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ANGELICA COURT, SUNNINGDALE GARDENS, KINGSBURY, LONDON, NW9

OFFERS IN THE REGION OF £350,000 SHARE OF FREEHOLD

**TWO BEDROOM APARTMENT WITH GENEROUS
PRIVATE BALCONY AND ALLOCATED PARKING
-SHARE OF FREEHOLD**

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

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Located on the first 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 sleek family bathroom, and a large 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⁽¹⁾
663 ft²
61.5 m²

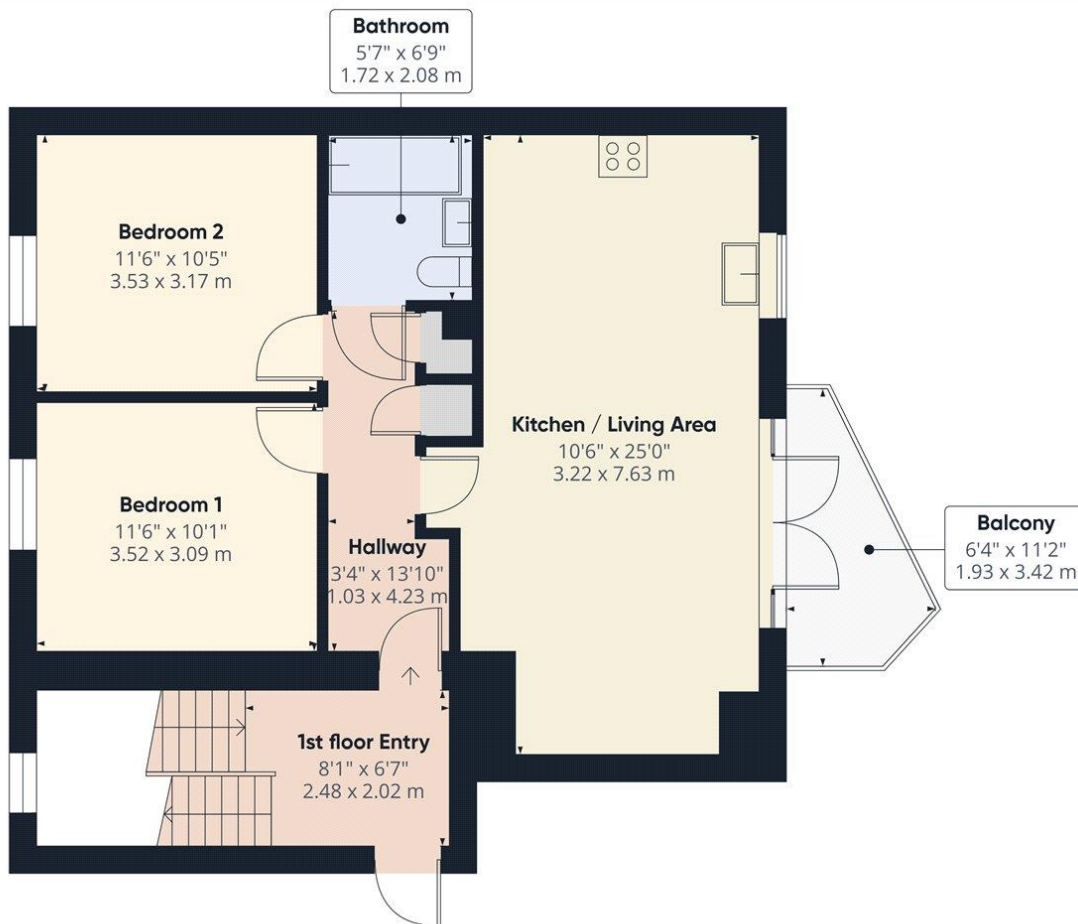
Balconies and terraces
50 ft²
4.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Leasehold Term: 112 Years Approx

Service Charge: £3,200 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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