

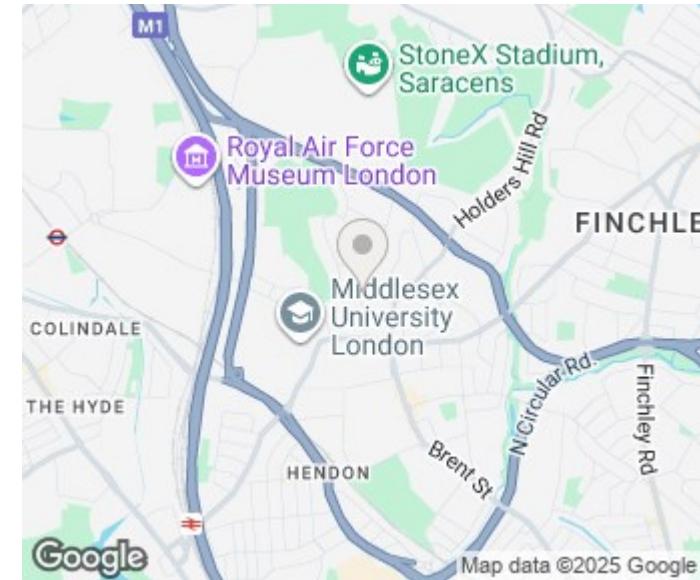
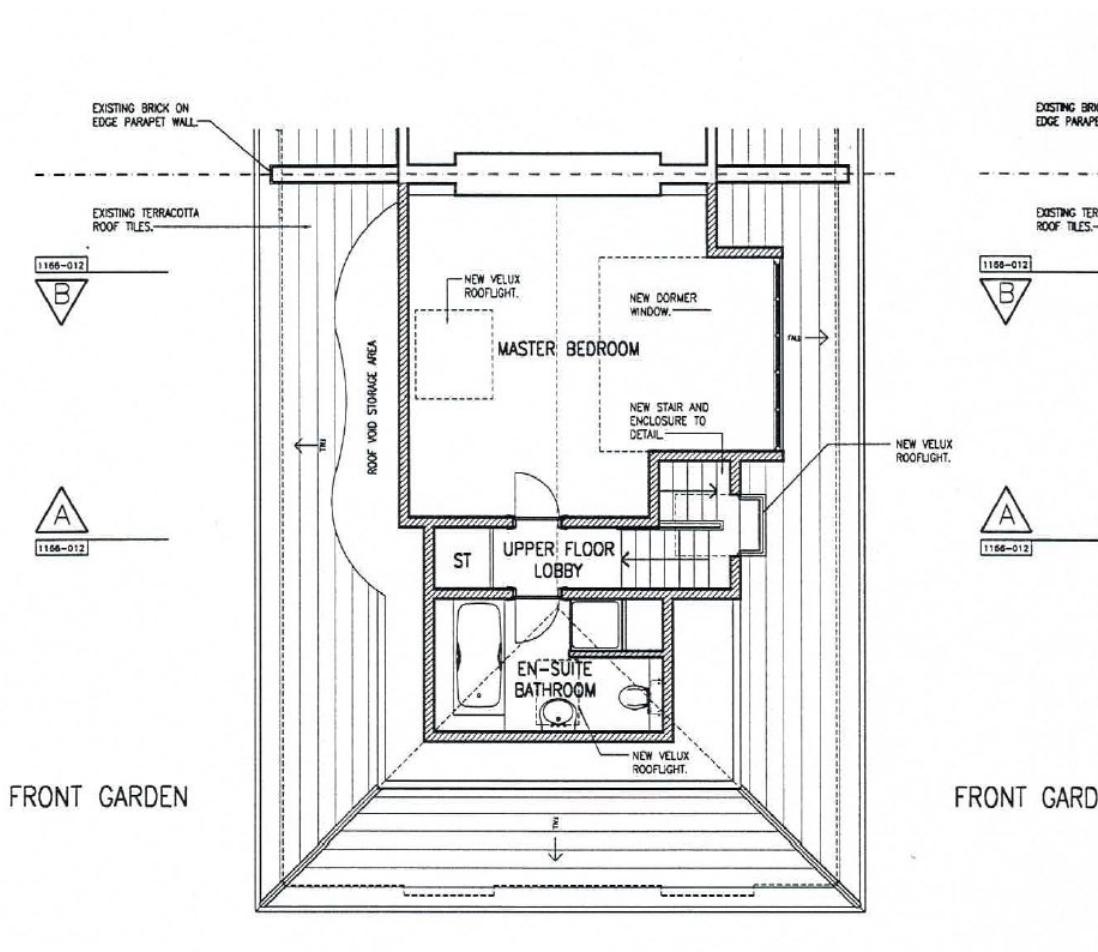


**42 SUNNY GARDENS ROAD  
LONDON, NW4 1RX**

**£1,390,000**

This double-fronted 5-bedroom, 3-bathroom property has become available on Sunny Gardens Road! This property boasts easy access to local amenities, transportation, and major roadways.

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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