

Sunny Gardens Road, London, NW4

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£325,000 *Leasehold*

Set within an attractive period conversion on the sought-after Sunny Gardens Road, this beautifully presented ground floor flat combines elegant interiors with a wonderfully practical layout. The welcoming entrance hallway leads through to a generous double bedroom featuring a charming bay window and fitted wardrobes, while the well-appointed bathroom is finished with an opaque window, allowing excellent natural light, a contemporary wall-mounted vanity unit with wash basin, bath with shower screen and thermostatic shower, together with a heated towel rail. At the heart of the home is an impressive open-plan lounge, kitchen and dining space, creating a bright and sociable setting for both everyday living and entertaining.

KEY FEATURES

- GROUND FLOOR FLAT
- PERIOD CONVERSION
- OPEN PLAN LIVING SPACE WITH LOUNGE/INTEGRATED KITCHEN/DINER
- PRIVATE REAR GARDEN WITH DECKING
- ALLOCATED PARKING





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The integrated kitchen is thoughtfully incorporated into the living space, while a set of glazed doors opens directly onto a private decked rear garden, complete with shed, providing a rare and valuable extension of the living accommodation.

Sunny Gardens Road enjoys a highly convenient Hendon location, with a selection of everyday amenities, cafés, restaurants and supermarkets close by, particularly around Church Road, Brent Street and the surrounding neighbourhood. Transport connections are excellent, with Hendon Central Underground Station providing access to the Northern line and central London, while Hendon Station offers Thameslink services towards St Pancras, Farringdon and Blackfriars. The surrounding road network also provides excellent access into Central London and the wider North London area, making the location particularly convenient for commuters by car. The area is also well served by a choice of well-regarded schools, including Sunnyfields Primary School and Hendon School, both currently rated Good by Ofsted. For those who enjoy outdoor space, the property is particularly well positioned for Sunny Hill Park, with its open lawns, tennis courts and recreational facilities, while Hendon Park and the wider green spaces of the surrounding area provide further opportunities for walking, leisure and relaxation.















MATERIAL INFO

Tenure: Leasehold
Term: 110 year and 0 months
Service Charge: £1100 per annum
Ground Rent: £200 Annually (subject to increase)
Council Tax Band: C
EPC rating: To be confirmed



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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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