SUNNY GARDENS ROAD, HENDON, NW4
£475,000 SHARE OF FREEHOLD- APPROX 990+ YEARS REMAINING

MODERN THREE BEDROOM DUPLEX MAISONETTE WITH GARDEN & PARKING

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

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This beautifully decorated, first-floor, 3-bedroom maisonette, featuring a loft extension, offers a perfect blend of elegance and functionality. Exceptionally bright and spacious, the property boasts a well-lit reception room, with a through-lounge layout that enhances the sense of space and connectivity for socialising. Each of the three generously sized bedrooms is bathed in natural light, creating a warm and inviting atmosphere. The master bedroom, located on the second floor, boasts an en-suite bathroom, providing an additional layer of privacy and convenience. The property includes two contemporary bathrooms, both fitted with high-quality fixtures. The main bathroom features a combination bathtub and shower, while the en-suite bathroom showcases an elegant and modern design. The kitchen offers sleek countertops with ample storage space. Adjacent to the kitchen is a cozy breakfast bar. A private garden space to the rear is a beneficial aspect to this property allowing entertainment and socialising prospects or enjoying your private space throughout all seasons. Nestled in the heart of Hendon you are close to highly acclaimed schools and the hustle and bustle of Hendon's High Street. This maisonette ensures a luxurious living experience. Outside the property features a private driveway, offering convenient and secure parking.

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Kitchen
9'0" x 9'7"
2.66 x 2.92 m

Bathroom
6'0" x 5'2"
1.75 x 1.58 m

Hallway
3'0" x 3'1"
0.91 x 0.94 m

12'0" x 15'0"
3.57 x 4.59 m

Landing
3'0" x 6'7"
0.91 x 2.00 m

Ground Floor

7'0" x 10'0"
2.06 x 3.05 m

12'0" x 17'1"
3.51 x 5.21 m

Floor 1

Bathroom
3'0" x 6'4"
0.94 x 1.94 m

Landing
6'0" x 10'3"
1.69 x 3.13 m

11'0" x 16'7"
3.41 x 5.05 m

Floor 2

Approximate total area[1]
870.37 ft²
80.86 m²

Reduced headroom
74.81 ft²
6.95 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

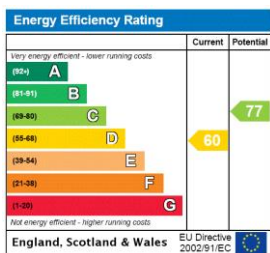GIRAFFE360

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales   EU Directive 2002/91/EC

TENURE: Share of Freehold

Term: 990+ YEARS REMAINING

Service Charge: £0 PA

Ground Rent: £0

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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