



Winkworth  
for every step...



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SUNNINGDALE GARDENS, KINGSBURY, LONDON, NW9  
**£450,000 FREEHOLD**

## TWO BEDROOM END OF TERRACE HOUSE IN A FAMILY FRIENDLY RESIDENCE

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



for every step...

[winkworth.co.uk](http://winkworth.co.uk)



Welcome to this delightful two-bedroom end of terrace house, ideally situated in a lovely, family-friendly residence. This inviting home features a functional kitchen, perfect for your culinary needs. The bright and spacious reception room offers an abundance of natural light, creating a warm and welcoming atmosphere for relaxation and entertaining. The property comprises one comfortable double bedroom, one cozy single bedroom, and a family bathroom ideal for a small family or a couple seeking extra space. Residents will appreciate the private communal gardens, a lovely social hub where families can gather, and children can play safely. Esteemed schools are virtually on the doorstep, making this location perfect for families with school-aged children. Additionally, vibrant Kingsbury High Road is less than a ten-minute stroll away, offering an array of amenities, including shops, cafes, and restaurants. Excellent transport links, such as the Jubilee Line, ensure easy access to central London and beyond. Nature enthusiasts will be delighted by the proximity to Fryent Country Park, with its acres of lush greenery, providing a perfect escape for leisurely walks, picnics, and outdoor adventures. An internal viewing is highly advised to fully appreciate the charm and convenience this property offers. Don't miss the opportunity to make this house your home!



**Winkworth**

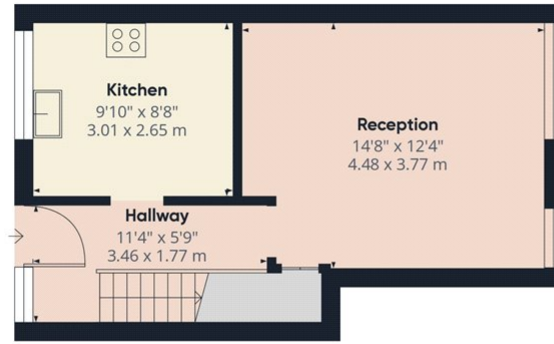
for every step...



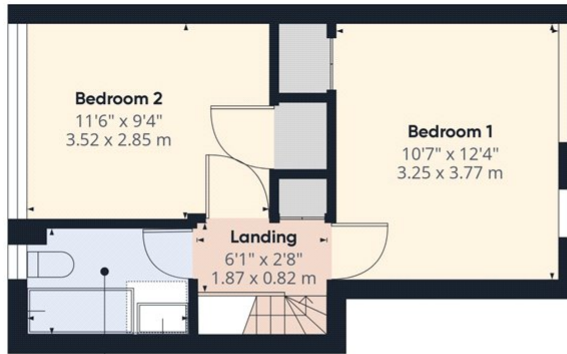
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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
 656.08 ft<sup>2</sup>  
 60.95 m<sup>2</sup>

(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.

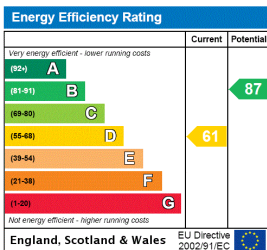
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Freehold

**Council Tax Band:** D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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