

1 Sunbury Gardens, London, NW7 3SH

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A lateral 3-bedroom chalet bungalow located within close proximity to Mill Hill Broadway.

The ground floor comprises of 2 reception rooms, one of which provides direct access to a matured c100 ft x 80 ft private garden, a spacious eat in kitchen, 2 bedrooms, one with the benefit of a dressing room and both featuring ensuite bathrooms, a study, utility room and an additional guest w/c. Upstairs there is another generously proportioned bedroom with an additional storage space, also featuring an ensuite bathroom.

Further benefits include ample storage throughout, off street parking for several cars and a garage.

Sunbury Gardens is located within walking distance to Mill Hill Broadway with its fashionable boutiques, trendy coffee shops, places of worship and transport links, including Mill Hill Thameslink Station with fast and easy access into central London. It is also close to popular local schools including Mathilda Marks Kennedy and Deansbrook Junior School. Additionally, the property is conveniently positioned for access to the M1 & M25 motorways.





























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Approximate Area = 2590 sq ft / 240.6 sq m

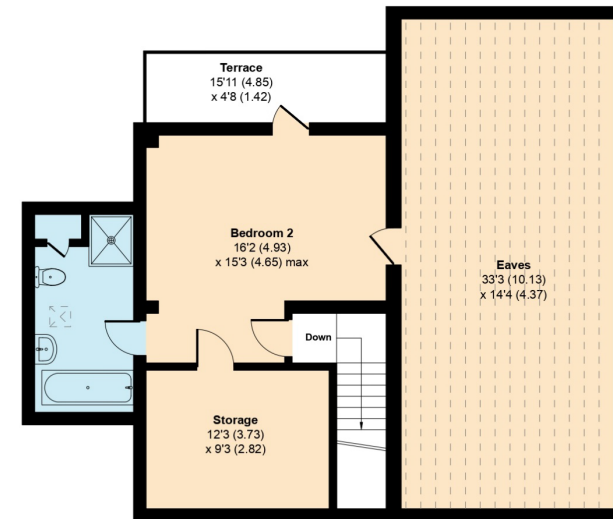
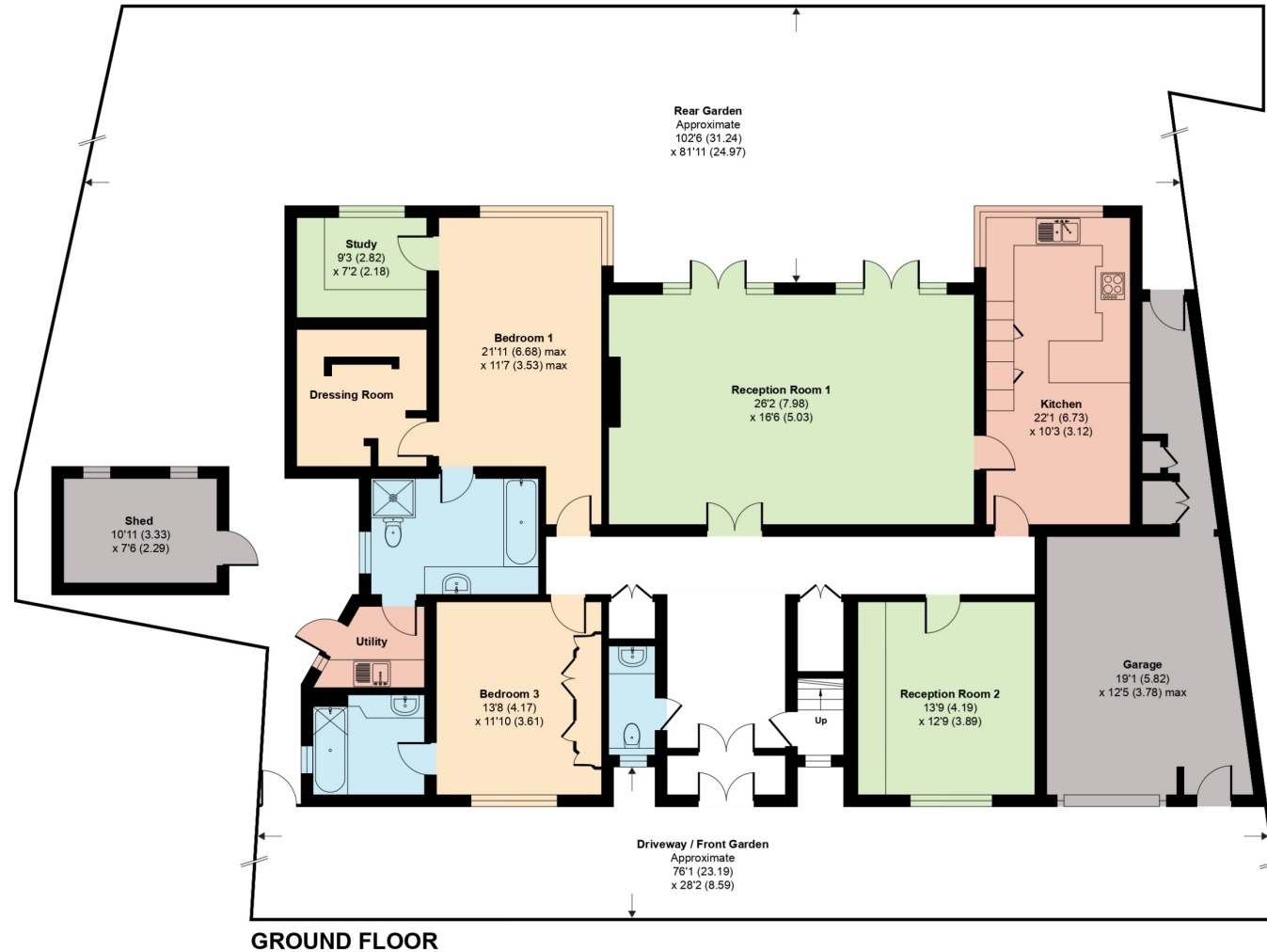
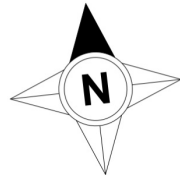
Limited Use Area(s) = 498 sq ft / 46.2 sq m

Garage = 325 sq ft / 30.1 sq m

Outbuilding = 83 sq ft / 7.7 sq m

Total = 3496 sq ft / 324.6 sq m

For identification only - Not to scale



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	73	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax - G
Local Authority - Barnet

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