

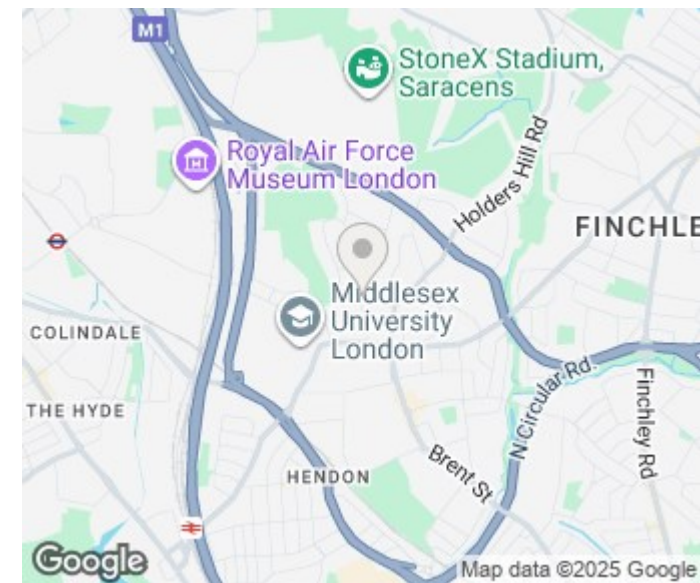
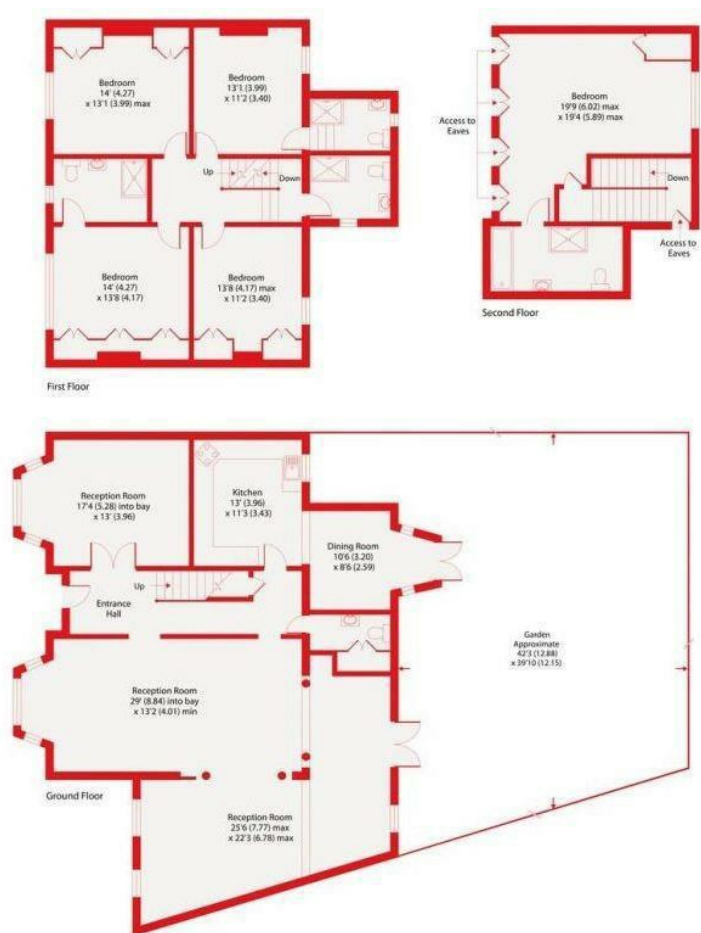


**34 SUNNY GARDENS ROAD**  
**LONDON, NW4 1RX**

**£1,350,000**  
**LEASEHOLD**

Introducing an opportunity to own a spacious 5-bedroom 3-bathroom double-fronted semi-detached house (2887sqft) with off-street parking for 3 cars, on the popular Sunny Gardens Road.

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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>		
(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	

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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