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SALES • LETTINGS • MANAGEMENT

# Sunningfields Road, Hendon, NW4 4RE

## £325,000 - Leasehold - Share of Freehold

**SHARE OF FREEHOLD** **CHAIN FREE** Located on Sunningfields Road in Hendon, walking distance to Sunny Hill Park. This delightful bright flat offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a comfortable living space. The flat features a well-appointed reception room, providing a welcoming area for relaxation and entertaining guests.

The fully fitted kitchen is designed to meet all your culinary needs, the bathroom is thoughtfully designed, ensuring both functionality and style. One of the standout features of this flat is its high ceilings, which create an airy and open atmosphere, enhancing the overall sense of space.

Being chain-free, this property presents a hassle-free opportunity for prospective buyers, allowing for a smoother transition into your new home. Whether you are looking to invest or find a place to settle down, this flat on Sunningfields Road is a wonderful choice. With its appealing features and prime location, it is sure to attract interest.

Don't miss out on the opportunity to own this delightful flat. Contact Squires today to arrange a viewing.

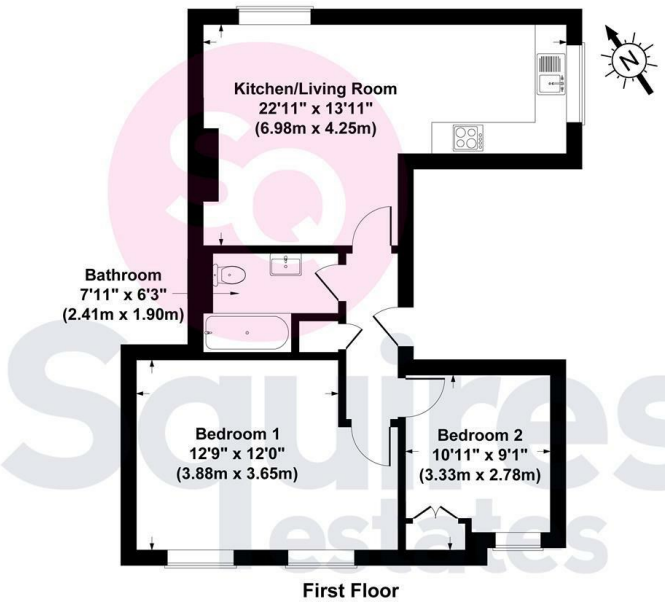
Share of Freehold - 88 year lease remaining
Ground Rent: Peppercorn
Service Charge: £506.32 divided among the four flats.
Barnet Council Tax Band D

- **Share of Freehold - Chain Free**
- **Walking distance to Sunny Hill Park**
- **Two Spacious Double Bedrooms**
- **Bright and Airy Reception Room**
- **Fully-fitted Kitchen**
- **High Ceilings**
- **Parking**
- **Share of the Garden**
- **Viewing Highly Recommended**
- **Barnet Council Tax Band D**

2 1 1 D

## Floor Plan

**Sunningfields Road Hendon, London, NW4 4RE**
**Gross Internal Area 646 sq ft /60 sq metres**

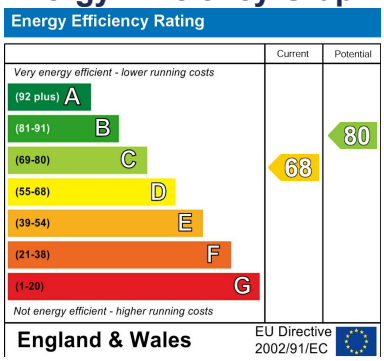



First Floor

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 firms employment has the authority to make or give any representation or warranty in respect of the property.


Finchley Branch
181a Squires Lane,
Finchley,
London N3 2QS
Tel 020 8343 2111

Hendon Branch
16 Central Circus Parade,
Queens Road, Hendon,
London NW4 3AS
Tel 020 8202 0808

Mill Hill Branch
7 Thornfield Parade,
Holders Hill Road, Mill Hill,
London NW7 1LN
Tel 020 8349 3030