



## 58C SUNNINGFIELDS ROAD

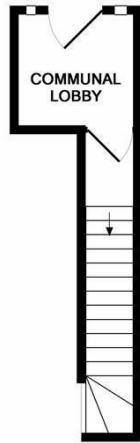
HENDON, NW4 4RL

£3,200 PER MONTH

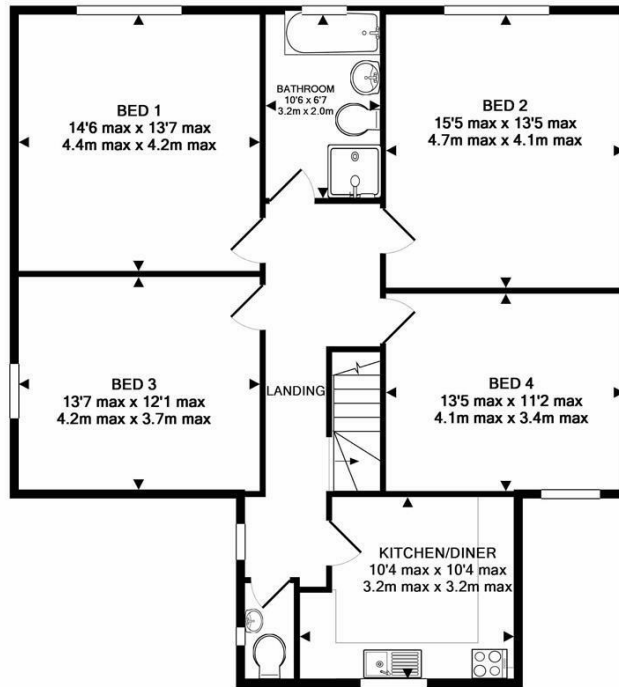
Very large 4 Bedroom flat on the first floor in Hendon, eat in kitchen, separate w/c, bathroom with shower & bathtub. The flat can also be used as a 3 bedroom with a lounge. Available from 27th September 2024 & furnished.



JAYSON  
RUSSELL



GROUND FLOOR  
APPROX. FLOOR  
AREA 96 SQ.FT.  
(9.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1051 SQ.FT.  
(97.7 SQ.M.)

FLAT 3, 58C SUNNINGFIELDS ROAD, LONDON NW4 4RL  
TOTAL APPROX. FLOOR AREA 1148 SQ.FT. (106.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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