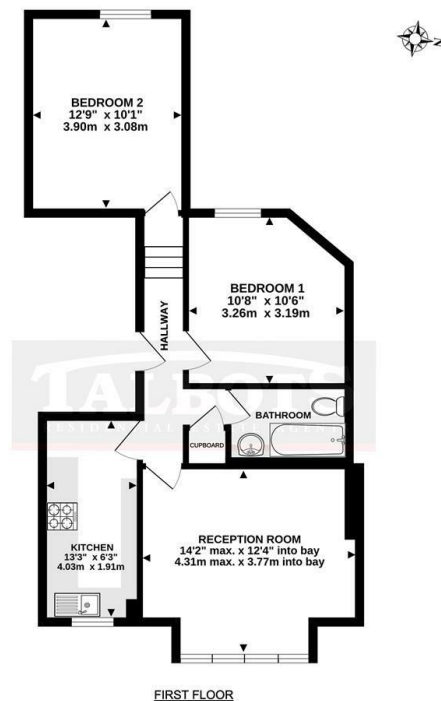




## Sunny Gardens Road, Hendon, NW4 1SH

£299,950

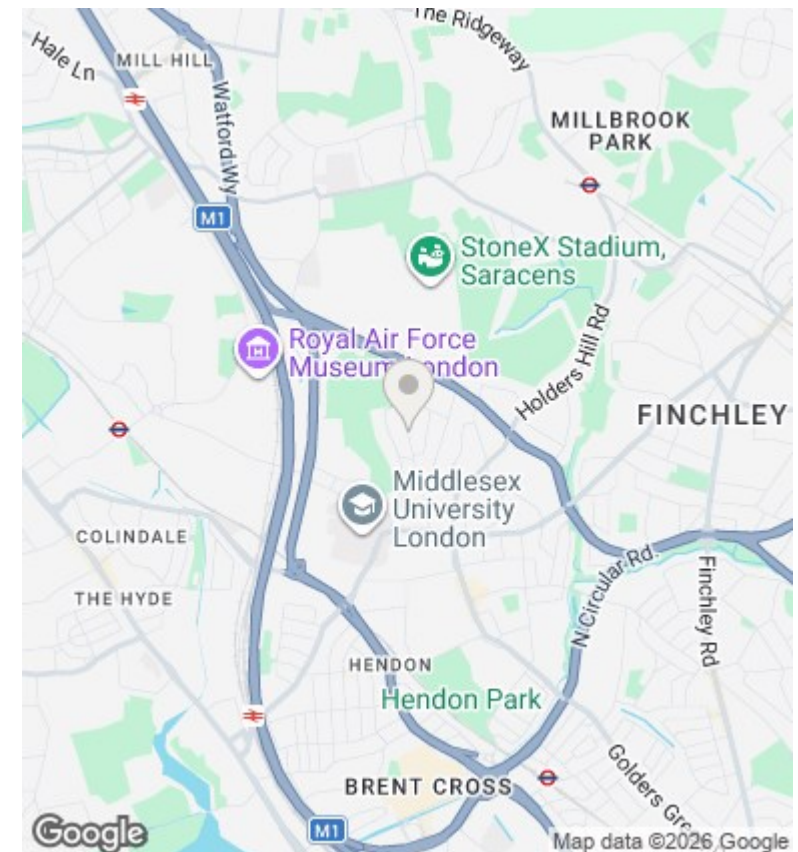
- First Floor Flat
- Kitchen
- Chain Free
- Two Bedrooms
- Bathroom/WC
- EPC Rating D
- Close to Sunny Hill Park
- Communal Gardens



SUNNY GARDENS ROAD, HENDON, LONDON, NW4 1SH  
TOTAL APPROX. FLOOR AREA: 579 SQ FT (53.8 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 selling view. Anyone using the 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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## Directions

## Viewings

Viewings by arrangement only. Call 020 82025511 to make an appointment.

## Council Tax Band

D

## EPC Rating:

D

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 66                      | 78        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

No warranty whatsoever can be given by Talbots as to the general state and condition of the property, including electrical wiring, heating systems and plumbing. All measurements are approximate and are stated for guidance purposes only and Talbots can accept no responsibility for errors in measurements. We have not had sight of the legal documents to verify the freehold or leasehold status of the property. A buyer is advised to obtain