



Sunny Gardens Road, NW4

£590,000 *Leasehold*

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Set across the upper floors of a well-maintained maisonette, this spacious split-level home offers an excellent balance of versatile living accommodation and character. Accessed via its own private ground floor entrance with a welcoming porch and hallway, the property features a bright living room, a separate dining room, a delightful conservatory overlooking the rear, a shower room and separate WC. The upper floor comprises three well-proportioned bedrooms, including two generous doubles and a comfortable single, together with a family bathroom and an additional separate WC. Outside, residents can enjoy a beautifully maintained shared rear garden, providing a peaceful outdoor space to relax and unwind.

KEY FEATURES

- IN EXCESS OF 1,100 SQ. FT.
- BRAND NEW 150 YEAR LEASE ON COMPLETION
- OFFERED WITH NO ONWARD CHAIN
- SPACIOUS THREE-BEDROOM SPLIT-LEVEL MAISONETTE
- GENEROUS SEPARATE LIVING AND DINING ROOMS
- BATHROOM & W/C ON EACH FLOOR
- CONSERVATORY OVERLOOKING THE PRIVATE GARDEN
- BEAUTIFULLY MAINTAINED SHARED PRIVATE REAR GARDEN
- CONVENIENT FOR BRENT STREET AND HENDONS TRANSPORT LINKS



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020 8202 1031 | hendon@winkworth.co.uk

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Perfectly positioned in the heart of Hendon, Sunny Gardens Road offers an outstanding lifestyle with an excellent selection of local amenities, including Brent Street's cafés, restaurants, supermarkets and independent shops, together with nearby shopping facilities at Brent Cross. Commuters benefit from excellent transport connections via Hendon Central Underground Station (Northern Line), Hendon Railway Station and numerous bus routes, whilst the A41, North Circular and M1 provide convenient road links across London and beyond. Families are well served by a choice of highly regarded Ofsted-rated schools, and the area is surrounded by attractive green open spaces, including Sunny Hill Park, Hendon Park and the extensive grounds of Golders Hill Park and Hampstead Heath, offering superb opportunities for leisure, recreation and outdoor pursuits.



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MATERIAL INFO

Tenure: Leasehold

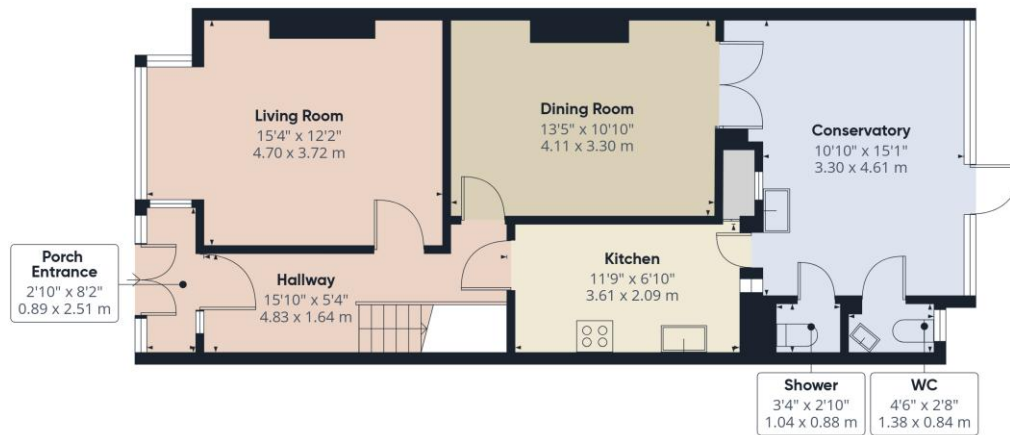
Term: 150 year and 0 months

Service Charge: £2000 per annum

Ground Rent: Peppercorn

Council Tax Band: D

EPC rating: D

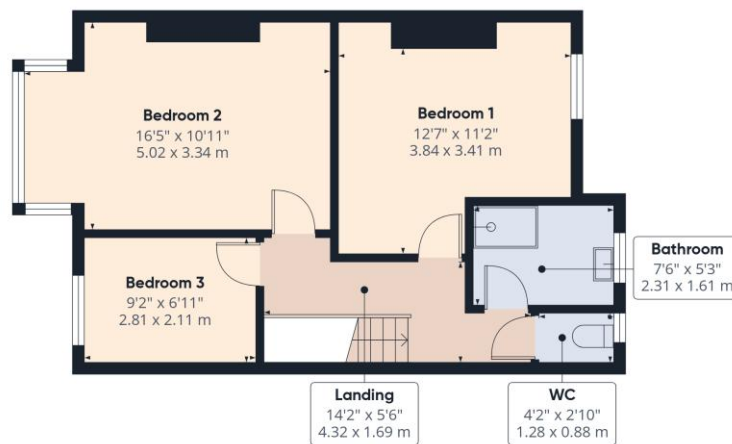


Approximate total area⁽¹⁾
1190 ft²
110.4 m²

(1) Excluding balconies and terraces

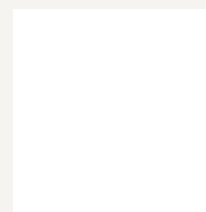
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	71 C
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/HEN260232>

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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