



Wembley Hill Road, HA9

£360,000 Leasehold

613 sq ft (57 m²)

Large 1 bed garden maisonette

Chain free and long lease

2 parking spaces on driveway

Double bedroom with patio doors to the garden

Great transport links



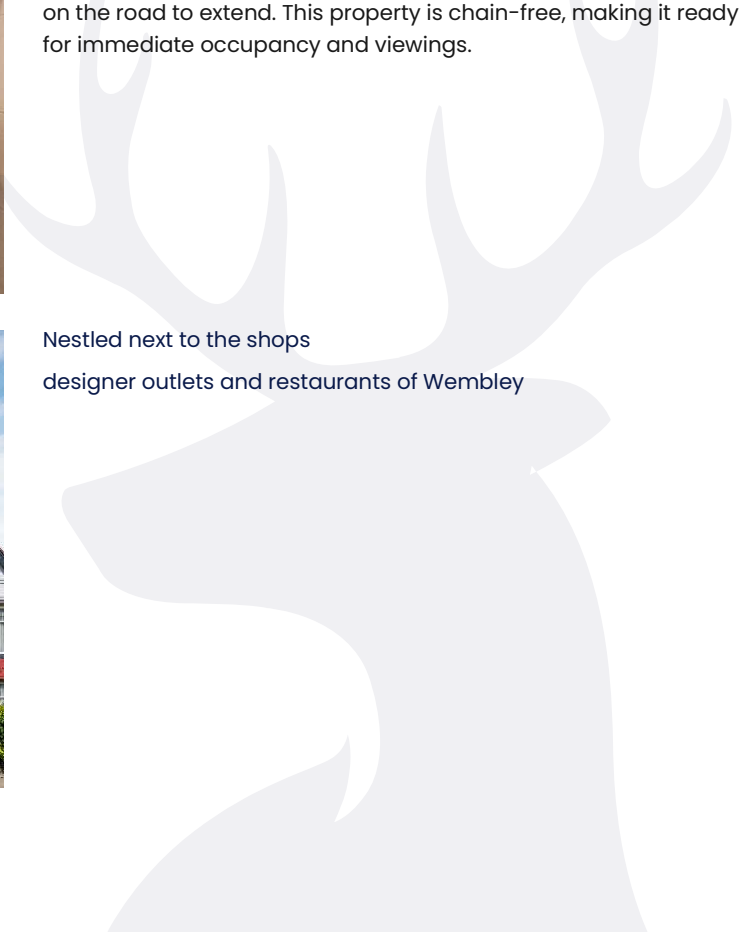
**Douglas
& Gordon**



Introducing this spacious 1-bedroom garden flat, ideally situated near Wembley Park. This home boasts a bright and airy atmosphere, characterized by generously sized rooms featuring high ceilings. The expansive garden offers ample outdoor space for relaxation and enjoyment. In addition, president has been set on the road to extend. This property is chain-free, making it ready for immediate occupancy and viewings.



Nestled next to the shops designer outlets and restaurants of Wembley



Approximate gross floor area:
613 sq ft (57 m²)
Includes Cellar or Storage
Space where applicable

FOR ILLUSTRATIVE PURPOSES ONLY.
NOT TO SCALE.

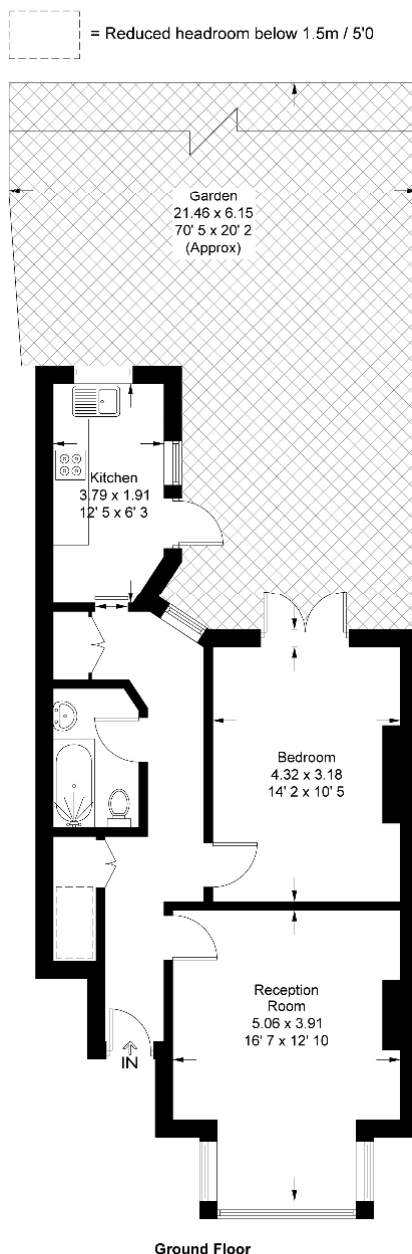
As defined by RICS code of
measuring practice

Fresh Photo House

This floorplan is representative and for
illustrative purposes only. The measurements
provided are approximate only and not to
scale. They should not be relied upon by any
party. Prospective purchasers or tenants are
advised to carry out their own survey if they
require reliable measurements. No
responsibility is taken for any error, omission,
misstatement or use of data shown.
Details Prepared: 16 May 2024

Wembley Hill Road

Approximate Gross Internal Area = 604 sq ft / 56.1 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 8 sq ft / 0.8 sq m
Total = 612 sq ft / 56.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Good to know

Nearby station: Wembley Stadium
 410m (5 mins) (Line of sight)
 Gross floor area: 613 sq ft (57 m²)
 Local authority: Brent
 Council tax band: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(77-100) A			
(69-77) B			
(62-68) C			
(55-61) D		64	72
(48-54) E			
(41-47) F			
(35-40) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



* Customer due diligence must be completed once your Offer is Agreed by the client (subject to contract). The information contained in these particulars is for general information purposes only. Douglas & Gordon does not provide information or give any warranty with regards to train, tube, tram lines or flight paths and you are advised to carry out your own research if you have any concern about them.

Kensington Office

41 Paradise Walk, SW3 4JL
 kensales@dng.co.uk

020 7792 1881
 douglasandgordon.com



Douglas
& Gordon

rightmove 