



Sunningfields Road, Hendon, London NW4

Comprising stunning high ceilings, air conditioning, a modern open plan kitchen/ living room with wooden flooring and direct access to communal gardens. Externally there is off street parking and the property is in close proximity to public transport and Brent Street shopping facilities.
Sole Agents.

£435,000
Share of Freehold

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Overview

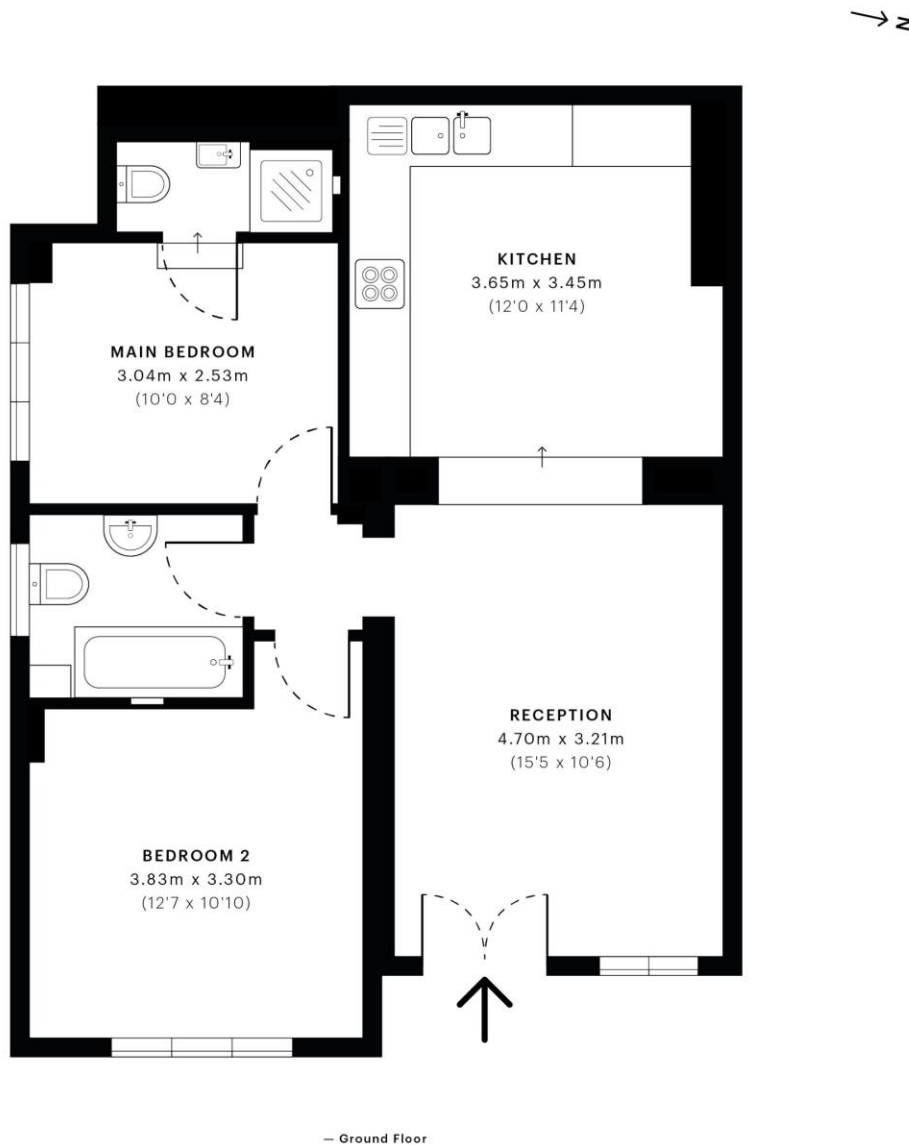
- TWO BEDROOMS
- TWO BATHROOMS
- GOOD SIZE LIVING ROOM AND OPEN PLAN KITCHEN
- GROUND FLOOR APARTMENT
- DIRECT ACCESS TO THE LARGE COMMUNAL GARDENS
- OFF STREET PARKING
- AIR CONDITIONING
- CLOSE PROXIMITY TO PUBLIC TRANSPORT AND BRENT STREET SHOPPING FACILITIES



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GROSS INTERNAL AREA (GIA)
The footprint of the property
57.55 sqm / 619.46 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
52.03 sqm / 560.05 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	61 E	
21-38	F		
1-20	G		



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum.

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you. Get in touch today!



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