the feeling of space.

The rear of the apartment unveils a calm and relaxing double bedroom, boasting ample storage with floor-to-ceiling fitted wardrobes and offering great views through a beautiful sash window overlooking the verdant rear aspect.

At the heart of the home lies a thoughtfully designed P-shaped kitchen, adorned with a range of contemporary wall and base units complemented by a brick-tiled splashback. Equipped with integrated appliances including a gas hob, oven, and extractor fan, the kitchen seamlessly blends style with functionality. A pull-out breakfast bar enhances versatility, providing additional workspace as needed. At one end of the kitchen, a single sink unit with plumbing for a washing machine, ample space for a large fridge freezer, and a wall-mounted combination boiler ensure convenience meets practicality.

Large French doors beckon you to the pièce de résistance – a private roof terrace boasting wooden decking, a metal balustrade, and a picturesque green outlook, offering an idyllic retreat for alfresco dining and relaxation.

Regina Road, N4 offers residents a vibrant urban lifestyle with convenient access to amenities, parks, and transport links. Enjoy a diverse culinary scene, cultural attractions, and a bustling high road. The area boasts excellent schools and green spaces, making it ideal for families and professionals seeking a dynamic yet peaceful environment.







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Approximate Gross Internal Area = 455 sq ft / 42.3 sq m

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Upper Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1070744)

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- Long leasehold over 960 years
- Arranged over the raised ground floor
- Elegant period façade
- Fantastic private roof terrace
- One-bedroom good storage
- Quiet and convenient location
- Move in condition
- Abundance of period charm



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Certified Property Measurer

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