

## Sunny Gardens Road, Hendon NW4

A bright and airy ground floor one bedroom garden maisonette conveniently situated for Brent Street's shopping facilities, Hendon Central underground and Sunny Hill Park. Internally the property comprises of a fitted kitchen, bathroom, living dining room and a double bedroom.

**£284,950**  
Share of Freehold

# Sunny Gardens Road, Hendon NW4

## Overview

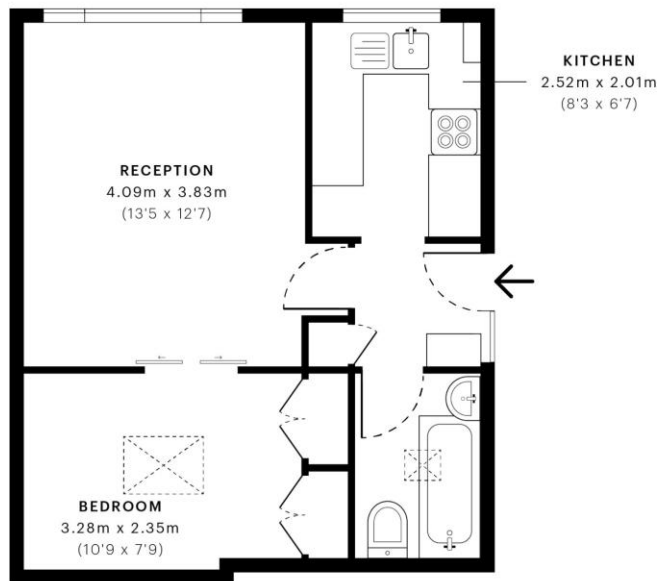
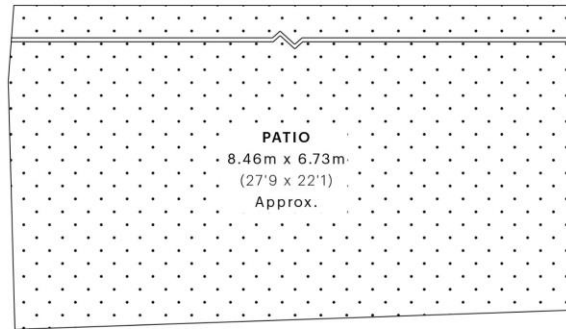
- PRIVATE GARDEN
- DRIVEWAY PARKING FIRST COME FIRST SERVE
- LIVING DINING ROOM
- FITTED KITCHEN
- ONE BEDROOM
- BATHROOM



Externally there is a private rear garden and driveway parking on a first come first serve basis. Chain free. Share of Freehold. Sole Agents.







— Ground Floor

 **GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
35.26 sqm / 379.54 sqft

 **NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
33.38 sqm / 359.30 sqft

 **EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

 **RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 35.26 sqm / 379.54 sqft  
IPMS 3C RESIDENTIAL 33.38 sqm / 359.30 sqft

SPEC ID 62ebdb7fb3a45e0dcb7699a6

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