



Harrow Road, Wembley, HA0

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- 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

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.

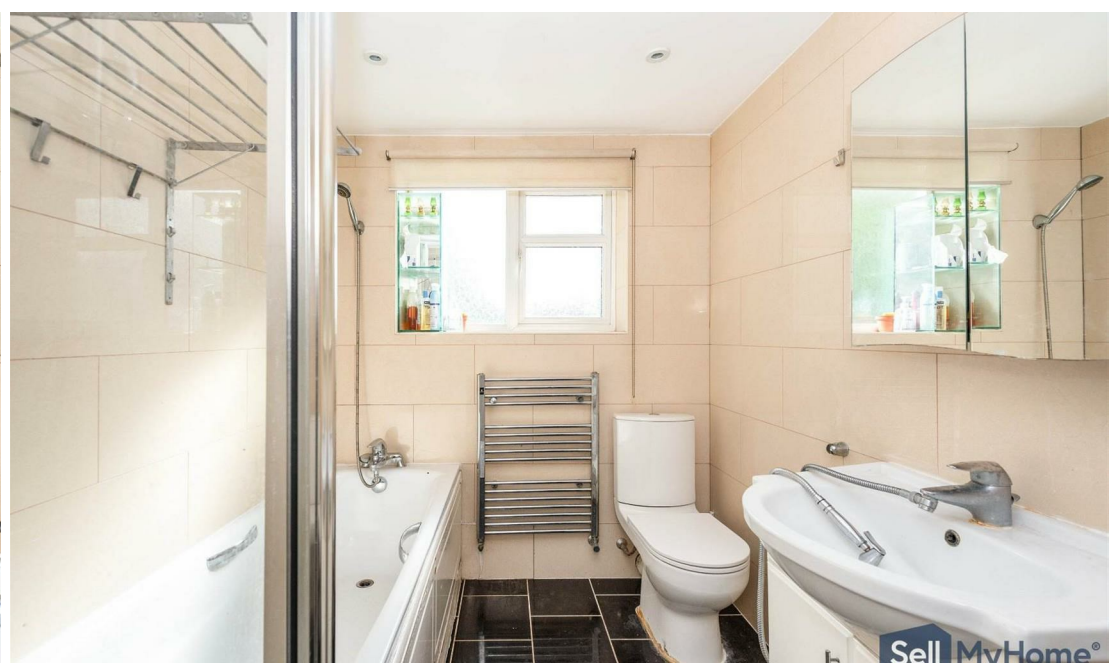
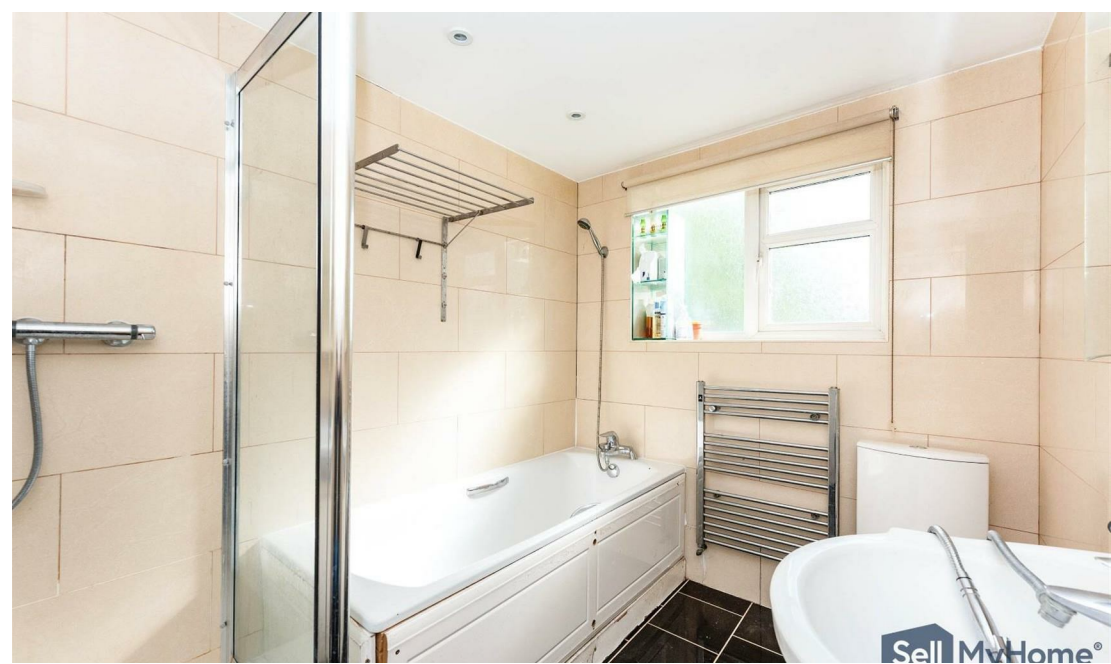
The flat features a comfortable bedroom, ideal for restful nights and personal retreat. The bathroom is conveniently located, designed with practicality in mind.

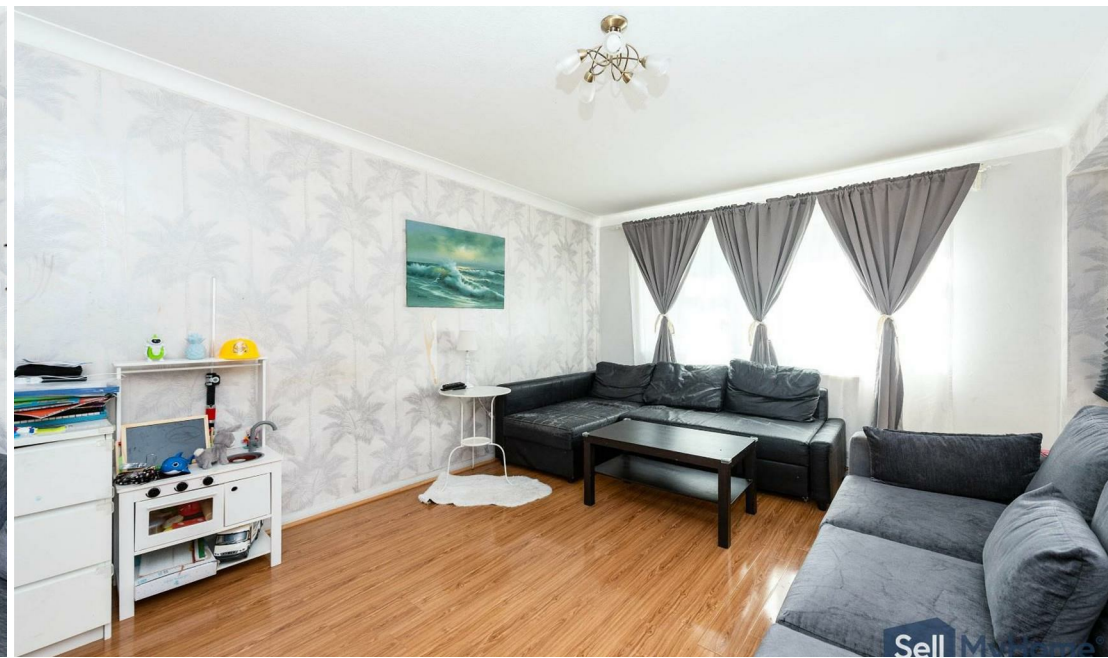
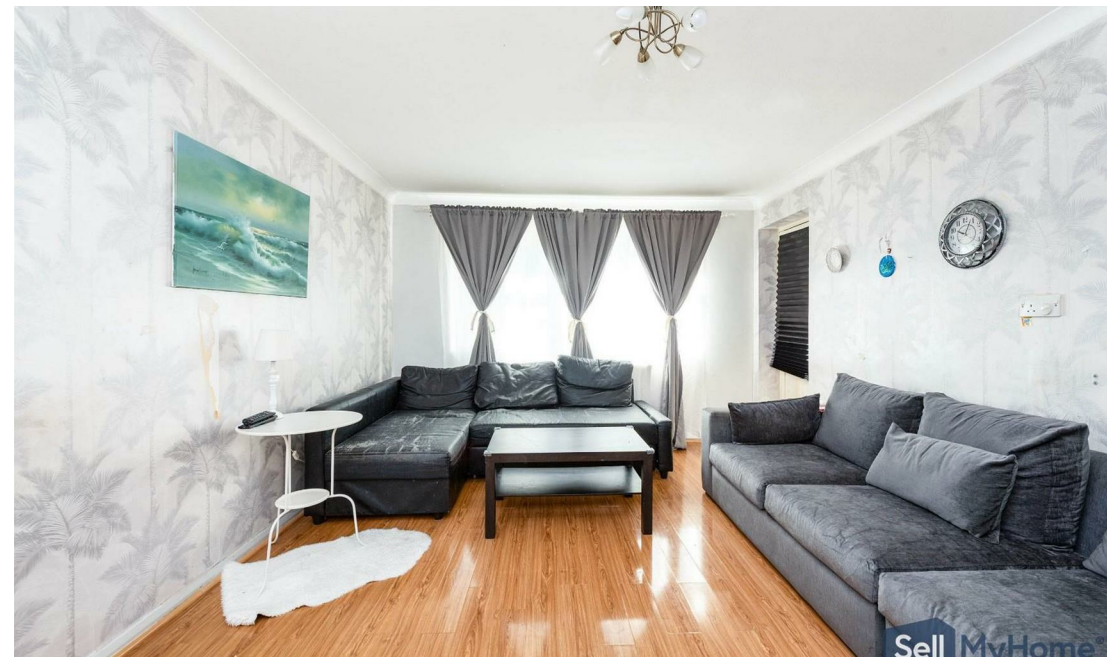
One of the standout features of this property is the lovely balcony, where you can enjoy fresh air and views, making it an excellent spot for morning coffee or evening relaxation.

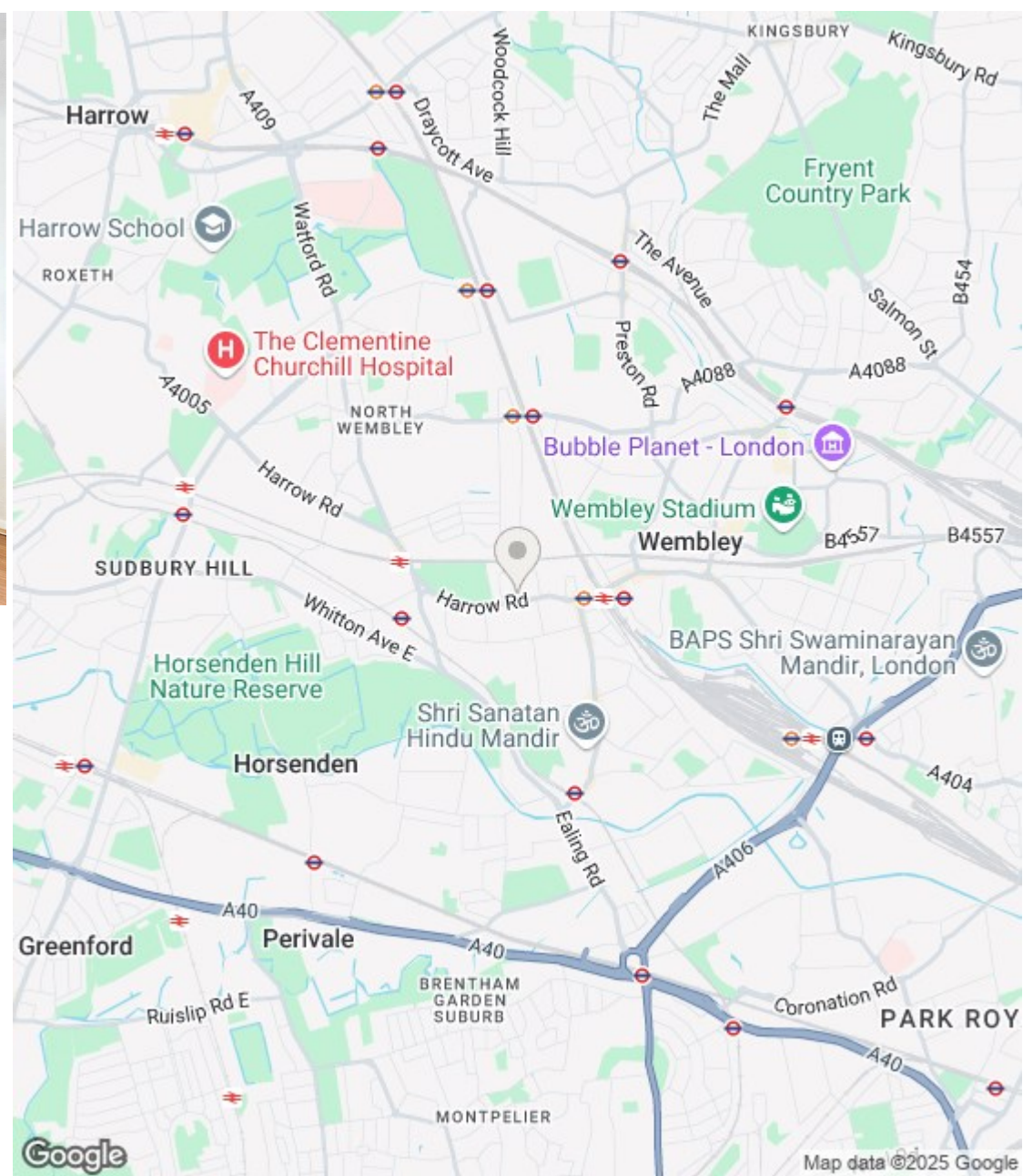
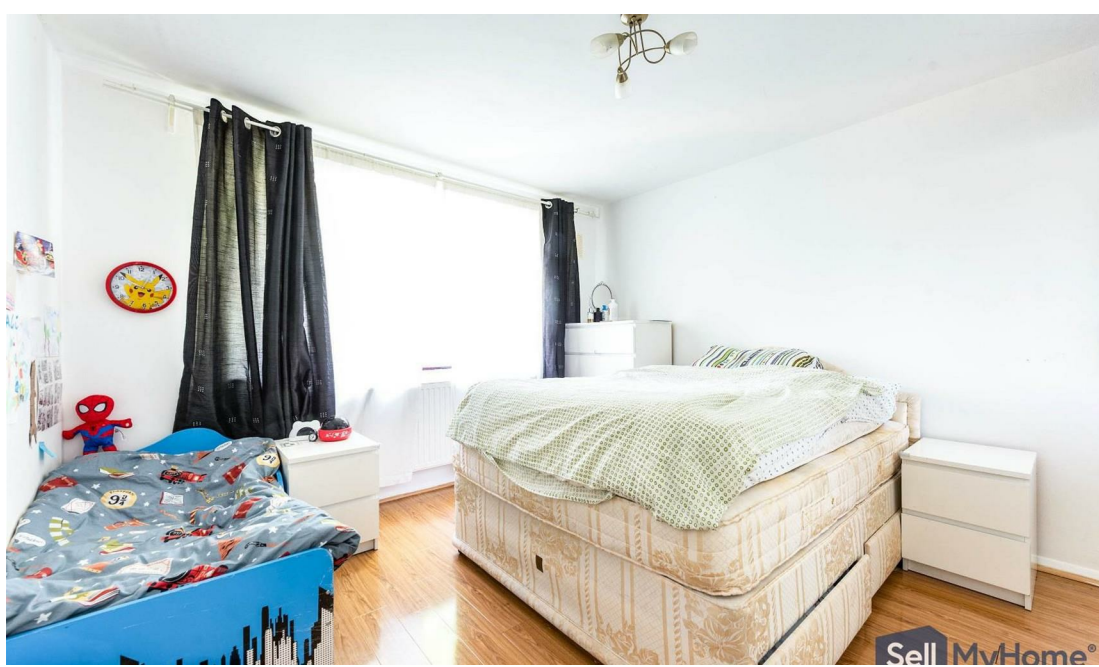
Additionally, the property benefits from no upper chain, allowing for a smooth and efficient purchasing process. This flat is perfect for first-time buyers, investors, or anyone looking to enjoy the vibrant lifestyle that Wembley has to offer.

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







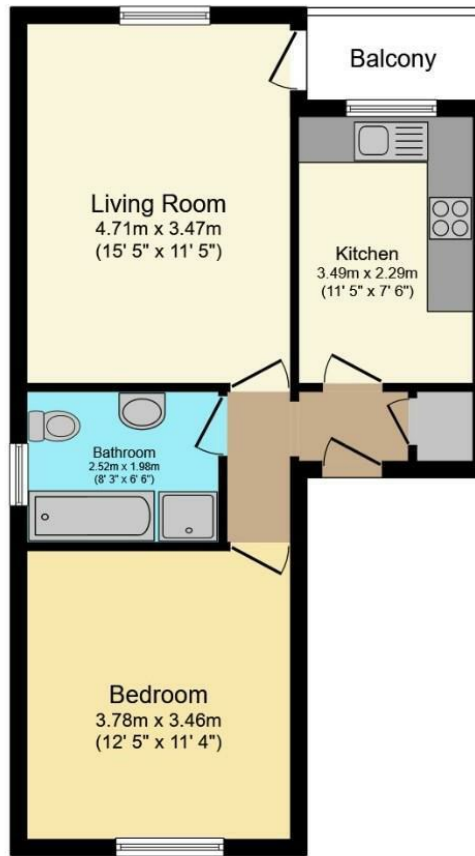
**Energy Efficiency Rating**

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

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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](http://www.focalagent.com)

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