

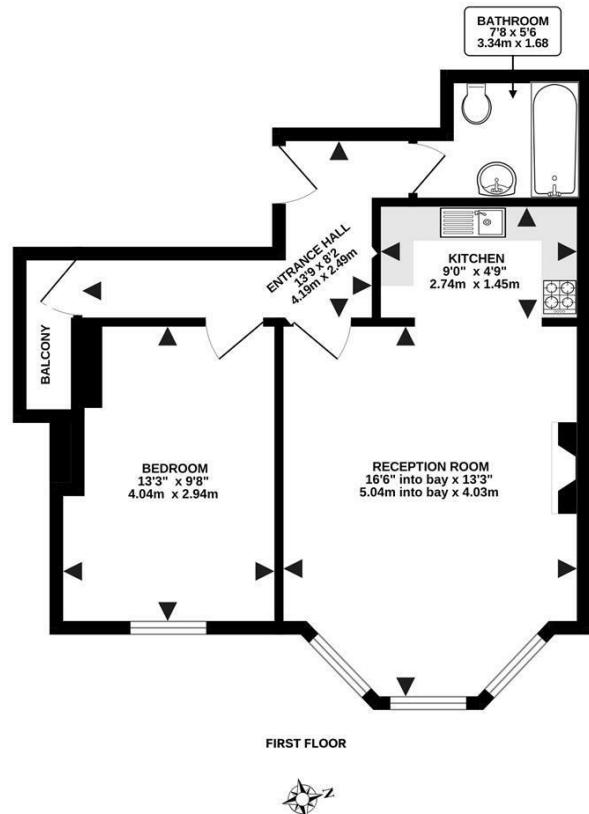


**1A SUNNY GARDENS ROAD
HENDON, NW4 1SL**

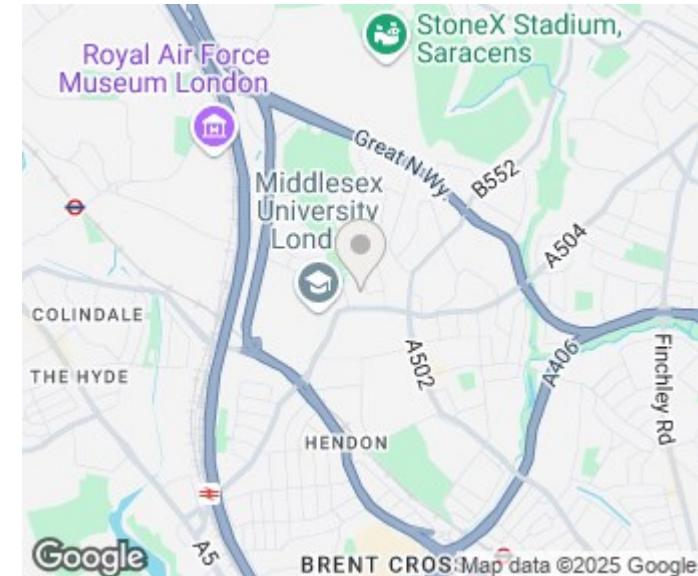
£274,950

LEASEHOLD - SHARE OF FREEHOLD

- Share of freehold
- Large Double bedroom
- 980+ Years Lease remaining
- Modern Open plan kitchen and lounge
- Barnet Council Tax Band C
- First Floor Flat
- Ideal Buy to let investment
- Ideal First Time Purchase



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	
<i>Not energy efficient - higher running costs</i>		
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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