



## Sunningfields Road, Hendon, NW4 4RE

£350,000 - Share of Freehold

**\*\*NO SERVICE CHARGE FOR THE FIRST YEAR\*\***

Nestled on the popular Sunningfields Road in Hendon, this spacious three-bedroom first floor conversion (approx. 829 sq ft) offers well-balanced accommodation ideal for families or professionals. The flat comprises three good-sized bedrooms, a bright reception room, modern bathroom and benefits from off-street parking.

Residents also enjoy access to communal gardens, providing pleasant outdoor space. The property is offered chain free, allowing for a straightforward purchase.

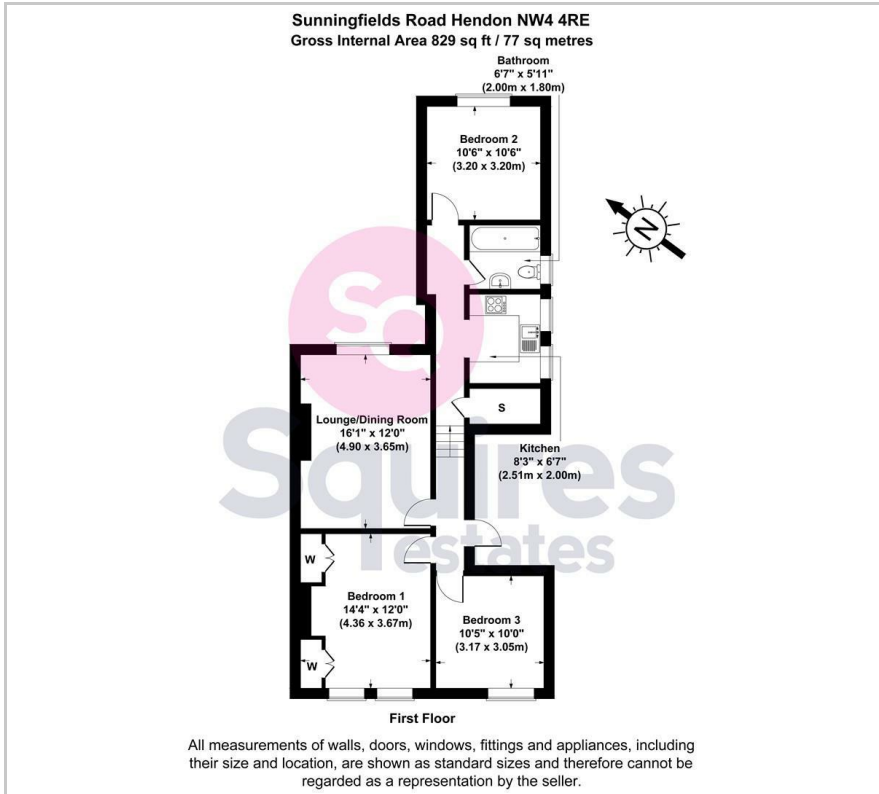
As an added incentive, the current vendor has offered to cover the first year's service charge for the incoming buyer.

Well located for local shops, schools and transport links, this property presents an excellent opportunity to acquire a comfortable home in a sought-after Hendon location.

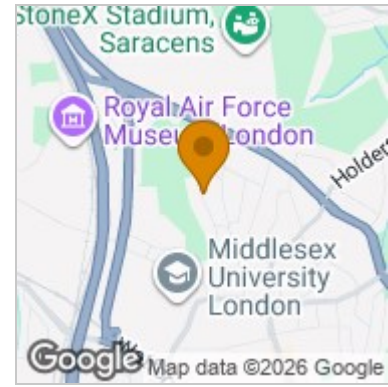
Leasehold - Share of Freehold  
Ground Rent: N/A  
Service Charge: £771 per quarter  
Barnet Council Tax Band D

- 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

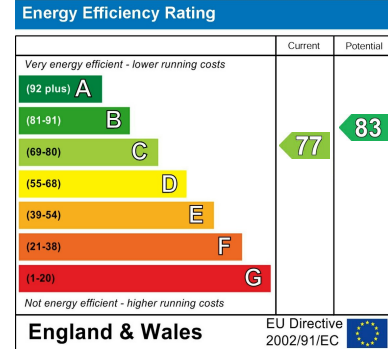
## Floor Plan



## Area Map



## Energy Efficiency Graph



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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