



## Sunningfields Road, London, NW4 4QT

£300,000 - Leasehold - Share of Freehold

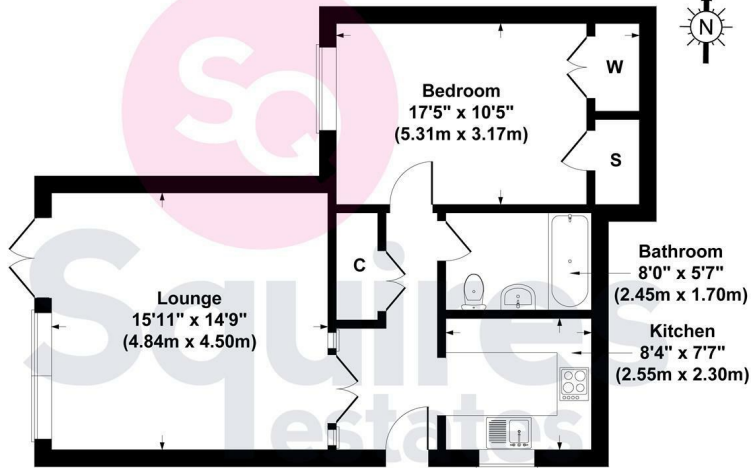
A charming bright and spacious one bedroom purpose built flat with share of freehold. Sunningfields Road is a leafy tree lined street located close to shops and local amenities of Hendon. The property is situated on the ground floor with bright lounge with views overlooking Sunny Hill Park. Separate fully fitted kitchen, family bathroom, large double bedroom, parking and garage.

Leasehold - share of freehold - 977 years remaining  
Service Charge Approx. £1288 per annum  
Ground Rent n/a  
Barnet Council Tax Band C

- Share of freehold
- Ground floor flat
- One double bedroom
- Communal gardens overlooking Sunny Hill Park
- Garage
- Barnet Council Tax Band C

## Floor Plan

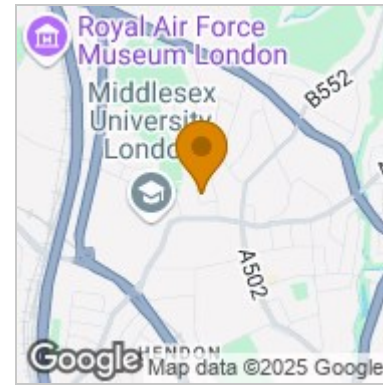
**Field Court, Sunningfields Road, NW4 4QT**  
**Gross Internal Area 635 sq ft /59 sq metres**



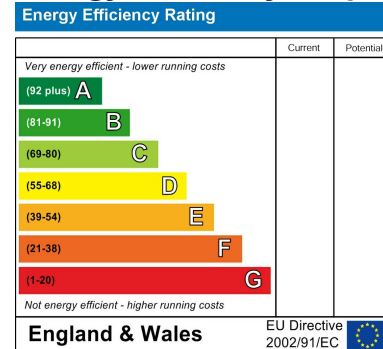
**Ground Floor**

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



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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