



Sunny Gardens Road, Hendon, NW4

Guide Price : £375,000

HENDON - ONE BEDROOM, TWO RECEPTION ROOM DUPLEX APARTMENT

This property is a one-bedroom duplex style apartment is situated in the heart of Hendon, North West London. Covering an area of approximately 805 square feet, it also boasts the added advantage of generous loft spaces (with restricted head height) that have the potential for conversion into additional living space, subject to obtaining the necessary planning permissions.

Access to the property is gained through the communal area on the first floor. The accommodation is thoughtfully designed and comprises a hallway, an open-plan reception, dining room, and kitchen area, a bathroom, and a double bedroom that has been partitioned into two separate spaces. A staircase leads to the top floor, where you'll find a spacious reception room, a toilet/en-suite, and access to the loft spaces.

Additional features of this property include a small garden, on-street parking, and the potential for a chain-free purchase, which can be negotiated.

While the property may require some updating, it presents an excellent investment opportunity due to its unique layout and location. Hendon Central Underground station, part of the Northern Line and situated in Zone 3, is conveniently close by, offering a swift 25-minute commute into Central London. The local area of Hendon is known for its amenities, including shops, restaurants, schools, and parks, making it a highly desirable place to live. Its excellent connectivity via public transport and major roads further enhances its appeal.

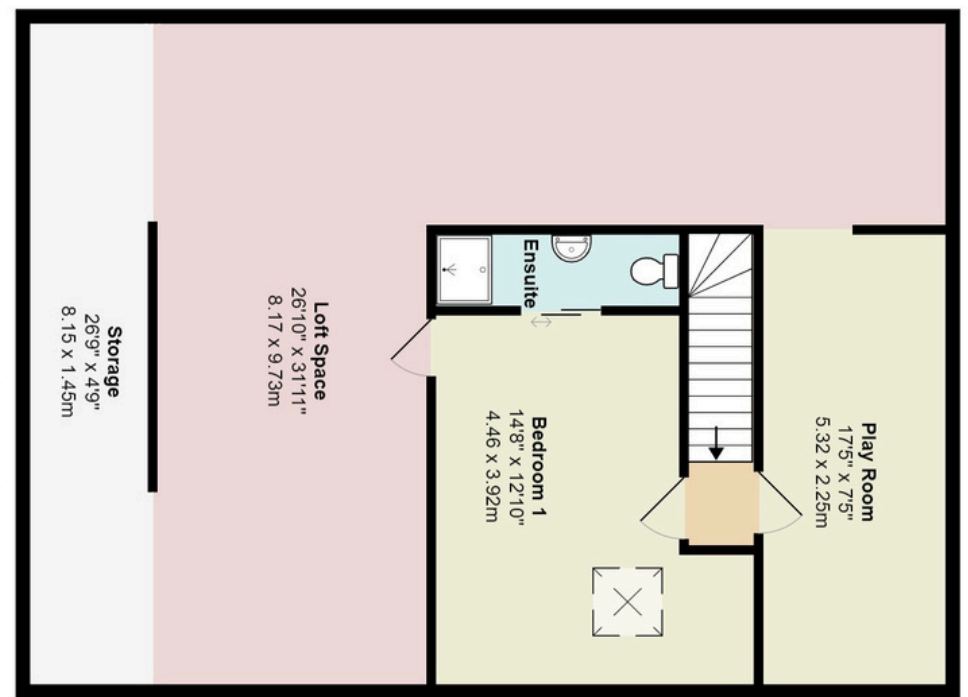
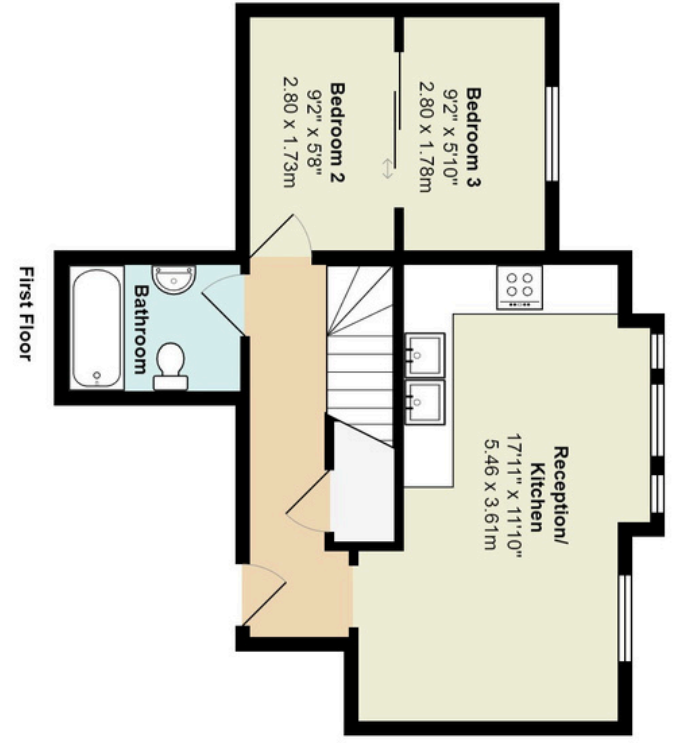
LEASEHOLD
993 Years remaining

Sunny Gardens Road NW4

Total Area: 805 ft² ... 74.8 m²
Excludes Loft Space & Storage

First Floor
Area: 428 ft² ... 39.8 m²

Second Floor
Area: 376 ft² ... 35.0 m²



All measurements are approximate and for display purposes only



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Tenure Leasehold



495 ft2 / 62.8 m2



2 Bedrooms



2 Bathroom



Permit

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



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