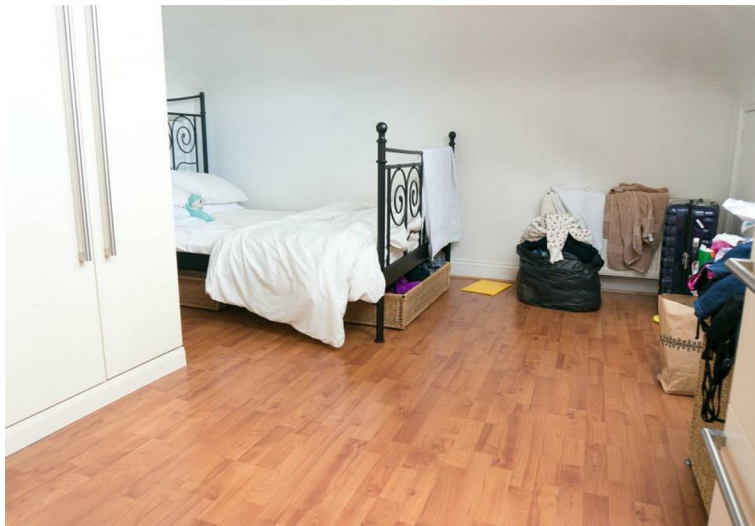
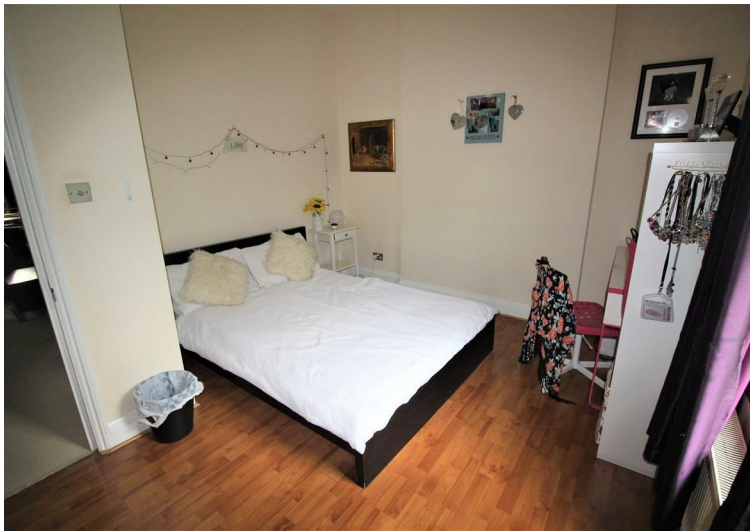
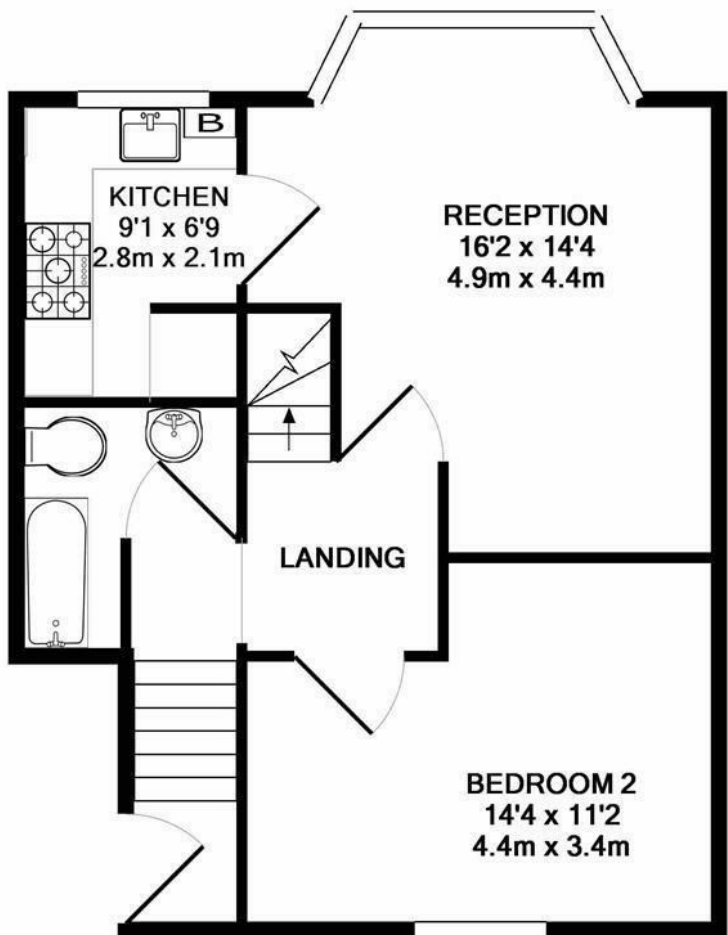




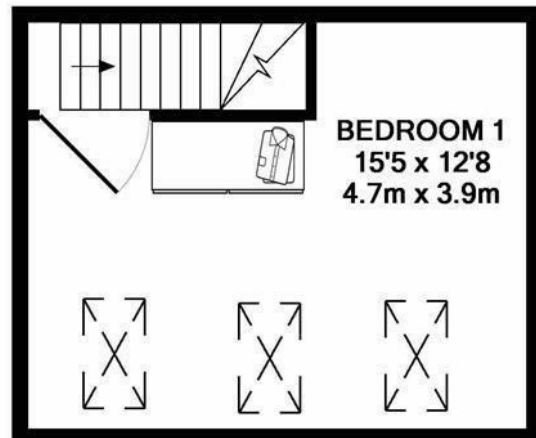
## Sunny Gardens Road, Hendon NW4 £400,000 Subject to contract

A well presented duplex apartment with the benefits of a landscaped communal garden with an outdoor cinema projection screen and off street parking. This charming flat is situated on the first and second floors and consists of two double bedrooms with wooden flooring, a large reception room, separate modern fitted kitchen, fully tiled bathroom and a landscaped communal garden. Other benefits include double glazed windows and off street parking. Sunny Gardens Road is just off Church Road. The closest underground station is Hendon Central ( Northern Line ) and there are numerous bus links on Hendon Way. There are ample shops and cafes' nearby.





APPROX. FLOOR  
AREA 518 SQ.FT.  
(48.1 SQ.M.)



APPROX. FLOOR  
AREA 195 SQ.FT.  
(18.1 SQ.M.)

**TOTAL APPROX. FLOOR AREA 713 SQ.FT. (66.2 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The 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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## Property Overview

<b>Location</b>	Hendon, NW4
<b>Price</b>	Asking Price £400,000
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Receptions</b>	1
<b>Tenure</b>	Leasehold - Share of Freehold
<b>Council</b>	Barnet
<b>Tax Band</b>	E
<b>Current Ground Rent</b>	TBC
<b>Service Charge</b>	Approx £1728 per Annum
<b>Term</b>	Share of Freehold - 999 years from 01/03/1999

## Key Features

- 2 Bedrooms
- Bathroom
- Wooden Floors
- Duplex Apartment
- Communal Garden
- Off Street Parking
- Share of Freehold
- Chain Free



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>77</b>
	<b>52</b>	

## England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>78</b>
	<b>46</b>	

## England & Wales

EU Directive  
2002/91/EC



**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

