









# Clarice Court, Sunningfields Road, Hendon, London NW4

Being offered with no onward chain is this 2 bedroom, 2 bathroom ground floor apartment which is within walking distance of Brent street shopping facilities, local amenities and Hendon Central tube station.

£300,000

## Clarice Court, Sunningfields Road, Hendon, London NW4

#### **Overview**

- Two bedrooms
- •Two bathrooms (one en-suite)
- Living room
- •Kitchen breakfast room
- •Garage
- Chain free
- •In need of renovation



The property is in need of renovation throughout and comprises Kitchen breakfast room, living room, master bedroom with ensuite shower and guest bathroom. Externally there are well tendered communal rear garden which backs on to Sunny Hill Park and a garage. Chain free. Sole Agents







## "DoubleClick Insert Picture"

"DoubleClick Insert Picture"

"DoubleClick Insert Picture"

"DoubleClick Insert Picture"



### "DoubleClick Insert FloorPlan"

"DoubleClick Insert EPC"

### 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!



1 Sentinel Square, Brent Street, Hendon, NW4 2EL 020 8203 2111 • mail@theroundtree.com www.theroundtree.com

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensional carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ROUNDTREE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.