



- **SHARE OF FREEHOLD**
- **PRIVATE ACCESS**
- **COMMUNAL GARDENS**
- **OFF STREET PARKING**
- **EXCELLENT TRANSPORT LINKS**
- **INVESTMENT OPPORTUNITY**

SUNNINGFIELDS ROAD, HENDON, NW4
GUIDE PRICE £295,000 SHARE OF FREEHOLD

CHAIN FREE RECENTLY REFURBISHED GROUND FLOOR MAISONETTE IN THE HEART OF HENDON

Hendon | 020 8202 1031 | hendon@winkworth.co.uk

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Welcome to this beautifully presented one-bedroom, ground floor maisonette, located in the heart of Hendon, NW4. Recently refurbished to a high standard, this property offers a contemporary and comfortable living space, ideal for a first-time buyer or a professional seeking a peaceful home with excellent transport links. The property is offered with a share of the freehold and benefits from the added convenience of communal gardens and off-street parking. Step inside to a bright and airy open plan living, kitchen, and dining area. The modern kitchen features sleek, light-grey handleless cabinetry, integrated appliances, and a stylish breakfast bar perfect for casual dining. The living area is a welcoming space with warm, wooden-style flooring and a feature fireplace, creating a cozy and inviting atmosphere.



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Kitchen

5'3" x 8'2"
1.60 x 2.49 m

Open Plan Living / Kitchen / Diner

13'3" x 16'5"
4.06 x 5.01 m

Storage

5'3" x 3'1"
1.61 x 0.95 m

Bedroom

9'10" x 9'6"
3.00 x 2.91 m

**Entrance
Hallway**

4'7" x 3'7"
1.41 x 1.11 m

Bathroom

5'3" x 5'2"
1.61 x 1.58 m

Approximate total area⁽¹⁾

432 ft²
40.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: Approx 972 year and 0 months

Service Charge: Approx £1460 per annum

Ground Rent: N/A

Council Tax Band: B

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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