



Sunny Gardens Road, London, NW4 1SE

£2,300 Per Week -

Brand-new two bedroom duplex flat arranged over the ground and first floor, finished to a beautiful specification throughout. The ground floor offers a bright open-plan kitchen/living/dining space, ideal for modern living. Upstairs, the principal bedroom benefits from an en-suite, alongside a second double bedroom and a contemporary family bathroom. There is also a handy utility area and separate storage. Perfectly placed and walking distance to Sunny Hill Park.

This immaculate home is available now, offered unfurnished, with off street parking for one car and includes Super Fast WIFI.

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

£2,653 Deposit

Barnet Council Tax Band - New Build Rate Not Available Yet

- **Brand-new 2 Bedroom Duplex**
- **Beautiful, High Specification**
- **Bright Open-plan Kitchen/living/dining area**
- **Master Bedroom with En-suite**
- **Second double bedroom plus contemporary family bathroom**
- **Utility Area & Separate Storage**
- **Walking Distance to Sunny Hill Park**
- **Super Fast WIFI included**
- **Available Now**
- **Barnet Council Tax Band - New Build - Rate Not Available Yet**



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2



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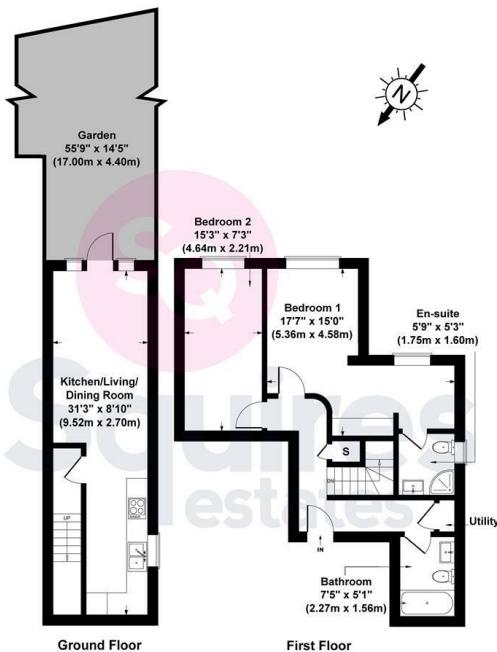


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Floor Plan

Area Map

Sunny Gardens Road NW4 1SE
Gross Internal Area 764 sq ft / 71 sq metres



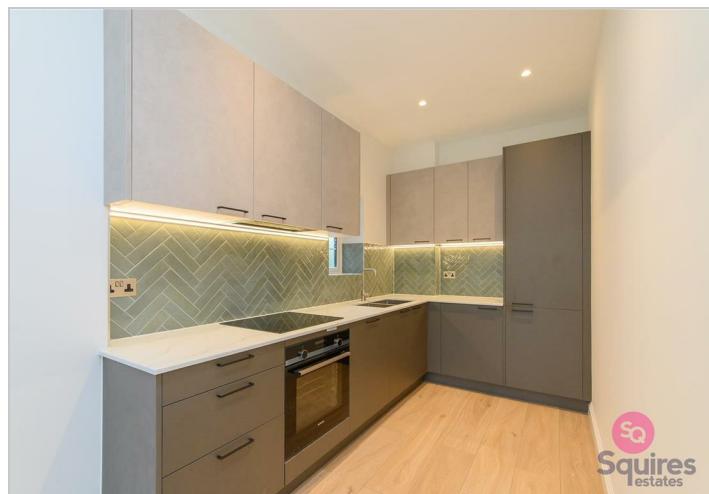
All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		80
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC



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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