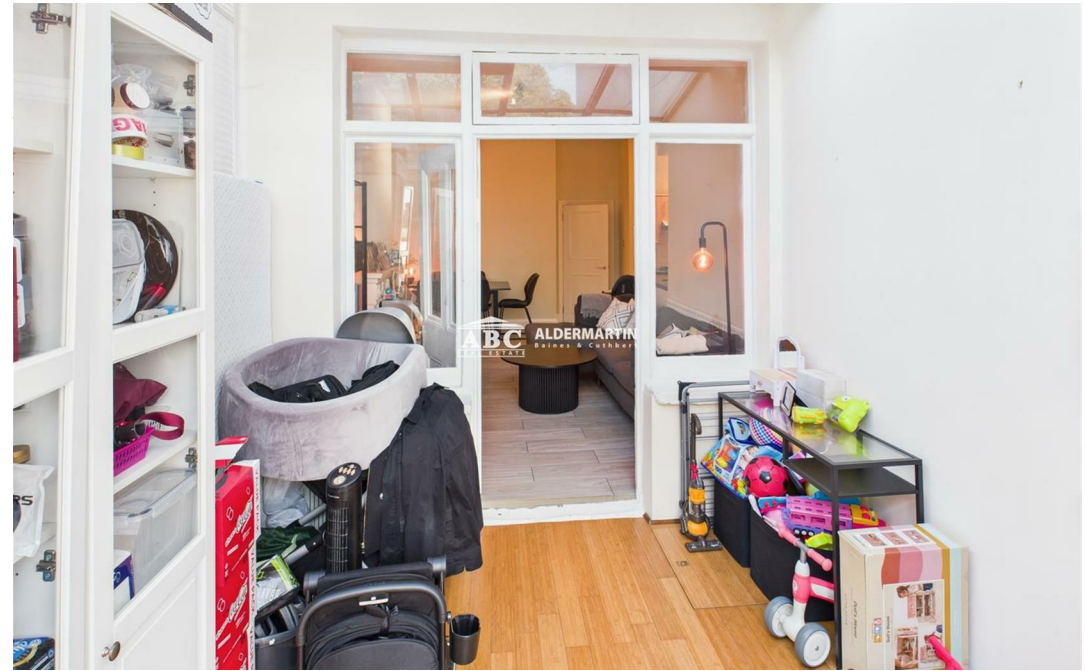
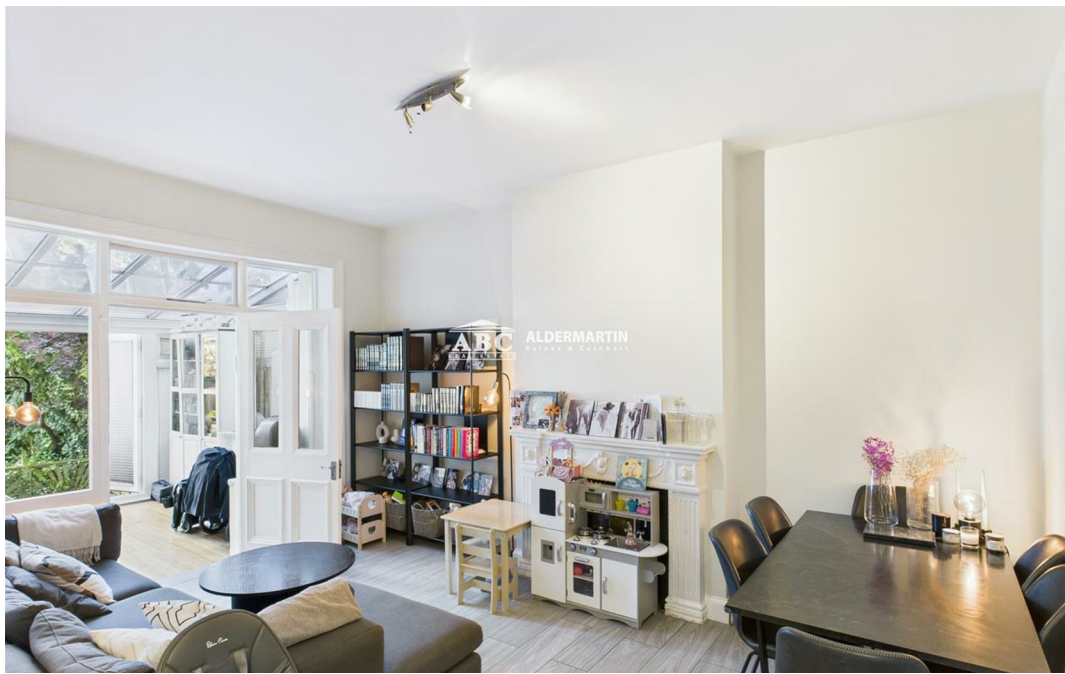
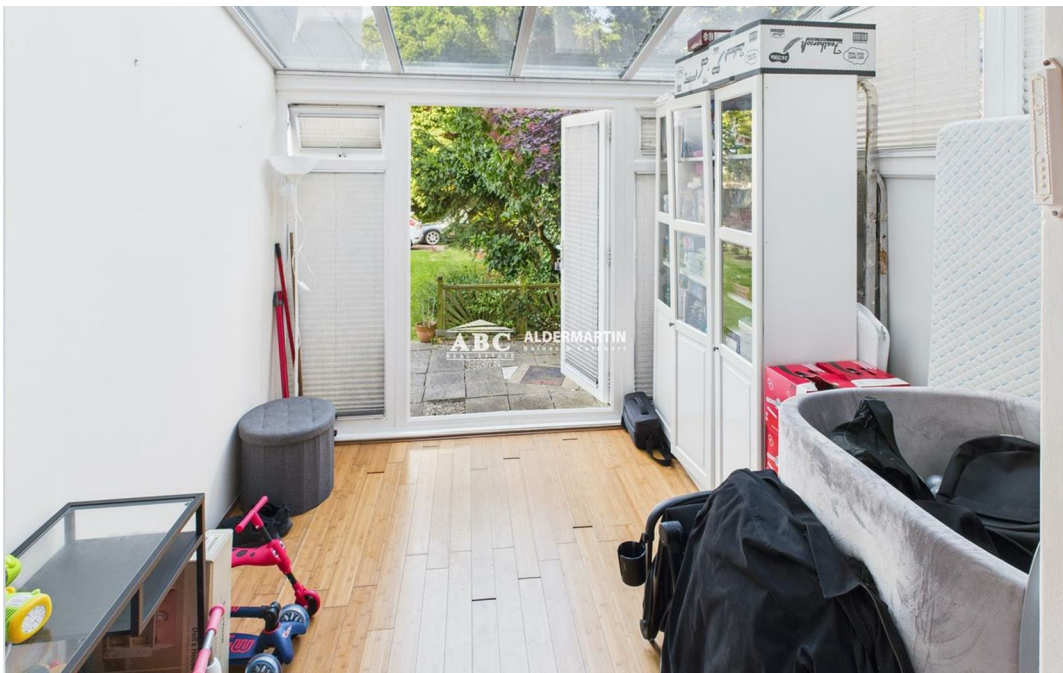




**Sunningfields Road, London NW4 4RE**

**£364,999**  
**Leasehold**





- 2 DOUBLE BEDROOMS
- GARDEN SPACE
- OFF-STREET PARKING

- CONSERVATORY
- COUNCIL TAX BAND D & EPC RATING C
- GROUND FLOOR FLAT

- FULLY FITTED KITCHEN
- FAMILY BATHROOM
- PATIO

ABC are delighted to present this comfortable and spacious 2 bedroom ground floor flat in NW4.

Comprising of 2 generously sized double bedrooms, fully fitted kitchen, a spacious reception and dining room, a bright conservatory, patio & garden space - perfect for relaxation or entertaining, this property presents an excellent opportunity for first time buyers.

Further benefits include off-street parking, excellent access to Great North Way and Watford Way, proximity to well-regarded local primary schools such as Sunnyfields Primary School, and a short walk to the scenic Sunny Hill Park.

Ideal for families or investors alike, this apartment offers both practicality and charm in a sought-after location.

Estimated Rental Income Per Annum :  
£22,800-£25,000

Viewing highly recommended!



**ABC Hendon Sales**  
**020 8203 4567**

