



## **SUNNY GARDENS ROAD**

Hendon, London NW4







Chain free  
Sole Agent  
Price £325,000  
EPC Rating: D

A bright and well presented two double bedroom top floor conversion apartment within walking distance of public transport, Brent Street's shopping facilities, local amenities and Sunny Hill Park.





Comprising a spacious open plan Living room/Kitchen, family bathroom and 592 SQ FT of living space providing functionality and style.

Outside there is parking via the shared driveway, shared communal gardens and storage space in a communal garage.

Chain free

Sole Agent





- Two Double bedrooms
- Open Plan living Room/Kitchen
- Family Bathroom
- Parking for one car
- Communal Garden
- Shared garage for Storage
- Double glazed throughout
- Walking distance of Public Transport and Shopping facilities



# Hendon

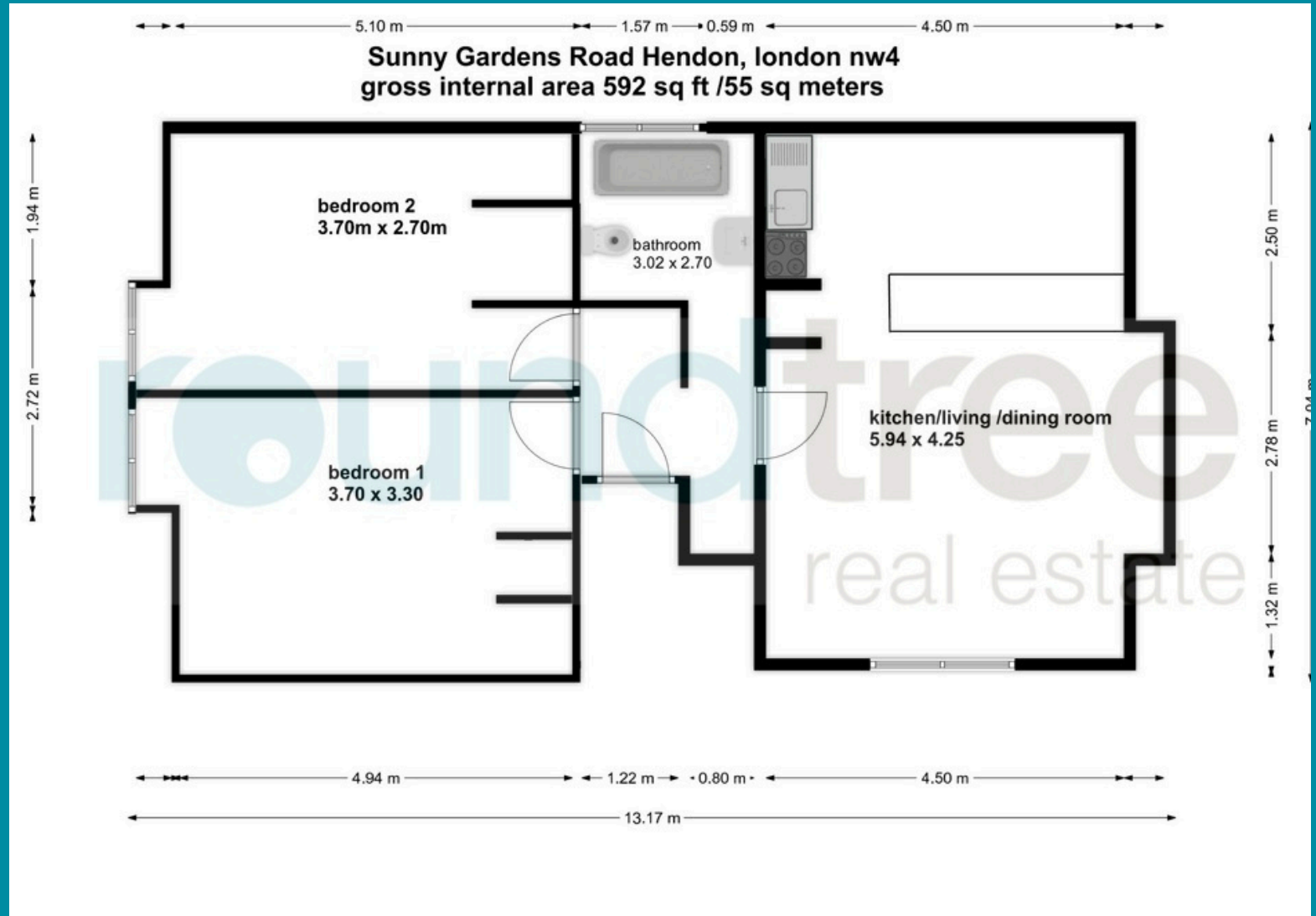
Hendon is a cosmopolitan, multicultural area that benefits from a relaxed pace of life and a wide range of attractive amenities. Hendon's transport connections are excellent, with the M1 nearby and easy access to central London along the Northern Line. Thanks to its diverse population, Hendon has some of the best restaurants in north London, while its popularity with families ensures there is a good selection of schools.

While Hendon property prices have done well over the last few years, the area still represents a good-value option for renting or buying when compared against other parts of London.

# Floorplan

Approximate gross internal area

55 sqm / 592 sqft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence that the information, it must not be relied on. Maximum widths and lengths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



020 8203 2111  
www.theroundtree.com

roundtree  
real estate

To register your interest:

020 8203 2111

sales@theroundtree.com

theroundtree.com

1 Sentinel Square, Brent Street Hendon, NW4 2EL



# roundtree

real estate

General: While we endeavor 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 dimensions 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.