

www.squiresestates.co.uk SALES@LETTINGS@MANAGEMENT



Sunningfields Road, London, NW4 4RE £290,000 - Leasehold - Share of Freehold

CHAIN FREE **SHARE OF FREEHOLD** A beautifully presented one-bedroom flat with private entrance, set within an attractive period conversion just moments from Sunny Hill Park. This bright and stylish home boasts impressive ceiling heights and a stunning 17'8 reception room with a large bay window that floods the space with natural light.

The property offers a spacious double bedroom, a sleek recessed kitchen with integrated appliances, and a modern bathroom. Thoughtful touches include bespoke shelving and clever storage throughout.

Additional perks include parking to the rear, access to a well-maintained communal garden and a share of the freehold. Ideally located in a peaceful residential spot yet within easy reach of the shops, cafés, and transport links of Brent Street.

A perfect first-time buy or investment - and best of all, it's ready to go with no onward chain.

Contact Squires Estates today to arrange a viewing and take the first step towards making this flat your new home.

Leasehold - share of freehold - 972 years remaining Service Charge Approx. - £1630.28 per annum Ground Rent - £25 Barnet Council Tax Band B

- Chain Free
- Share of Freehold
- Private Entrance
- Bright & Spacious Flat
- Ground Floor
- High Ceilings
- Parking
- Communal Gardens
- Sunny Hill Park

Barnet Council Tax Band B

Floor Plan



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.



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.

O

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 ILN Tel 020 8349 3030