



FLAT 9, HANNAH COURT, SUNNINGDALE GARDENS, KINGSBURY, LONDON, NW9  
**£345,000 SHARE OF FREEHOLD**

## TWO BEDROOM APARTMENT WITH PRIVATE BALCONY AND ALLOCATED PARKING

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

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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 of 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.

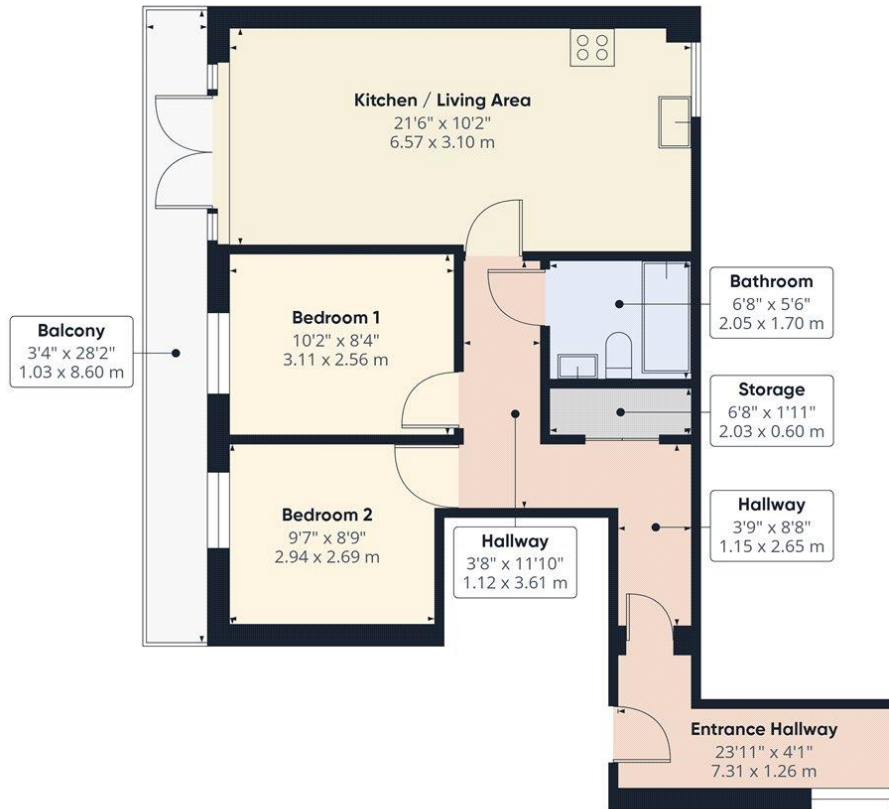


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**Approximate total area<sup>(1)</sup>**

645 ft<sup>2</sup>  
59.9 m<sup>2</sup>

**Balconies and terraces**

94 ft<sup>2</sup>  
8.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.