





HANNAH COURT, SUNNINGDALE GARDENS, KINGSBURY, LONDON, NW9

£300,000 SHARE OF FREEHOLD

TWO BEDROOM APARTMENT WITH PRIVATE BALCONY AND ALLOCATED PARKING

- **SERVICE CHARGE APPROX £2,517 PER ANNUM**
- **NO GROUND RENT PAYABLE**

Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk

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Located on the second floor of a modern, purpose-built development, this well-presented two-bedroom apartment offers generous living space and a stylish, contemporary finish throughout. Benefitting from share of freehold tenure and one allocated parking space, the property is perfectly positioned just off Kingsbury High Road, placing a wide variety and amenities with excellent schools and transport links in easy reach. Kingsbury's Jubilee Line tube station is just a few minutes' walk away, offering swift access into Central London. The apartment is filled with plenty of natural light and features a spacious open-plan lounge and modern fitted kitchen, two well-proportioned bedrooms, a family bathroom, and a private balcony – perfect for outdoor relaxation or entertaining along with maintained communal gardens for children to play and residents to gather. Whether you're a first-time buyer looking for your starter home, or a buy-to-let investor seeking a high-demand rental opportunity, this property is not to be missed.





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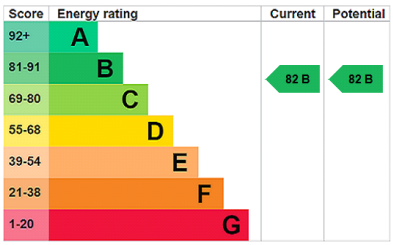


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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Share of Freehold

Service Charge: £2,517 Approx per annum

Ground Rent: None payable

Council Tax Band: D - Brent

All figures that are shown were correct at the time of printing.

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