



## Sunningfields Crescent, Hendon, NW4 4RD

£350,000 - Leasehold

**\*\*CHAIN FREE\*\*** A beautifully presented 2-bedroom flat with high ceilings, set on the first floor of a period conversion directly opposite Sunny Hill Park. Highlights include a bright 13ft bay-fronted reception, a stylish 11ft dual-aspect kitchen, a spacious 13ft master bedroom and a sleek modern bathroom. With double glazing throughout and offered chain-free, it's an ideal first-time buy.

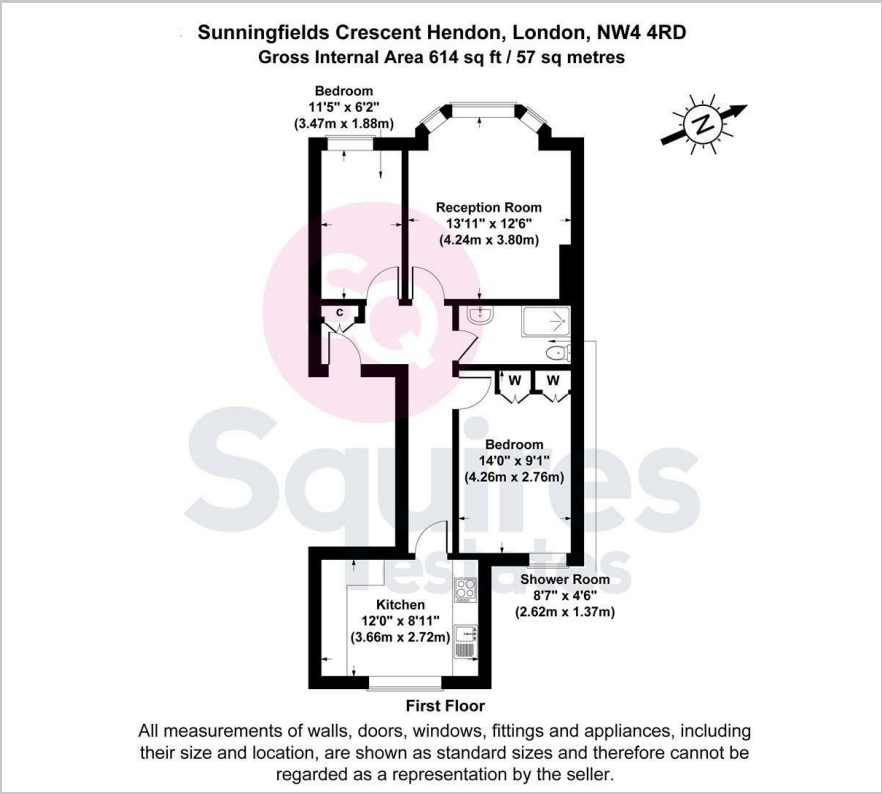
Contact Squires Estates today to arrange a viewing.

Leasehold - 97 years remaining  
Ground Rent: £20 per annum  
Service Charge: £600 per annum  
Barnet Council Tax Band C

- CHAIN FREE
- 2 DOUBLE BEDROOMS
- SEPARATE KITCHEN
- LARGE LOUNGE
- BATHROOM
- HIGH CEILINGS
- OPPOSITE SUNNY HILL PARK
- GOOD DECORATIVE ORDER
- IDEAL FIRST TIME PURCHASE
- BARNET COUNCIL TAX BAND C



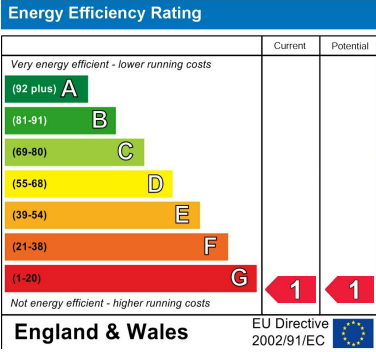
Floor Plan



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