



HUNTERS  
HERE TO GET YOU THERE

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

🛏️ 2 🚿 | 🛋️ | ☰ | Ⓢ

# Sunnyside, London, NW2

## Per Month £2,295 Per Month



A beautiful two bedroom garden flat located within easy reach to the green open spaces on Hampstead Heath.

Comprising open plan kitchen living/dining room with refitted high gloss kitchen, granite work surfaces and breakfast bar leading to the large living area with patio doors to the maintenance- free private patio garden with side access. Two double bedrooms with the master bedroom boasting a large bay window, family bathroom and separate w.c.

Sunnyside is a quiet, residential street located just off Finchley Road and in a great location for local transport links with Golders Green and West Hampstead Stations within a mile. The property is also well served by bus routes, with regular bus services to the City and the West End. The large woodland expanses of Hampstead Heath are a 10 minute walk away, whilst Brent Cross Shopping Centre and the M1 are a short drive.

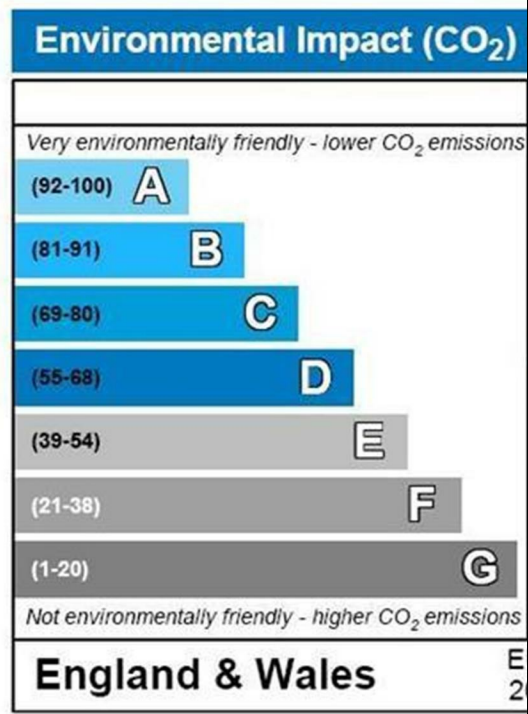
223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadlettings@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Starside Estates Limited | Registered Address: 29 Oakwood Park Road, London, N14 6QB | Registered Number: 6741529 England and Wales | VAT No: 943 9575 77 with the written consent of Hunters Franchising Limited.

KEY FEATURES



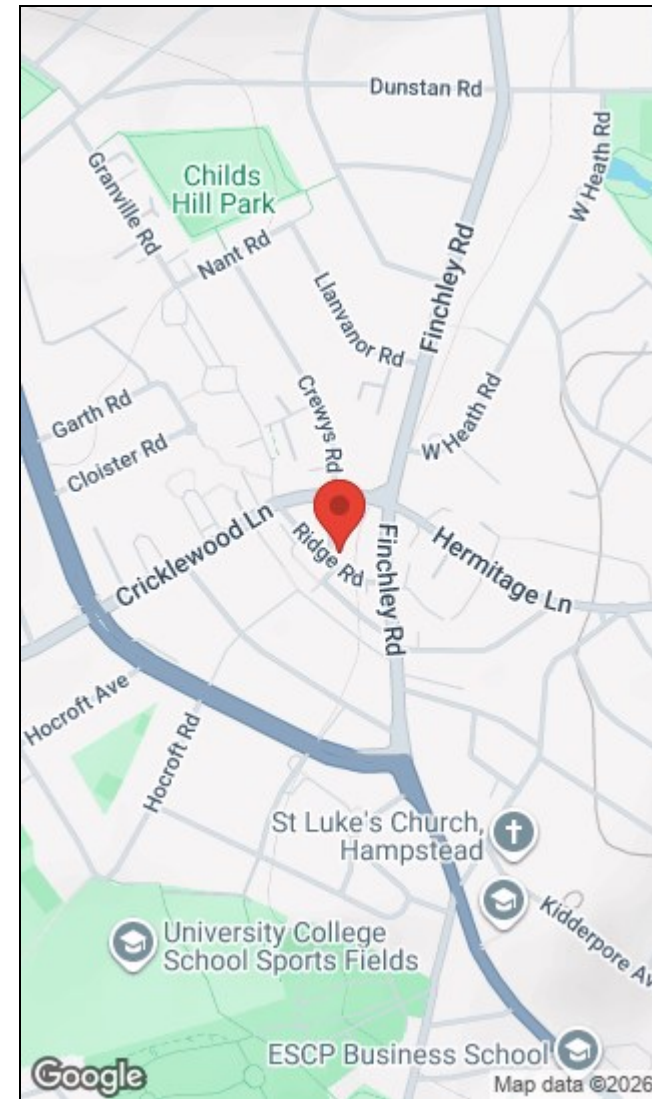




TOTAL APPROX. FLOOR AREA 664 SQ.FT. (61.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2018



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		77	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadlettings@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Starside Estates Limited | Registered Address: 29 Oakwood Park Road, London, N14 6QB | Registered Number: 6741529 England and Wales | VAT No: 943 9575 77 with the written consent of Hunters Franchising Limited.