



## Sunny Gardens Road, London, NW4 1SE

£2,600 Per Week -

Brand-new three bedroom garden flat arranged over the ground floor and finished to an excellent specification throughout. The property boasts a stunning open-plan kitchen/living/dining space with direct access to a large private rear garden, creating the perfect setting for modern family life and entertaining.

The principal bedroom features a bay window and a stylish en-suite shower room. Two further bedrooms offer flexible accommodation, ideal for children, guests, or a home office, complemented by a sleek contemporary family bathroom.

Further benefits include, Super Fast WIFI, a private parking space, adding convenience and security.

Perfectly located on Sunny Gardens Road, just a short walk from Sunny Hill Park and close to local shops and transport links.

This immaculate home is available now, offered furnished or unfurnished.

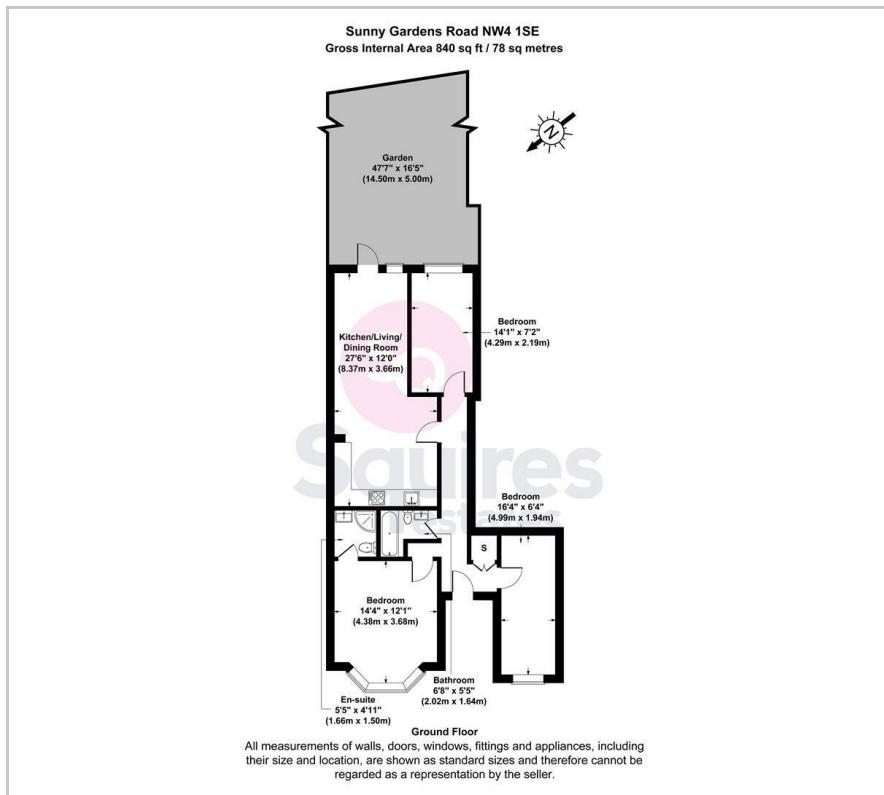
Phone Squires Estates to arrange a viewing today – must be seen.

£3,000 Deposit

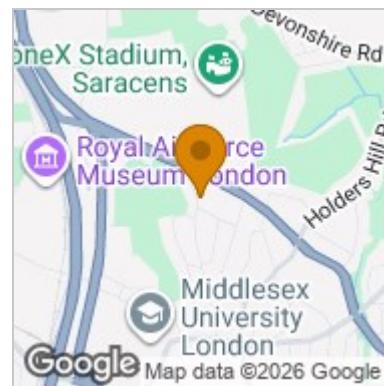
Barnet Council Tax Band - New Build Rate Not Available Yet

- **Brand-new 3 Bedroom Garden Flat**
- **Excellent Specification Throughout**
- **Spacious Open-plan Kitchen/living/dining room**
- **Direct access to a Large Private Rear Garden (approx. 47ft)**
- **Master Bedroom with Stylish En-suite Shower Room**
- **2 Further Double Bedrooms Offering Flexible Use (children, guests, or home office)**
- **Available Now - Offered Unfurnished**
- **Private Parking Space & Super Fast WIFI**
- **Fantastic Location, Close to Sunny Hill Park, Shops & Transport Links**
- **Barnet Council Tax Band – new build rate pending**

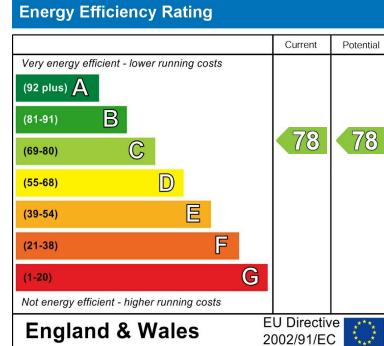
## Floor Plan



## 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.

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