



- CHAIN FREE
- FITTED KITCHEN
- AMAZING VIEWS
- TOP FLOOR

SUNNINGFIELDS CRESCENT, HENDON, NW4  
**£225,000 LEASEHOLD**

**CHARMING ONE-BEDROOM APARTMENT – PERFECT FOR  
FIRST-TIME BUYERS AND INVESTORS!**

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

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## DESCRIPTION:

Discover this quirky, one-bedroom top-floor apartment that combines comfort with character. Situated on the top floor, this home offers beautiful, uninterrupted views, providing a peaceful retreat from the bustling city life below.

The apartment includes a well-proportioned kitchen and a shower room, both offering great potential and ready for a touch of modernization to suit your style. The unique layout and charming design give this property a cozy and inviting ambiance.

This chain-free apartment is an ideal investment opportunity or a perfect first home. Don't miss the chance to secure this gem—contact us today to arrange a viewing!

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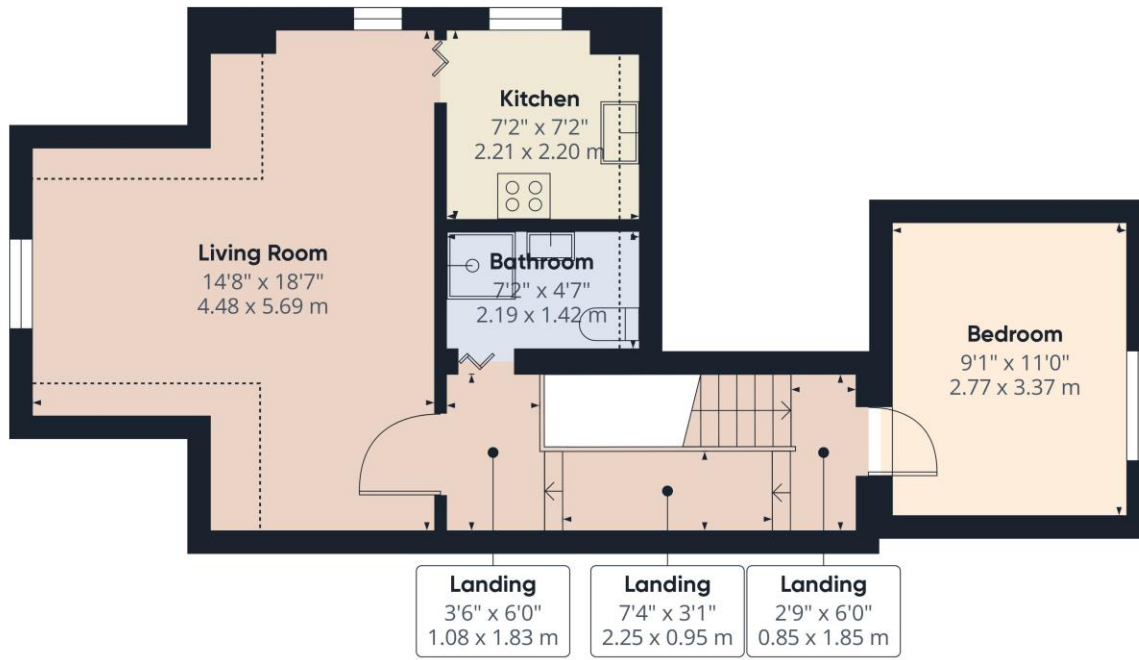


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Floor 1

**Approximate total area<sup>(1)</sup>**  
468.34 ft<sup>2</sup>  
43.51 m<sup>2</sup>

**Reduced headroom**  
43.77 ft<sup>2</sup>  
4.07 m<sup>2</sup>

(1) Excluding balconies and terraces

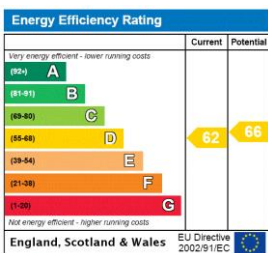
Reduced headroom  
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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.



**Tenure:** Leasehold

**Term:** 139 year and 1 months

**Service Charge:** £0 per annum

**Ground Rent:** £200 Annually (subject to increase)

**Council Tax Band:** B

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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