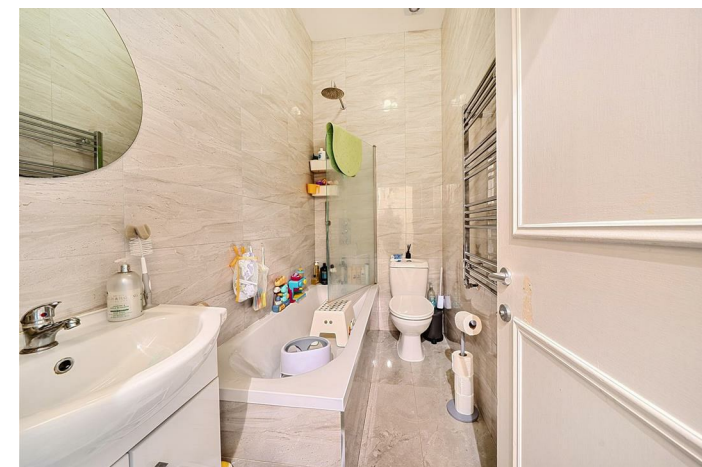




SUNNINGFIELDS ROAD

HENDON, NW4 4RE

£360,000
LEASEHOLD

Situated on the sought-after Sunningfields Road, this well-presented two-bedroom ground-floor flat is offered chain free, with a long lease and a private parking space.

The property offers approximately 723 sq ft of accommodation, comprising an open-plan kitchen/living/dining area, two bedrooms and a bathroom. A conservatory provides additional living space and opens onto the private rear garden. The main bedroom benefits from a bay window and fitted wardrobes.

Conveniently located close to Sunny Hill Park, with Hendon Central Underground Station providing Northern line connections into central London.

Further benefits include no ground rent and a service charge of approximately £2,100 per annum.

To arrange a viewing, contact Taylor Hawkins on 020 8958 2222.

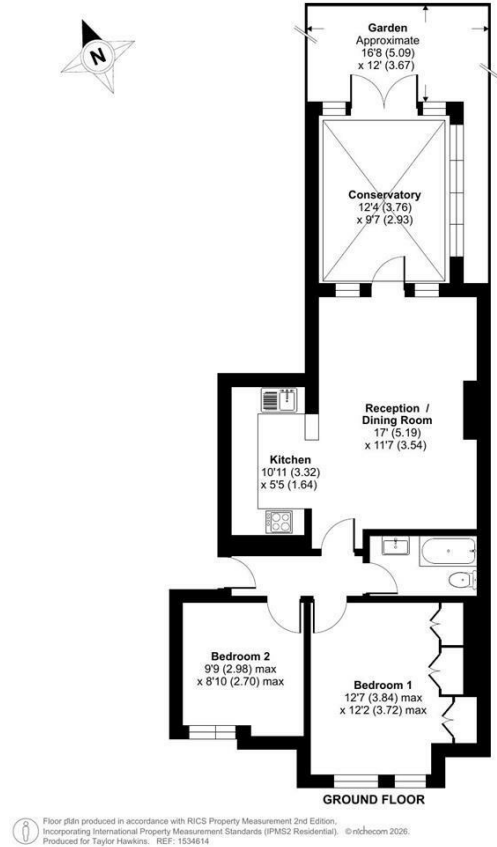


TAYLOR HAWKINS
Estate Agents
0208 958 2222 / TaylorHawkins.co.uk

Sunningfields Road, London, NW4

Approximate Area = 723 sq ft / 67.1 sq m

For identification only - Not to scale



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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