

## Sunningfields Road, London – NW4 4RE

£350,000 Share of Freehold

Ideally located on Sunningfields Road, within walking distance of Sunny Hill Park, this fully refurbished 3 bedroom flat offers stylish and practical living in a popular Hendon location.

The property features three generous double bedrooms, a bright reception room ideal for relaxing or entertaining and high ceilings that enhance the sense of space. A brand-new, fully fitted kitchen and modern bathroom complete the accommodation, both finished to a high standard.

Further benefits include off street parking and a communal garden, adding valuable outdoor space. The share of freehold provides greater control and strong long-term appeal for both owner-occupiers and investors. Offered chain free, this is a straightforward opportunity to secure a quality home in a popular residential area.

Share of Freehold – Approx. 947 years lease remaining

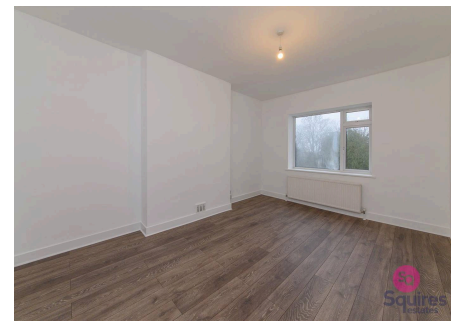
Ground Rent: Peppercorn

Service Charge: £3084 per annum

Council Tax band: D

Tenure: Share of Freehold

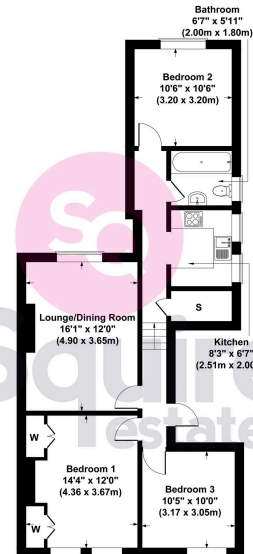
EPC Energy Efficiency Rating: C



- › Three double bedrooms
- › First floor
- › Converted flat
- › Close to park
- › Modern kitchen
- › Modern bathroom
- › Communal garden
- › Off street parking



Sunningfields Road Hendon NW4 4RE  
Gross Internal Area 829 sq ft / 77 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.