



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

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

Winkworth

for every step...

winkworth.co.uk



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.



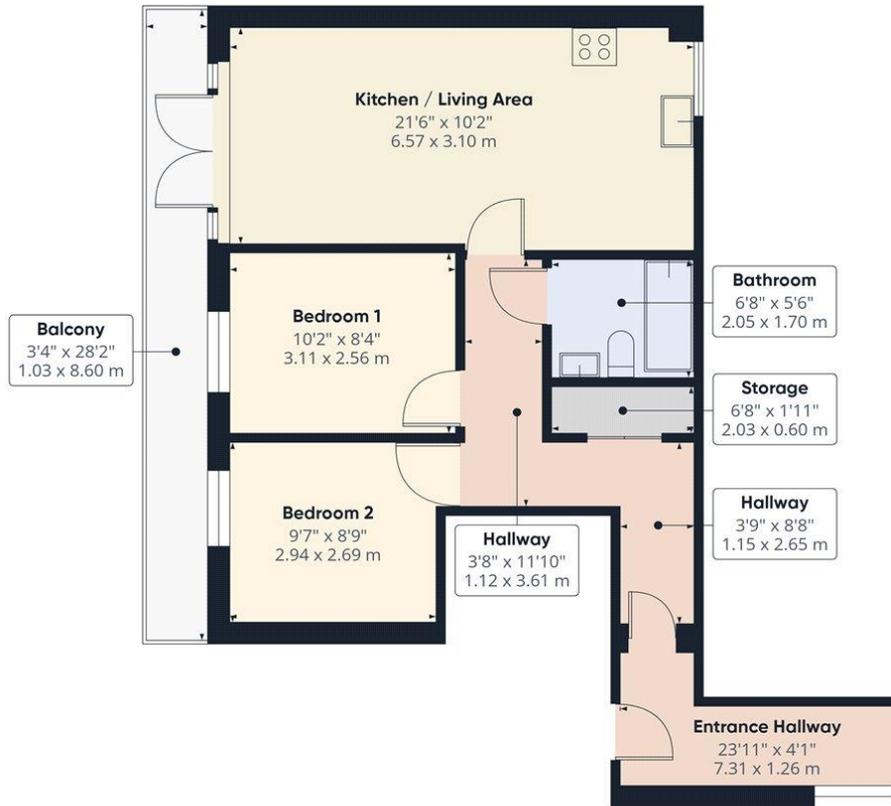
Winkworth

for every step...



Winkworth

for every step...



Approximate total area⁽¹⁾
645 ft²
59.9 m²

Balconies and terraces
94 ft²
8.7 m²

(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.

GIRAFFE360

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.

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

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.