



**HUNTERS®**  
HERE TO GET *you* THERE



**Sanderstead Ave, London, Greater London,  
NW2**

**Per Calendar Month £3,195 Per Calendar Month**



A sensational fully refurbished four bedroom family house with a large conservatory leading to a pretty garden with patio.

Having been extensively renovated, The property features three double bedrooms with build in wardrobes plus a single bedroom/study, two bathrooms (one en-suite) plus WC, modern kitchen with granite counters and integrated appliances leading to a large conservatory, 30ft double-reception with wood flooring and double doors leading to the charming garden with a new patio and 50ft garden. The property further benefits from a newly paved driveway with parking for at least two cars.

Sanderstead Avenue is a quiet residential street located nearby Childs Hill, Finchley Road and Cricklewood for the Thameslink station

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadlettings@hunters.com | [www.hunters.com](http://www.hunters.com)



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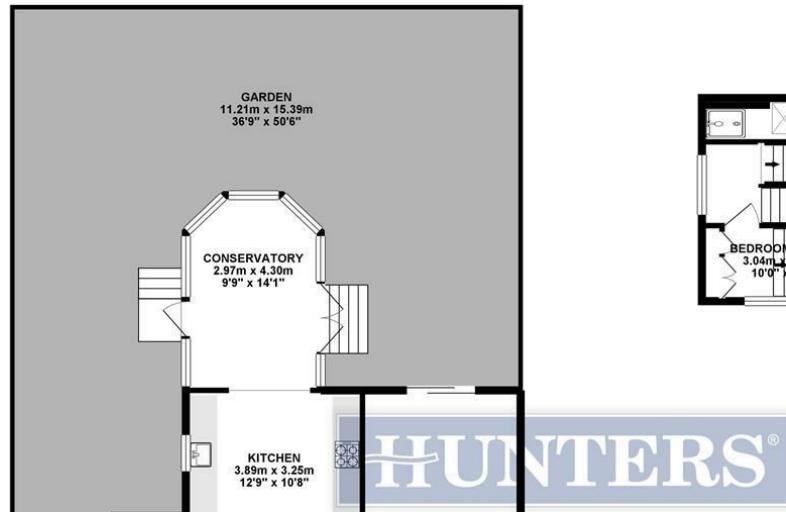
## KEY FEATURES

- Three/Four bedrooms
  - Two bathrooms
- Extensively refurbished
- Newly paved driveway
  - 30ft reception
  - Conservatory
- Private 50ft garden
- Modern kitchen
- Fully managed by Hunters
- Available now

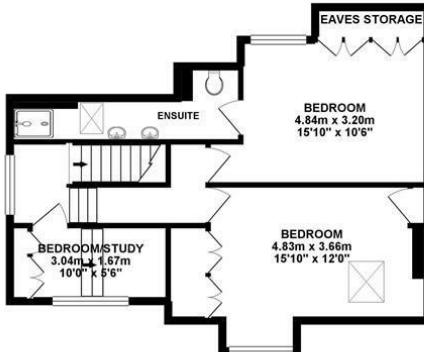




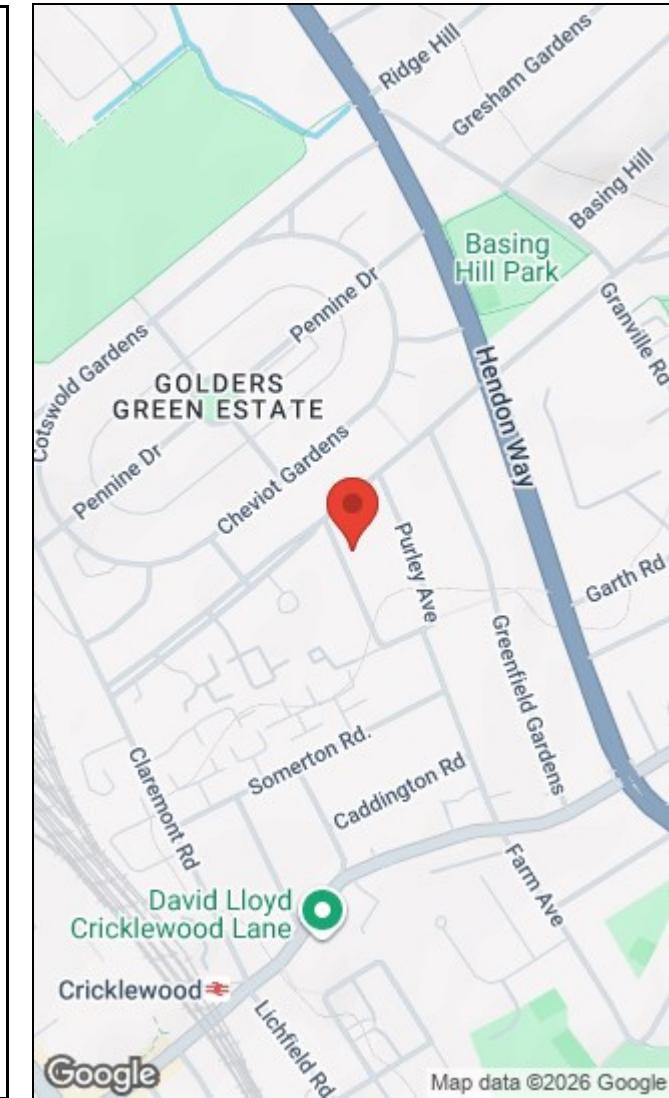
GROUND FLOOR 86.98 sq. m.  
( 936.22 sq. ft. )



1ST FLOOR 52.78 sq. m.  
( 568.14 sq. ft. )



TOTAL FLOOR AREA : 139.76 sq. m. ( 1504.35 sq. ft. ) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other internal appointments and no responsibility is taken for any error, omission or mis-statement. This plan is for advertising purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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