



- OFF STREET PARKING
- FINISHED TO AN IMMACULATE STANDARD
- LONG LEASE
- BRIGHT & AIRY
- STUNNING VIEWS
- GARAGE

SUNNINGFIELDS CRESCENT, HENDON, NW4
£475,000 LEASEHOLD

A SPACIOUS TWO-BEDROOM RETREAT IN SOUGHT-AFTER HENDON, OFFERING THE PERFECT BLEND OF STYLE, COMFORT AND CONVENIENCE.

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

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This beautifully presented two-bedroom ground-floor flat offers a rare combination of generous proportions, contemporary style and excellent amenities in one of Hendon's most desirable locations. Finished to a slick and high-quality standard throughout, the property has been designed to provide both comfort and practicality. The accommodation includes a large and inviting reception room with plenty of natural light, a stylish fitted kitchen with modern appliances, and two well-proportioned double bedrooms alongside a sleek bathroom suite. Every room reflects careful attention to detail, with neutral tones and a bright, airy feel. The flat also benefits from direct access to beautifully maintained communal gardens, creating a peaceful setting to enjoy outdoors, while a private garage together with a space directly in front of the entrance offers the most premium position in the block, providing an additional secure parking option as well as valuable extra storage.



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Ground Floor Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾
881 ft²
81.8 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.

GIRAFFE 360

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	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Approx Term: 933 year and 0 months

Approx Service Charge: £3400 per annum

Council Tax Band: D

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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