



SUNNY GARDENS ROAD

HENDON, NW4 1SL

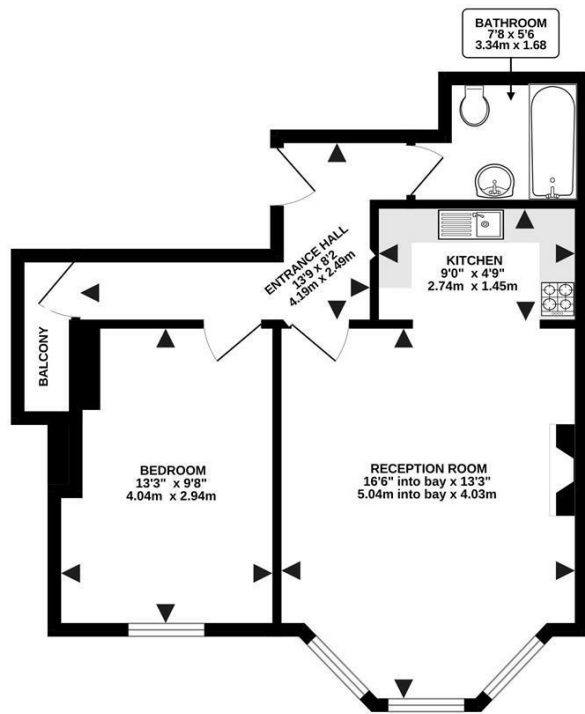
£274,950

LEASEHOLD - SHARE OF FREEHOLD

Jayson Russell Estate Agents are delighted to present this charming bright and spacious one bedroom First floor flat set within converted period building benefiting from a share of freehold, The apartment is located in Sunny Gardens Road , a tree lined street with easy access to all local amenities, schools and various transport links- including Hendon underground station which provides excellent transport links and direct routes to Central London and beyond.. The apartment offers a large double bedroom, spacious lounge/open plan kitchen Ideal buy to let investment or first-time purchase. No Chain



JAYSON
RUSSELL



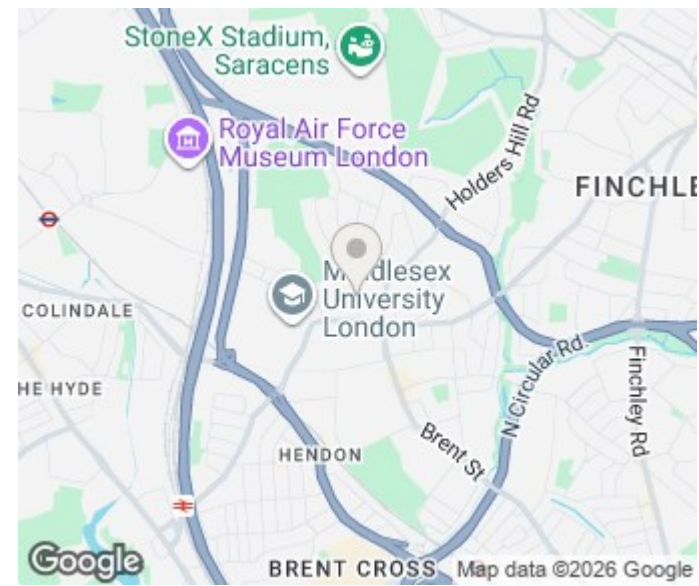
FIRST FLOOR



SUNNY GARDENS ROAD, LONDON, NW4 1SL
TOTAL APPROX. FLOOR AREA: 480 SQ FT (44.6 SQ M)

Floor plan not to scale. Measurements shown are approximate and should not be relied upon for exactness. No responsibility is taken for any inaccuracy, error or omission. The floor plan is for illustrative purposes and is intended as a general guide of the property layout and nothing more. Anyone using this floor plan should check all measurements and layout details themselves. Any services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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