



Sunningfields Road, London, NW4 4RE

£290,000 - Leasehold - Share of Freehold

****CHAIN FREE** **SHARE OF FREEHOLD**** A beautifully presented one-bedroom flat with private entrance, set within an attractive period conversion just moments from Sunny Hill Park. This bright and stylish home boasts impressive ceiling heights and a stunning 17'8 reception room with a large bay window that floods the space with natural light.

The property offers a spacious double bedroom, a sleek recessed kitchen with integrated appliances, and a modern bathroom. Thoughtful touches include bespoke shelving and clever storage throughout.

Additional perks include parking to the rear, access to a well-maintained communal garden and a share of the freehold. Ideally located in a peaceful residential spot yet within easy reach of the shops, cafés, and transport links of Brent Street.

A perfect first-time buy or investment – and best of all, it's ready to go with no onward chain.

Contact Squires Estates today to arrange a viewing and take the first step towards making this flat your new home.

Leasehold - share of freehold - 972 years remaining
Service Charge Approx. - £1630.28 per annum
Ground Rent - £25
Barnet Council Tax Band B

- Chain Free
- Share of Freehold
- Private Entrance
- Bright & Spacious Flat
- Ground Floor
- High Ceilings
- Parking
- Communal Gardens
- Sunny Hill Park
- Barnet Council Tax Band B

Floor Plan

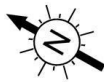
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Gross Internal Area

Flat = 517 sq ft / 48 sq metres

Basement Store = 172 sq ft / 16 sq metres

Total = 689 sq ft / 64 sq metres

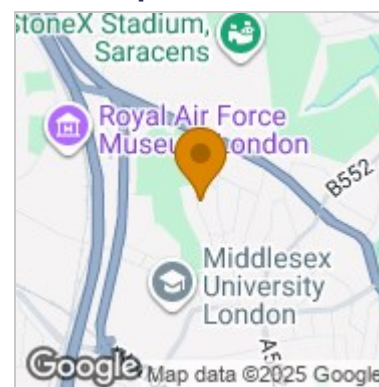


Basement Store

Ground Floor

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Area Map



Energy Efficiency Graph

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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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