



1 bed flat to buy in NW4

31 Sunningfields Road, Hendon, NW4 4QS

£200,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Allocated parking

Property features

- ✓ LARGE 1 BEDROOM PURPOSE BUILT FLAT
- ✓ 2ND FLOOR WALK UP
- ✓ BRIGHT LOUNGE WITH DINING
- ✓ SEPARATE KITCHEN
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band C**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**

Description

Nestled on the second floor of a small, purpose-built block, this spaciouly well-proportioned one-bedroom flat offers an excellent opportunity for those ready to make a house a home. The property boasts a bright lounge with a dedicated dining area—perfect for relaxing or entertaining—alongside a separate kitchen that offers great potential for personalised upgrades. The double bedroom is generously sized, and the separate bathroom completes this flexible layout.

Hendon Lodge sits on the sought-after, tree-lined Sunningfields Road, an attractive residential enclave in the heart of NW4. The flat enjoys a quiet yet convenient location with local shops, supermarkets, and amenities just moments away. For those who appreciate green spaces, the ever-popular Sunny Hill Park is just a short stroll from the property—perfect for weekend walks, morning jogs, or leisurely afternoons enjoying nature. The area is also well-served by places of worship, a vibrant, welcoming community.

For commuters, Hendon Central Underground Station and numerous bus routes are within easy reach, offering swift access to the City and the West End. Residents also benefit from allocated parking for the block, with space for one car.

Requiring modernisation throughout, this property presents a superb opportunity for first-time buyers, downsizers, or investors. Rental yields of up to £1,500 per month are achievable, making it equally appealing as a buy-to-let purchase. Offered with vacant possession, a long lease, and low outgoings, this probate sale is not to be missed.

View today to discover the potential and charm of this Hendon gem.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 966

Annual Service Charge Amount: £2,940.00

Price: Starting Bid £200,000

Property Type: Flat

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Heating: Gas

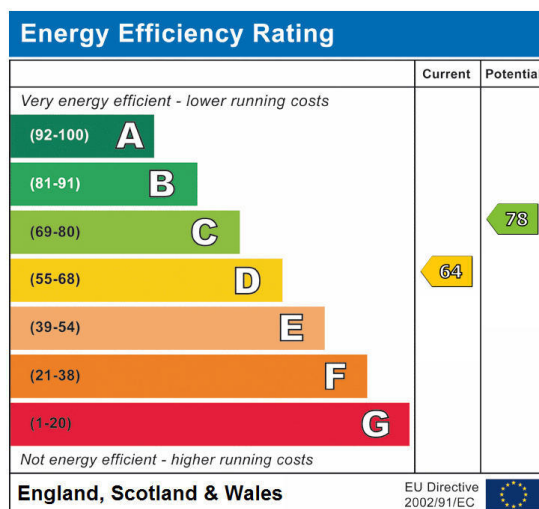
Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No



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Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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