



 **2**
Bedrooms

 **1**
Bathroom

Mantlestates.com



Spacious 2 DOUBLE BEDROOM 2nd Floor Flat set in QUIET LOCATION. Fully Fitted Kitchen, Large Kitchen/Diner & 2 WC\'s. Gas Central Heating & Double Glazed. 155 Year Lease remaining, LOW OUTGOINGS & Offered CHIN FREE.

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ENTRANCE HALL: 5' 10" x 5' 07" (1.78m x 1.70m)

5'10" x 3'08" < 5'07" Entry phone, laminated flooring.

KITCHEN: 6' 10" x 17' 00" (2.08m x 5.18m)

Double-glazed window to front aspect, wall and base units, electric oven, gas central heating boiler, plumbed washing machine, plumbed dishwasher, stainless steel sink drainer with mixer tap. gas hob, extractor, radiator, tiled flooring, storage cupboard.

LOUNGE: 20' 07" x 16' 09" (6.27m x 5.11m)

(20'07" > 15'02") x (16'09" > 11'03") Double-glazed window to rear aspect, laminated flooring, radiator, wall lights x 3.

HALL WAY: 6' 00" x 6' 00" (1.83m x 1.83m)

(6'00" > 3'00") x (6'00" > 2.07") Laminated flooring.

BEDROOM 2: 13' 00" x 8' 08" (3.96m x 2.64m)

Double-glazed window to the side aspect, laminated flooring, and radiator.

BATHROOM: 6' 07" x 8' 09" (2.01m x 2.67m)

Double-glazed window rear aspect, heated towel rail, wash hand basin with mixer tap in vanity unit, low-level flush water closet, panel bath with mixer tap and shower attachment, extractor, spot lights, tiled walls, tiled flooring.

BEDROOM 1: 12' 07" x 13' 05" (3.84m x 4.09m)

Double-glazed window to rear aspect, laminated flooring, radiator.

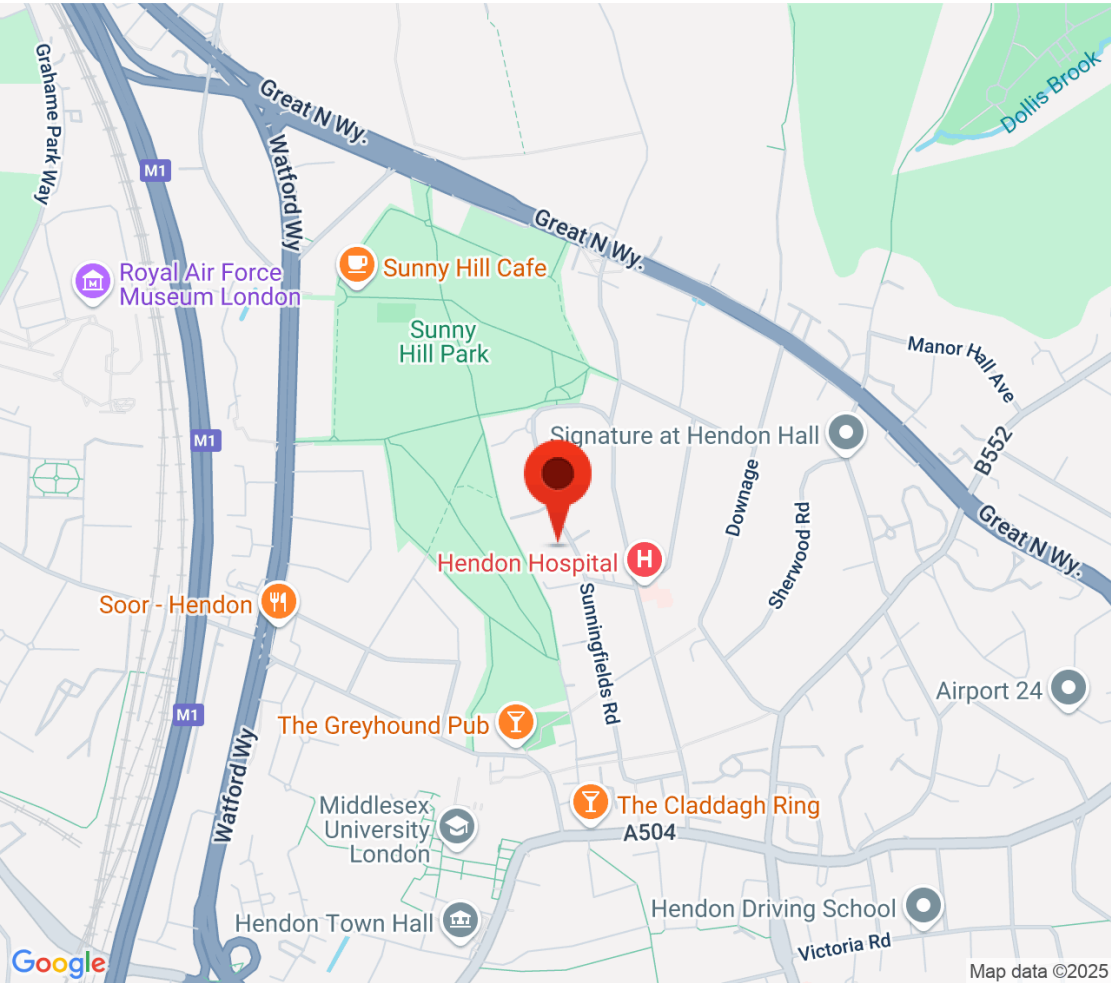
WATER CLOSET: 5' 09" x 2' 08" (1.75m x 0.81m)

Low-level flush water closet, part tiled walls, tiled flooring, Spot lights, extractor, wash hand basin with mixer tap in vanity unit.



£400,000

St Anns Court, Sunningfields Road, Hendon NW4



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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