



Sunny Gardens Road, London, NW4 1RX

Offers Over £325,000 - Leasehold - Share of Freehold

CHAIN FREE* *SHARE OF FREEHOLD This flat conversion offers a spacious open plan kitchen and lounge, 2 double bedrooms and a well-appointed bathroom, this property offers comfort and convenience in equal measure.

Situated on the top floor with a share of freehold, this residence provides a sense of exclusivity and privacy. The 592 sq ft of living space is thoughtfully designed to maximise functionality and style.

Additionally, the flat has a shared rear garden, parking space on shared driveway, storage space in communal garage. Ideally located within an easy walk of all local amenities on Brent Street, Sunny Hill Park and Middlesex University means that you'll have easy access to green spaces and educational facilities. Short distance from Hendon Central Underground Station.

Don't miss out on the opportunity to make this property your own - book a viewing today with Squires Estates.

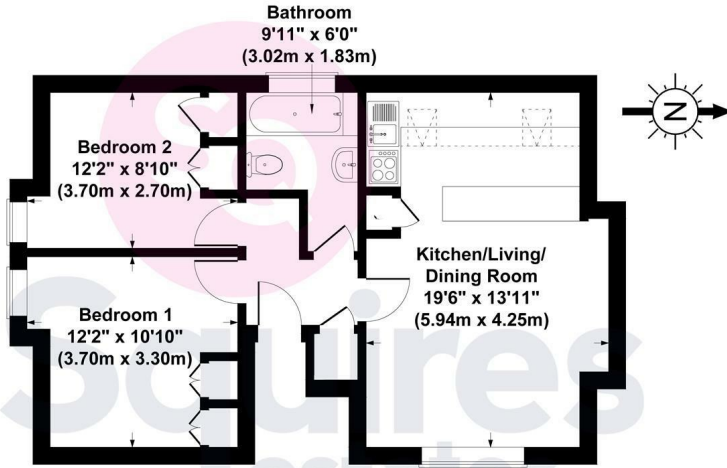
Leasehold - Share of Freehold
Ground Rent: N/A
Service Charge: £450 per annum
Barnet Council Tax Band C

- Chain free
- Share of freehold
- 2 double bedrooms
- Parking for one car
- Communal garden to the rear
- Shared garage for storage
- Sunny hill park
- Middlesex university
- Double glazing
- Barnet council tax band c



Floor Plan

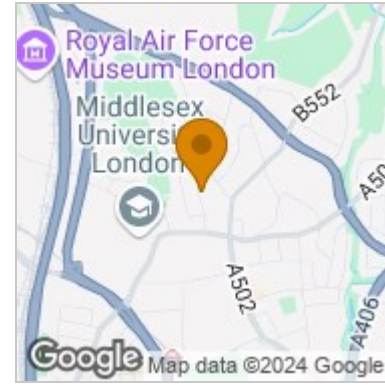
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Gross Internal Area 592 sq ft /55 sq metres



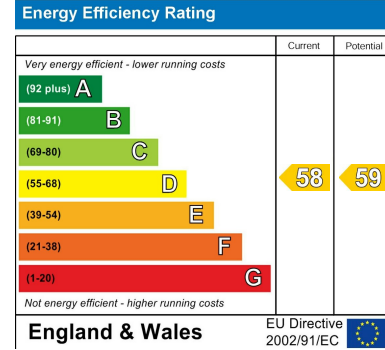
Second Floor

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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