



Pearl & Chance

Sunny Gardens Parade - NW4 1JA

Offers Over £235,000

Sunny Gardens Parade, NW4

This chain-free, one bedroom flat represents a fantastic opportunity for first-time buyers or investors. Featuring a long lease and low outgoings, it promises hassle-free living at its best. The layout is cleverly designed to maximise space and storage, with a south-facing open-plan living area that ensures a warm and inviting environment. Located in Sunny Gardens Parade, the property offers excellent connectivity to major roads like the M1 and the North Circular, streamlining your commute. Leisure options abound with Sunny Hill Park, Hendon Golf Club, and Copthall Leisure Centre just moments away. Additionally, its proximity to Hendon Central tube station and Brent Cross shopping centre adds to the convenience. This property is a must, for those seeking a mix of convenience and easy access to green spaces.

Service Charge: £290 pa

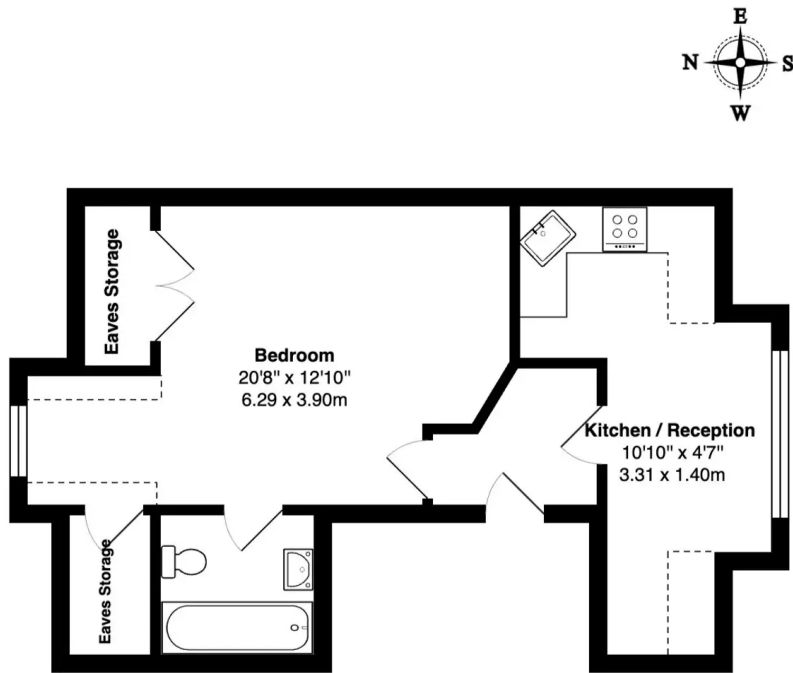
Ground Rent: £150 pa

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D





Sunny Gardens Parade NW4

Total Gross Area: 440 ft² ... 40.8 m²

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	55	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC





Pearl & Chance

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IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.