



Harrow Road, Wembley, HA0

1  1  1  C 

 **Sell MyHome**TM
.co.uk



- ONE BEDROOM APARTMENT
- NO CHAIN
- NEW WIRING DONE IN SEPTEMBER 2016
- NEW FIRE PROTECTION DOOR IN OCTOBER 2023
- OVER 900 YEAR LEASE
- PARKING AVAILABLE
- NEW BOILER IN SUMMER 2020

CHAIN FREE

Nestled on the vibrant Harrow Road in Wembley, this charming one-bedroom flat offers a delightful living experience in a sought-after location. The property is purpose-built, ensuring a modern and functional layout that caters to contemporary living.

Upon entering, you are welcomed into a spacious living room, perfect for relaxation or entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere. Adjacent to the living area is a well-appointed kitchen, providing ample space for culinary pursuits and everyday dining.

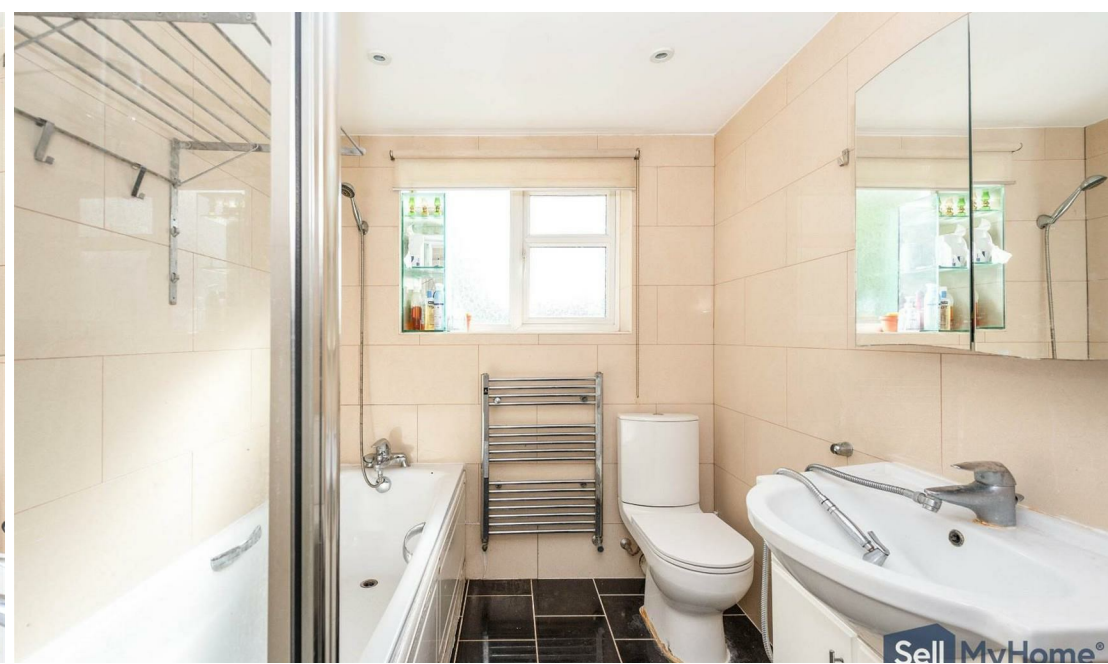
The flat features a comfortable bedroom, ideal for restful nights and personal retreat. The bathroom is conveniently located, designed with practicality in mind.

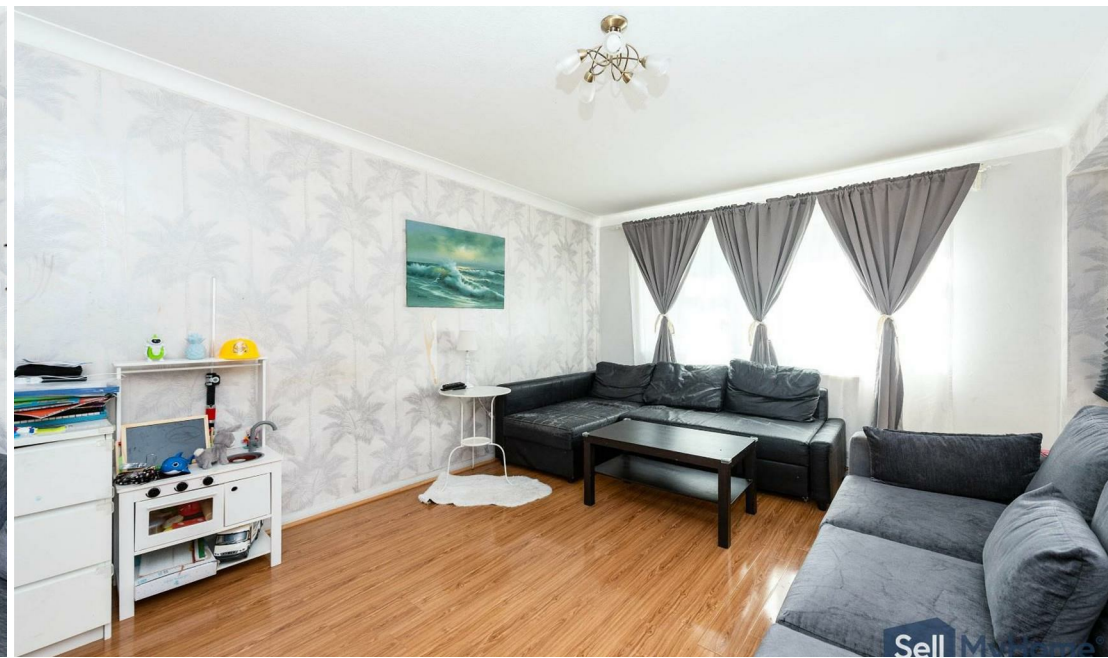
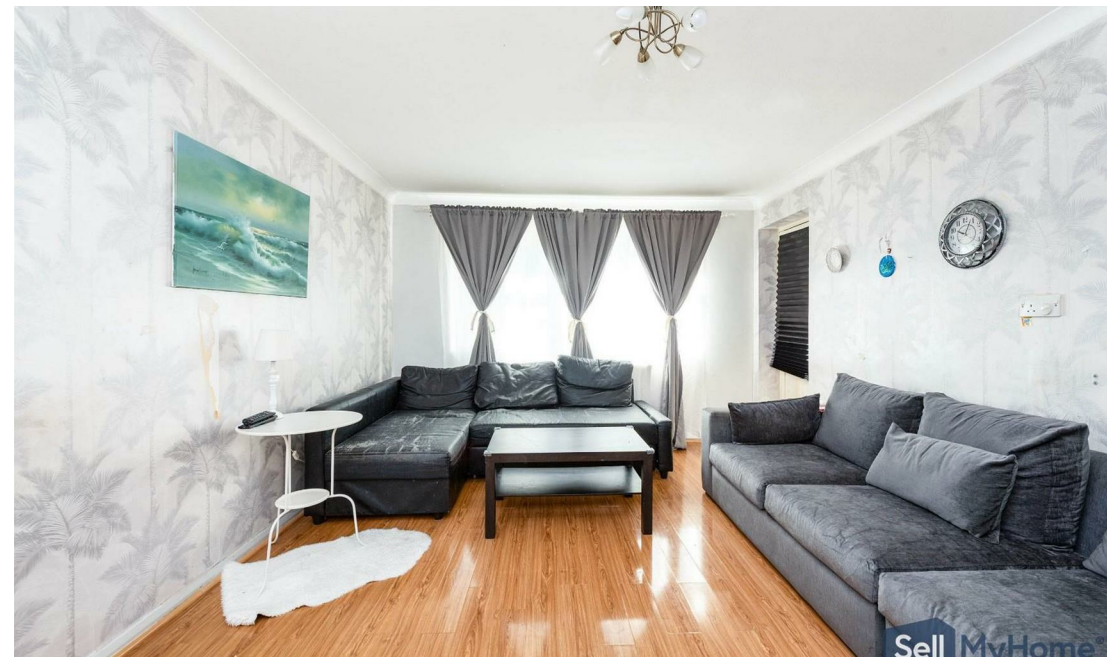
One of the standout features of this property is the lovely balcony, where you can enjoy fresh air and views, making it an excellent spot for morning coffee or evening relaxation.

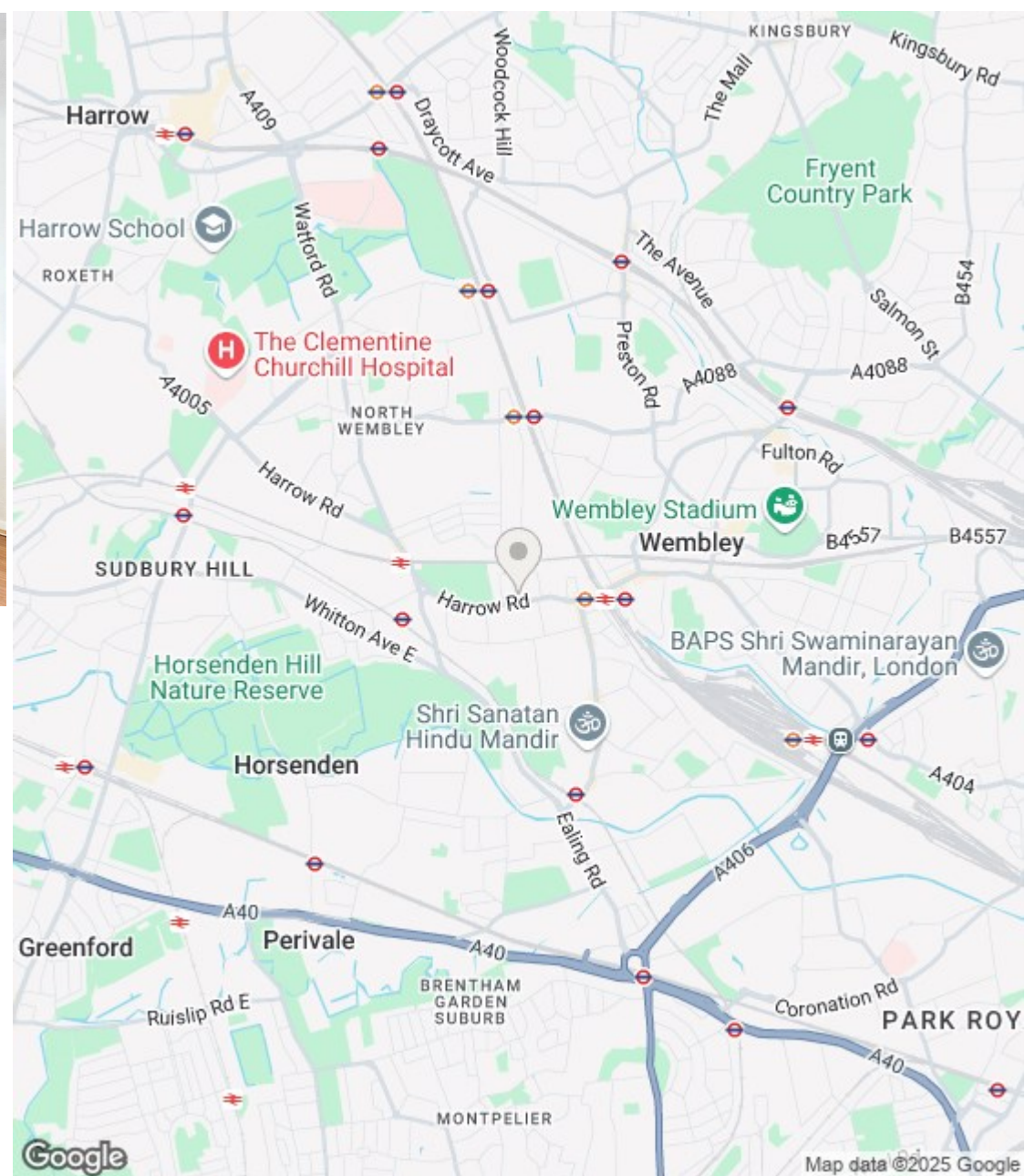
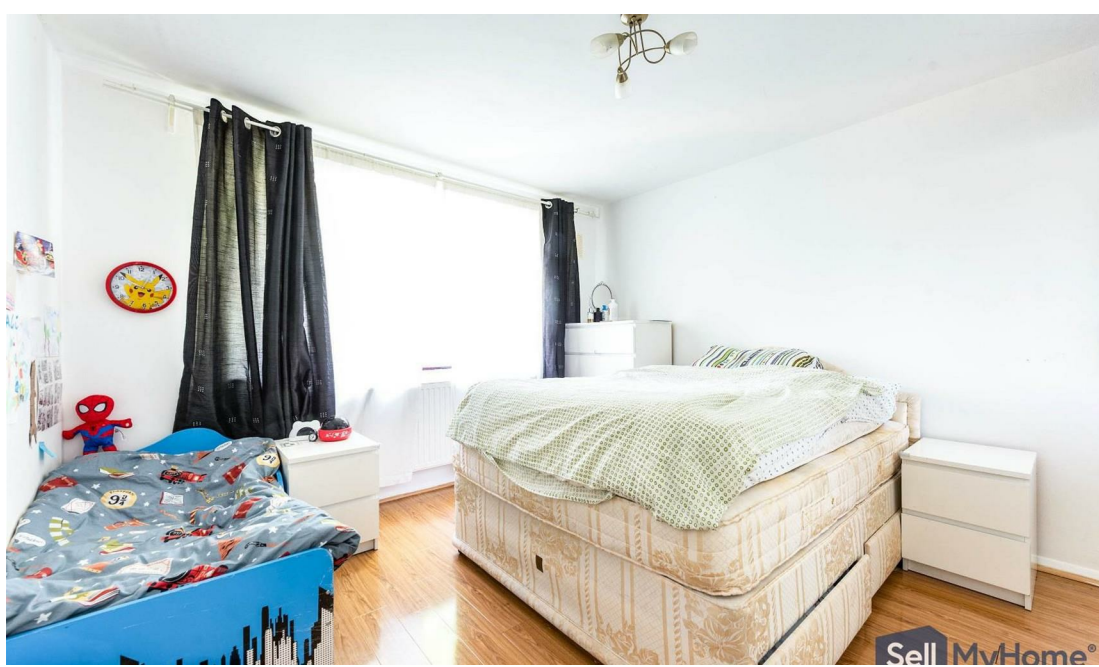
Additionally, the property benefits from no upper chain, allowing for a smooth and efficient purchasing process. This flat is perfect for first-time buyers, investors, or anyone looking to enjoy the vibrant lifestyle that Wembley has to offer.

With its excellent transport links and proximity to local amenities, this one-bedroom flat on Harrow Road is a fantastic opportunity not to be missed.

Price Guide: £300,000







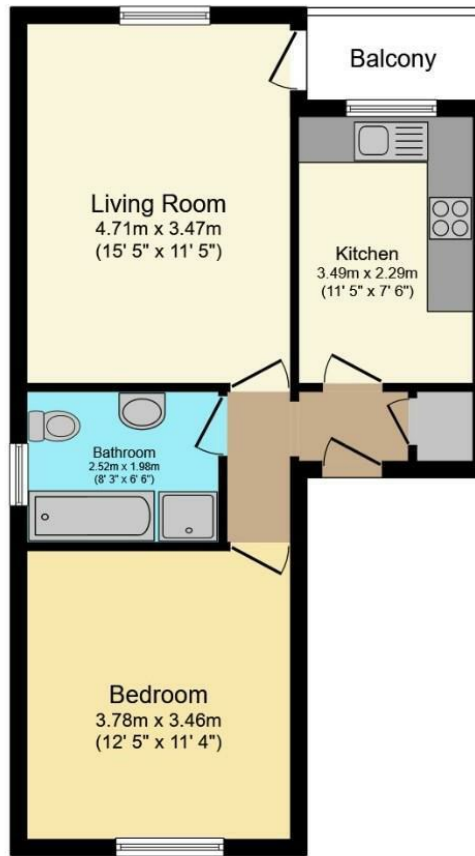
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





Total floor area 47.7 sq.m. (513 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

(1) MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The description, measurements & specifications indicated have been approved by the Vendor, for guidance only and as such must be considered incorrect. While every effort has been made to ensure the accuracy of the information provided, we cannot be held responsible for any errors or omissions. Potential buyers are advised to recheck measurements before committing to any expense. (4) We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. (5) Financial Advice: Any financial information or advice provided in this brochure is not intended as financial or legal advice. We recommend that you seek independent financial and legal advice before making any decisions regarding property transactions. (6) Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. Energy Performance Certificates are available upon request. EPC ratings and related details are accurate as of the date of publication, but may change over time. (7) We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. (8) Subject to Availability: All properties and prices are subject to availability and may be withdrawn or amended without notice. We do not guarantee the continued availability of any property listed in this brochure. (9) Third-Party Services: Any references to third-party services, such as solicitors, surveyors, or financial advisors, are for information only. We do not endorse or recommend any particular service provider. (10) Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts. (11) Viewing Arrangements: Viewings of properties are by appointment only and should be arranged through the estate agent. (12) Legal Information: Buyers should verify all legal and planning details with the relevant authorities and professionals before proceeding with a purchase.