



Flat 1

Sunnyside House Sunnyside, London

Bright first-floor three-bedroom flat (789 sq ft) with private balcony, spacious reception, separate kitchen, flexible layout, and good transport links near Finchley Road and Golders Green.

Council Tax band: C

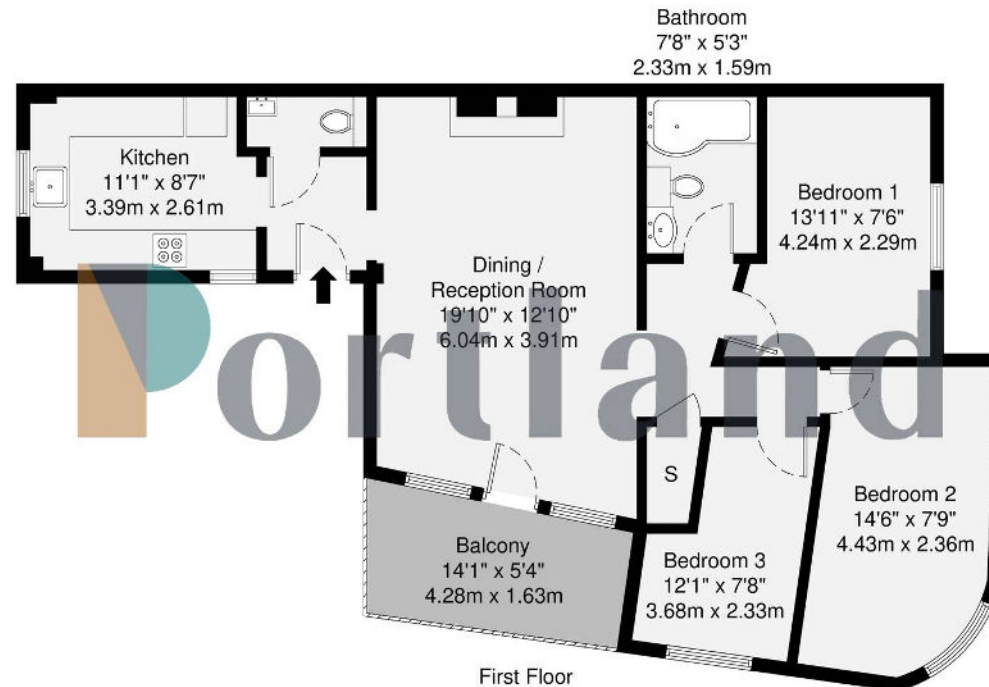
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- First floor apartment
- Three bedrooms
- 768 sq ft of internal space
- Large 19ft reception / dining room
- Private balcony
- Separate kitchen
- Family bathroom plus additional WC
- Good natural light throughout
- Well-proportioned layout
- Scope to add value





GROSS INTERNAL AREA (GIA)
The footprint of the property
73.3 sq m / 789 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
1.0 sq m / 11 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
6.9 sq m / 74 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floorplan accuracy and completeness, you or your advisors should
conduct a careful, independent investigation of the property in respect of monetary valuation.



Portland Estate Agents

Portland Estate Agents, 90 Walm Lane - NW2 4QY

0208 451 9844

sales@portlandestateagents.co.uk

<http://www.portlandestateagents.co.uk/>

Important Notice: These particulars are provided in good faith for guidance only and do not form part of any offer or contract. Services, appliances and fittings have not been tested. All measurements, plans and distances are approximate.

