







## Well-Presented Two Bedroom Mid-Town House in Sought-After Regents Park – NO UPWARD CHAIN

Situated in the ever-popular location of Regents Park, this recently decorated two-bedroom mid-town house offers an ideal opportunity for first-time buyers, downsizers, or investors.

The property features a modern fitted kitchen, a spacious lounge/diner perfect for both relaxing and entertaining, two well-proportioned bedrooms, and a contemporary family bathroom.

Outside, you'll find a private enclosed rear garden, a garage, and dedicated parking.



**ABODE**  
SALES & LETTINGS

Kitchen  
7.9 x 11.7

Lounge Diner  
16.7 x 11.9

Bedroom One  
11.5 x 8.6

Bedroom Two  
10.9 x 6.8

Bathroom  
7.10 x 4.9

Garage  
16.8 x 8.5













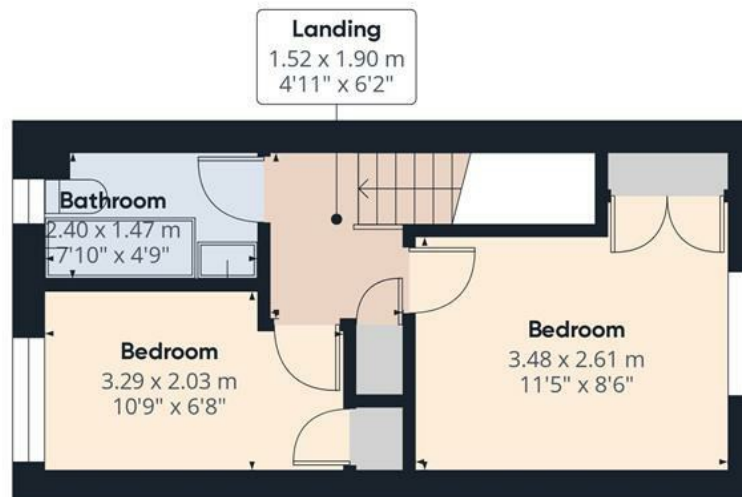








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



**Approximate total area<sup>(1)</sup>**

63.65 m<sup>2</sup>

685.12 ft<sup>2</sup>

**Reduced headroom**

1.27 m<sup>2</sup>

13.69 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

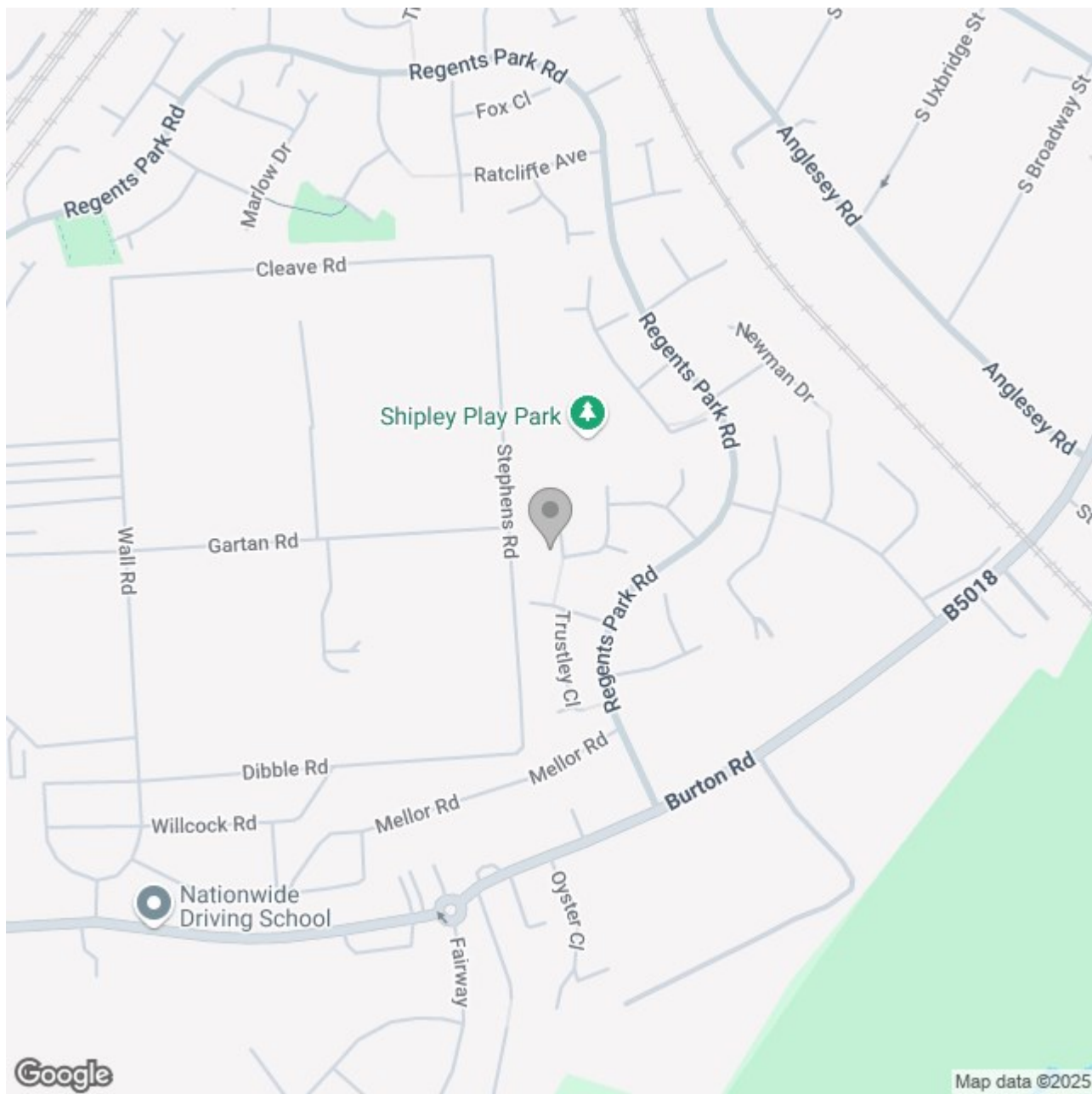
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 