



## Sunny Gardens Road, London, NW4 1RX

Offers Over £200,000 - Leasehold - Share of Freehold

**\*\*CASH BUYERS ONLY\*\* \*\*CHAIN FREE\*\* \*\*SHARE OF FREEHOLD\*\***

This delightful period building conversion studio flat with share of freehold offering a cosy and inviting space for you to call home. Situated in a great location, easy access to all local amenities, transport links, Sunny Hill Park and Middlesex University.

With its high ceilings, this studio flat is perfect for those seeking a comfortable living space. Separate fully fitted kitchen, bathroom. Allocated parking spot to the rear of the property.

Phone Squires Estates to make an appointment to view this property today.

Leasehold: 999 years from December 1976

Service Charge: £1466 per annum

Ground Rent: n/a

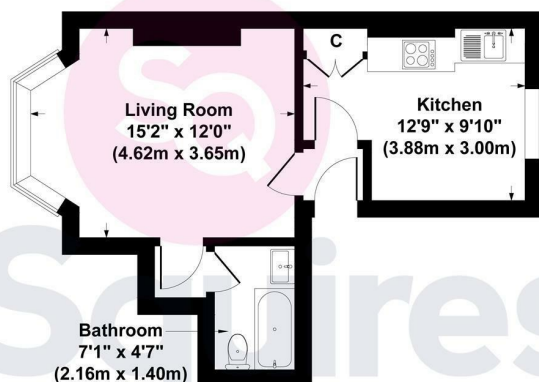
Barnet Council Tax Band B

- Cash Buyers Only
- Chain Free
- Share of Freehold
- High Ceilings
- Allocated Parking Space
- Sunny Hill Park
- Near Middlesex University
- Charming Period Conversion
- Excellent Location
- Barnet Council Tax Band B



## Floor Plan

**Sunny Gardens Road Hendon, London, NW4 1RX**  
**Gross Internal Area**  
**344 sq ft / 32 sq metres**



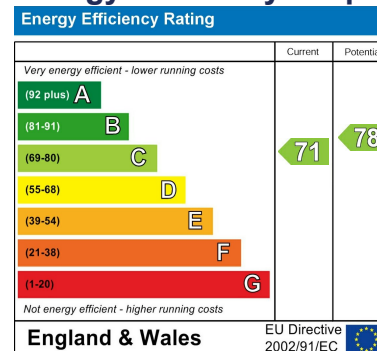
**First Floor**

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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