



## **SUNNY GARDENS ROAD**

Hendon  
London NW4



Conversion Duplex Apartment  
EPC Rating: C

**Guide Price £449,950**

Situated within an attractive period conversion on the highly sought-after Sunny Gardens Road, is this two double bedroom duplex apartment.



Ideal for first-time buyers and buy-to-let investors alike, the property offers well-proportioned accommodation throughout, with generous living space and good-sized bedrooms. Benefits include an allocated parking space on the driveway of the property and a communal garden.

The apartment boasts a spacious open-plan kitchen/dining/living area, ideal for both everyday living and entertaining. There are also two generous double bedrooms, including one with an en-suite bathroom as well as a downstairs shower room.

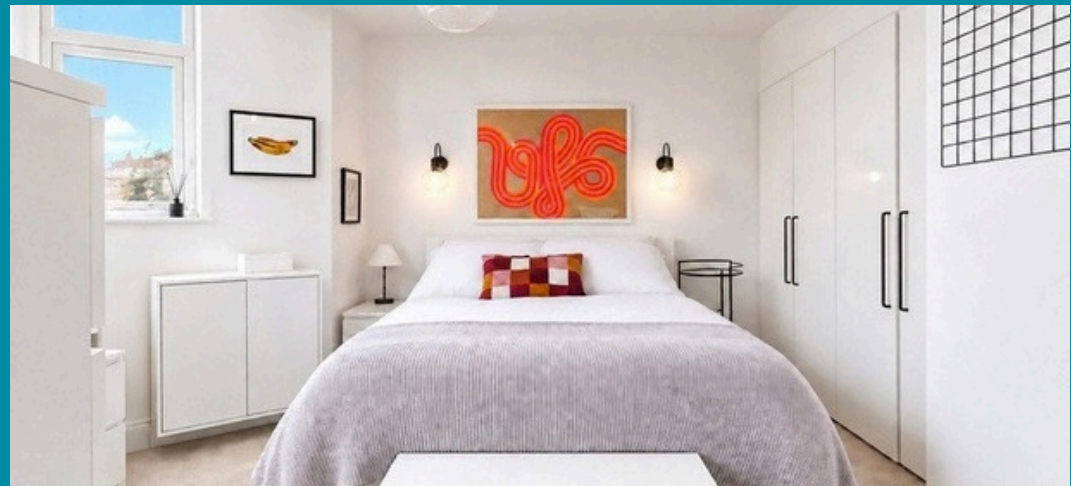
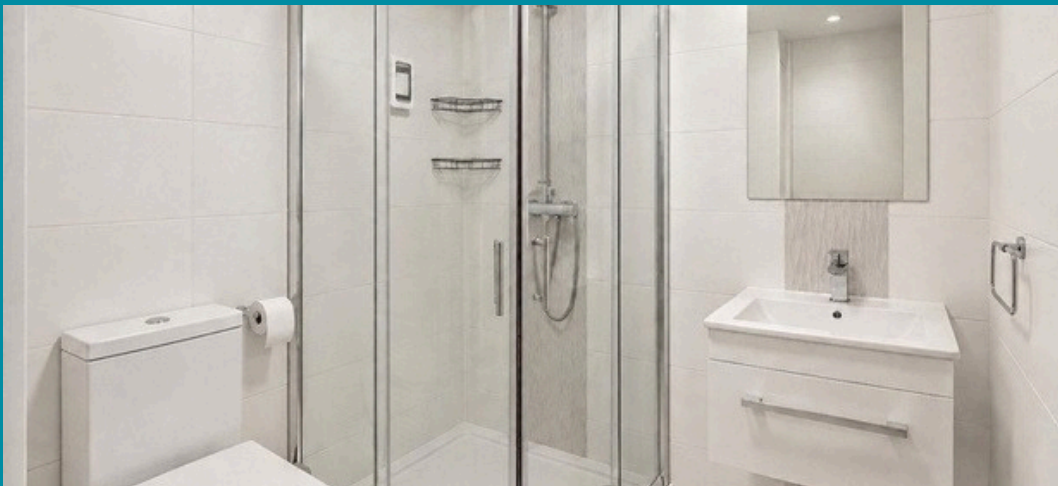
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- Two Bedroom Duplex Apartment
- Open Plan Kitchen/Dining/Living Room
- Family Bathroom & Ensuite
- Communal Garden
- Allocated Parking Space
- Long Lease
- Sole Agents





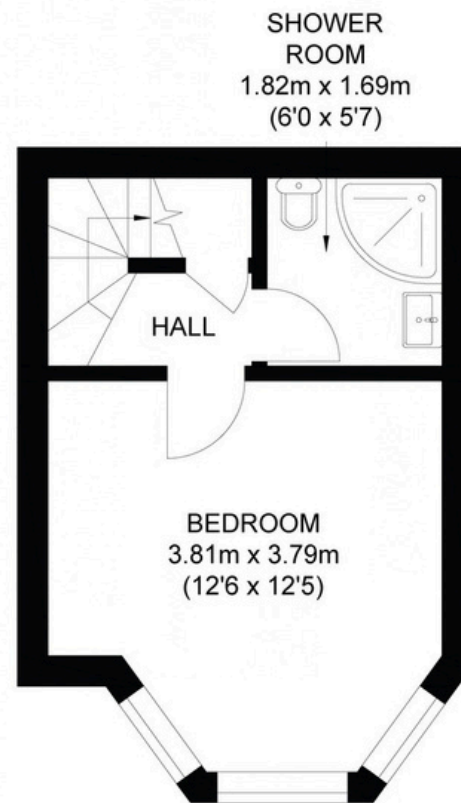


# Floorplan

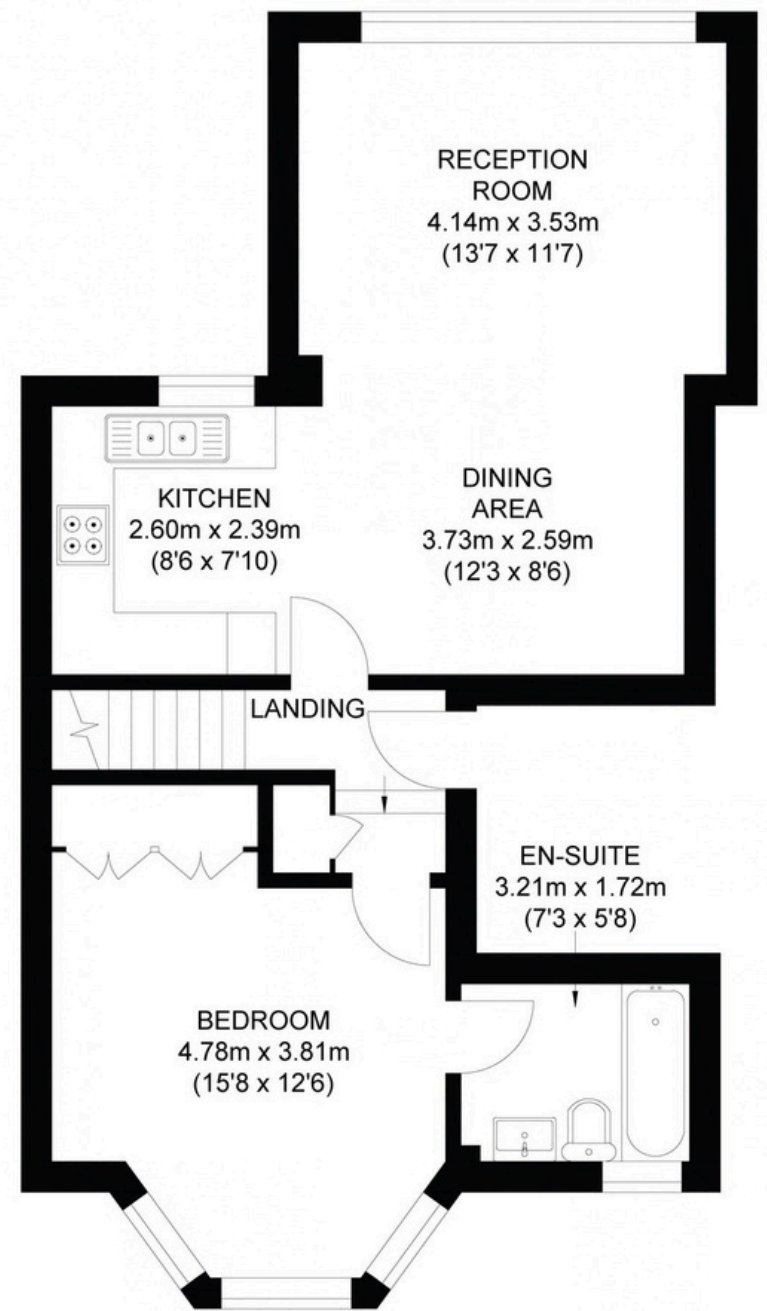
Approximate gross internal area

75 sqm / 810 sqft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence that the information, it must not be relied on. Maximum widths and lengths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



Lower Ground Floor



Ground Floor

 GROSS INTERNAL AREA (GIA)  
The footprint of this property.  
75 Sqm / 810 Sqft

 EXTERNAL STRUCTURAL FEATURES  
Balconies, Terraces, Verandas etc.  
00.00 Sqm / 000.0 Sqft

 RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
00.00 Sqm / 000.0 Sqft

# Hendon

Hendon is a cosmopolitan, multicultural area that benefits from a relaxed pace of life and a wide range of attractive amenities. Hendon's transport connections are excellent, with the M1 nearby and easy access to central London along the Northern Line. Thanks to its diverse population, Hendon has some of the best restaurants in north London, while its popularity with families ensures there is a good selection of schools.

While Hendon property prices have done well over the last few years, the area still represents a good-value option for renting or buying when compared against other parts of London.

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To register your interest:

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