



## Sunningfields Road, Hendon, London NW4

Comprising stunning high ceilings, a modern open plan kitchen/ living room with wooden flooring and direct access to communal gardens. Externally there is off street parking and the property is in close proximity to public transport and Brent Street shopping facilities.  
Sole Agents.

**£379,950**  
Share of Freehold



# Sunningfields Road, Hendon, London NW4

## Overview

- TWO BEDROOMS
- TWO BATHROOMS
- GOOD SIZE LIVING ROOM AND OPEN PLAN KITCHEN
- STORAGE ROOM
- GROUND FLOOR APARTMENT
- DIRECT ACCESS TO THE LARGE COMMUNAL GARDENS
- OFF STREET PARKING
- CLOSE PROXIMITY TO PUBLIC TRANSPORT AND BRENT STREET SHOPPING FACILITIES

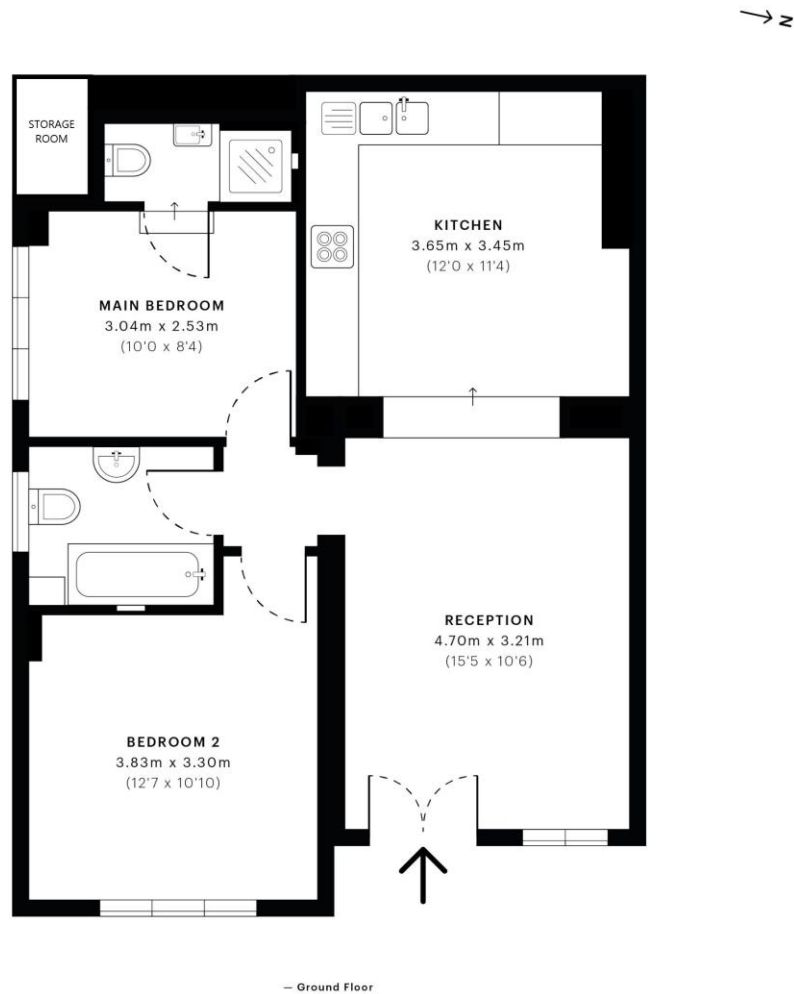


Comprising stunning high ceilings, a modern open plan kitchen/ living room with wooden flooring and direct access to communal gardens. Externally there is off street parking and the property is in close proximity to public transport and Brent Street shopping facilities. Sole Agents.









GROSS INTERNAL AREA (GIA)  
The footprint of the property  
57.55 sqm / 619.46 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
52.03 sqm / 560.05 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.9 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 57.00 sqm / 613.54 sqft  
IPMS 3C RESIDENTIAL 52.08 sqm / 560.58 sqft



## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you. Get in touch today!



1 Sentinel Square, Brent Street, Hendon, NW4 2EL

020 8203 2111 • mail@theroundtree.com



www.theroundtree.com

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ROUNDTREE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.