

SUNNINGFIELDS ROAD, NW4  
**OIEO £250,000 SHARE OF FREEHOLD**

## **TWO BEDROOM DUPLEX MAISONETTE WITH PRIVATE REAR GARDEN AND CLOSE TO SUNNY HILL PARK**

**Hendon** | 020 8202 1031 | [hendon@winkworth.co.uk](mailto:hendon@winkworth.co.uk)

## DESCRIPTION:

We are delighted to offer this one bedroom / one study duplex maisonette arranged over ground and first floor to the market. This property is located in a sought after residential location on Sunningfields Road and is within walking distance of transport links, local amenities and Sunny Hill Park.

Accommodation comprises of two rooms, an open plan kitchen/living area, shower room/W.C. This property benefits from double glazing, gas central heating together with its own private rear garden and is being sold Chain Free.

Viewing is highly recommended

EPC: E

## AT A GLANCE

- TWO BEDROOM DUPLEX MAISONETTE
- OPEN PLAN KITCHEN/LIVING AREA
- PRIVATE REAR GARDEN
- OFF STREET PARKING
- CLOSE TO TRANSPORT LINKS AND LOCAL AMENITIES
- CHAIN FREE





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		66 D
39-54	E	46 E	
21-38	F		
1-20	G		