



Sunningfields Road, London, NW4

£365,000 *Freehold*

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We are delighted to offer this exceptionally spacious two-bedroom top-floor apartment, enjoying a desirable position overlooking the beautiful Sunny Hill Park. Offering generous proportions, excellent natural light and a peaceful outlook, the property presents an appealing combination of space, comfort and convenience.

KEY FEATURES

- LUXURY TWO-BEDROOM FLAT
- FITTED EAT-IN KITCHEN
- BRIGHT RECEPTION
- COMMUNAL GARDEN
- RESIDENTS CAR PARK



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DESCRIPTION

Upon entering, the apartment immediately impresses with its generous sense of scale. The spacious reception room provides an inviting setting for both relaxing and entertaining, with the elevated position creating a pleasant outlook towards the surrounding greenery.

The fully fitted kitchen is both practical and generously sized, fitted with a built-in breakfast bar, making it an ideal space for everyday meals as well as entertaining guests. The two bedrooms are well proportioned, offering comfortable accommodation and flexibility for a variety of living arrangements.

A fully tiled bathroom completes the internal accommodation, providing a clean and practical space.

Externally, residents benefit from beautifully maintained communal gardens, providing a pleasant green setting to enjoy throughout the year, together with the convenience of off-street parking, a particularly valuable feature.

With its generous living accommodation, top-floor position, views over Sunny Hill Park, communal gardens and off-street parking, this is a property that deserves to be viewed in person to be fully appreciated.

Early viewing is recommended.





ROOM DESCRIPTIONS

Entrance Hallway - 4'5" x 13'4" (1.35m x 4.06m)

Kitchen - 8'8" x 13'6" (2.64m x 4.11m)

Living Room - 16'1" x 10'4" (4.9m x 3.15m)

Bedroom 1 - 12'7" x 10'5" (3.84m x 3.18m)

Bedroom 2 - 12'5" x 6'8" (3.78m x 2.03m)

Bathroom - 7'5" x 6'5" (2.26m x 1.96m)

MATERIAL INFO

Tenure: To be advised

Council Tax Band: D

EPC rating: D

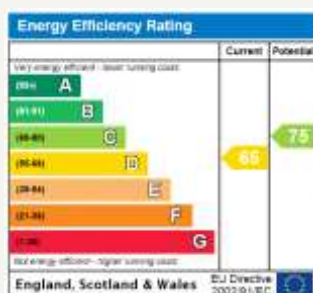


Approximate total area⁽¹⁾
625 ft²
58.2 m²

(1) Excluding balconies and terraces

Calculations reference the BCO (BMS) 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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