



## Sunningfields Road, London, NW4 4RE

£290,000 - Leasehold - Share of Freehold

**\*\*CHAIN FREE\*\* \*\*SHARE OF FREEHOLD\*\*** A beautifully presented one-bedroom flat with private entrance, set within an attractive period conversion just moments from Sunny Hill Park. This bright and stylish home boasts impressive ceiling heights and a stunning 17'8 reception room with a large bay window that floods the space with natural light.

The property offers a spacious double bedroom, a sleek recessed kitchen with integrated appliances, and a modern bathroom. Thoughtful touches include bespoke shelving and clever storage throughout.

Additional perks include parking to the rear, access to a well-maintained communal garden and a share of the freehold. Ideally located in a peaceful residential spot yet within easy reach of the shops, cafés, and transport links of Brent Street.

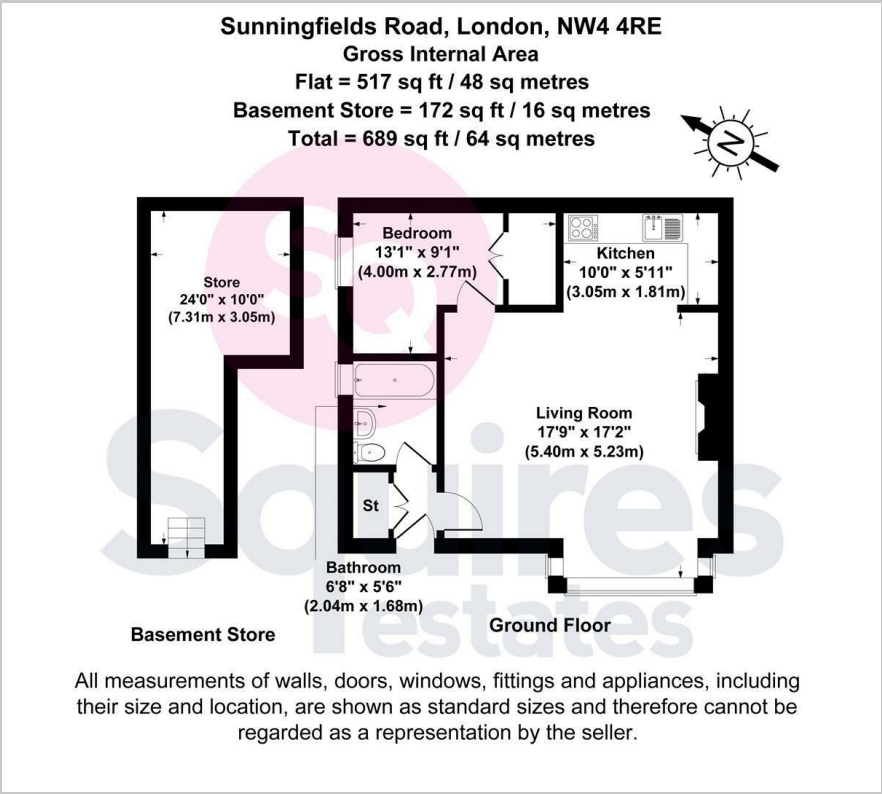
A perfect first-time buy or investment – and best of all, it's ready to go with no onward chain.

Contact Squires Estates today to arrange a viewing and take the first step towards making this flat your new home.

Leasehold - share of freehold - 972 years remaining  
Service Charge Approx. - £1630.28 per annum  
Ground Rent - £25  
Barnet Council Tax Band B

- Chain Free
- Share of Freehold
- Private Entrance
- Bright & Spacious Flat
- Ground Floor
- High Ceilings
- Parking
- Communal Gardens
- Sunny Hill Park
- Barnet Council Tax Band B

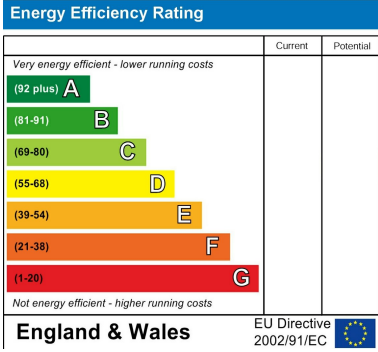
Floor Plan



Area Map



Energy Efficiency Graph



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