



## 1A SUNNY GARDENS ROAD

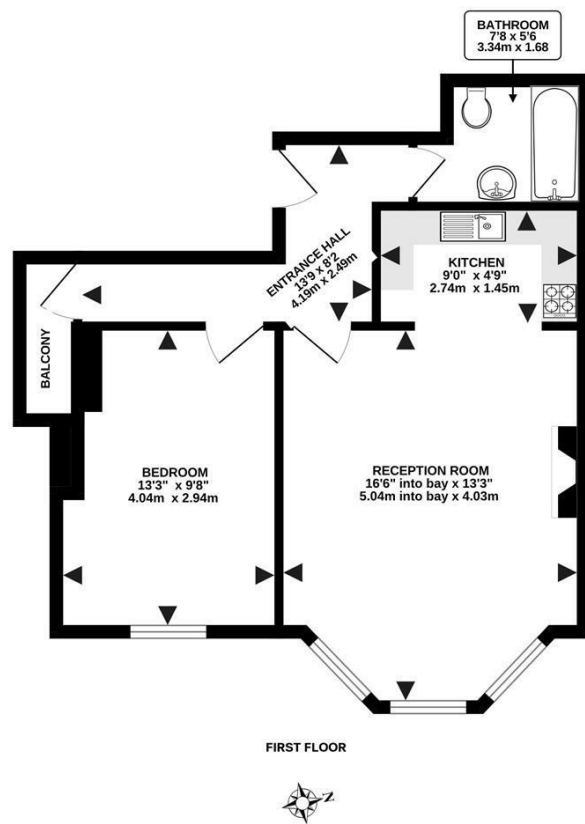
HENDON, NW4 1SL

£1,375 PER MONTH

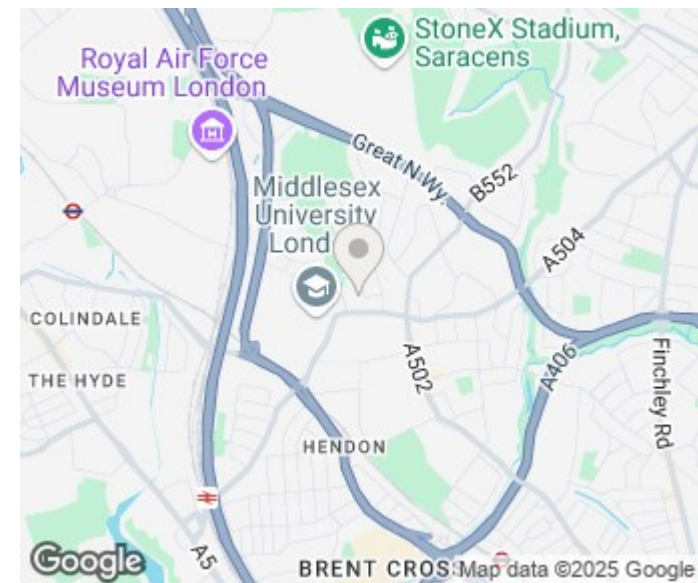
A large One bedroom first conversion flat offered in excellent condition. The flat has a large living room open plan kitchen, and a large double bedroom. Fitted kitchen, furnished., gas central heating, Available 9th June 2025.



JAYSON  
RUSSELL



SUNNY GARDENS ROAD, LONDON, NW4 1SL  
TOTAL APPROX. FLOOR AREA: 480 SQ FT (44.6 SQ M)  
Floor plan not to scale. Measurements shown are approximate and should not be relied upon for exactness. No responsibility is taken for any inaccuracy, error or omission.  
The floor plan is for illustrative purposes and is intended as a general guide of the property layout and nothing more. Anyone using this floor plan should check all measurements and layout details themselves.  
Any services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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