www.squiresestates.co.uk

SALES • LETTINGS • MANAGEMENT

# Sunningfields Road, London, NW4 4RA

## £425,000 - Leasehold - Share of Freehold

**CHAIN FREE** Nestled on the desirable Sunningfields Road in Hendon, this charming purpose-built flat offers a delightful blend of comfort and convenience. The property boasts a share of freehold, providing a sense of ownership and stability.

The flat features two generously sized double bedrooms, one of which is en suite, ensuring privacy and ease for residents and guests alike. The separate lounge and kitchen create a welcoming atmosphere, perfect for both relaxation and entertaining. The bright and spacious layout allows natural light to flood the rooms, enhancing the overall appeal of the home.

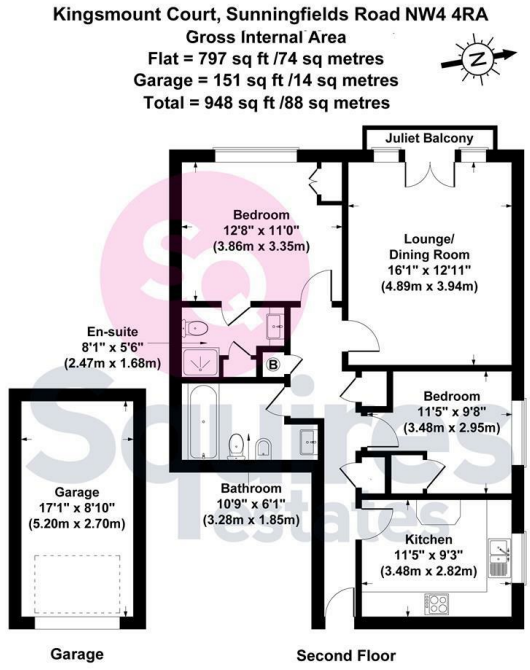
Additionally, the property includes a garage, providing secure parking and extra storage space, a rare find in London. This flat is an excellent opportunity for those seeking a modern living space in a vibrant area. With its thoughtful design and practical amenities, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely flat your new home.

Share of Freehold with 97 years remaining
Ground Rent: n/a
Service Charge: Approx. £2320 per annum
Barnet Council Tax Band F

- **Chain Free**
- **Two Spacious Double Bedrooms**
- **Share of Freehold**
- **Separate Lounge & Kitchen**
- **2 Bathrooms (1 En-Suite)**
- **Garage**
- **Communal Gardens**
- **Bright & Spacious Layout**
- **Lift**
- **Barnet Council Tax Band F**

2 2 1

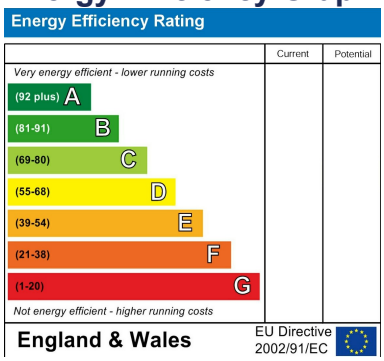
## Floor Plan




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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Finchley Branch
181a Squires Lane,
Finchley,
London N3 2QS
Tel 020 8343 2111

Hendon Branch
16 Central Circus Parade,
Queens Road, Hendon,
London NW4 3AS
Tel 020 8202 0808

Mill Hill Branch
7 Thornfield Parade,
Holders Hill Road, Mill Hill,
London NW7 1LN
Tel 020 8349 3030