



## Sunningfields Road, Hendon, NW4 4RE

£365,000 - Share of Freehold

Nestled on the charming Sunningfields Road in Hendon, this delightful 829 sq ft first-floor flat conversion offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or professionals seeking a spacious living environment. The flat features a welcoming reception room, providing a lovely space for relaxation and entertaining guests.

The property boasts a modern bathroom, ensuring that daily routines are both comfortable and efficient. One of the standout features of this flat is the availability of off-street parking, a rare find in this sought-after area.

Residents can also enjoy the communal gardens, which provide a serene outdoor space for leisure and socialising. The flat is offered chain-free, allowing for a smooth and straightforward purchasing process.

With its prime location in Hendon, this property is well-connected to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community. This flat is not just a place to live; it is a wonderful opportunity to create a home.

Leasehold - Share of Freehold

Ground Rent: N/A

Service Charge: £771 per quarter

Barnet Council Tax Band D

- **Chain Free**
- **Share of Freehold**
- **3 Double Bedrooms**
- **Separate Kitchen**
- **Off Street Parking**
- **Communal Gardens**
- **Close to Sunny Hill Park**
- **Barnet Council Tax Band D**



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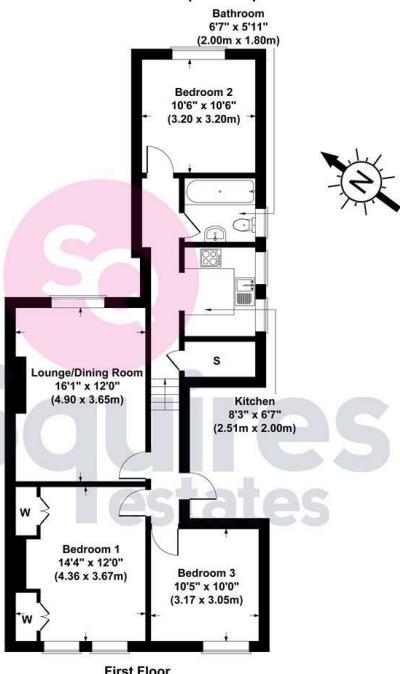
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Squires

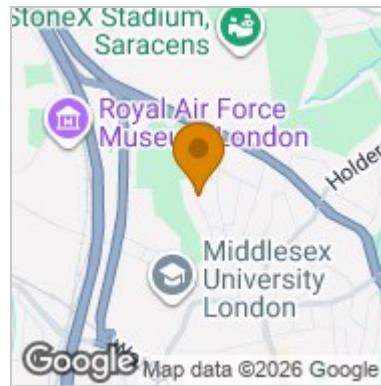
## Floor Plan

Sunningfields Road Hendon NW4 4RE  
Gross Internal Area 829 sq ft / 77 sq metres



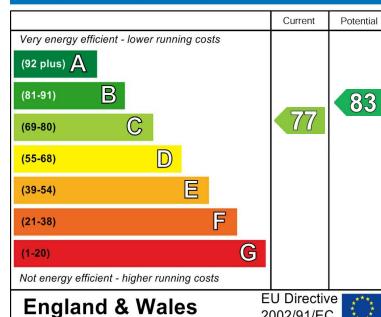
All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating



England & Wales



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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