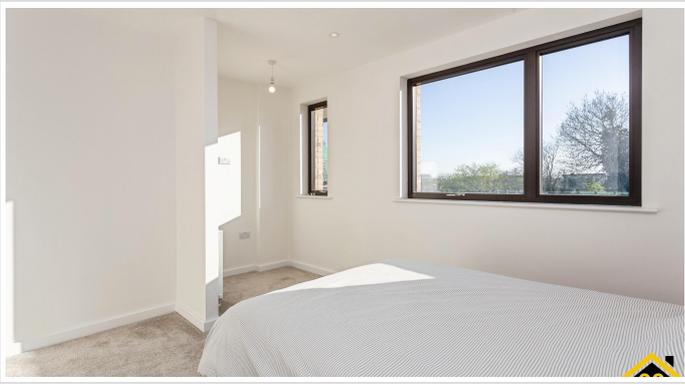




99Home Ltd.
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Sutton Business Centre,
Restmor Way,
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1 Bed Flat In Alvyn Court, 1 Bridgehill Close, Wembley, HA0 1WY £341,500





SHORT DESCRIPTION

Property Ref: 16289 We are pleased to present an exceptional located at Wembley, HA0. This wonderful and immaculately presented residence sits within a gated complex (Alvyn Court) and boasts 1 large bedroom, 1 large bathroom, a large combined kitchen and living room, a laundry room and has ample space for comfortable living. Additionally, it features a fully-fitted kitchen, internal video intercom system for security and on road parking for residents The property is only a few minutes walk from Alperton station on the picadilly line and 15 minutes walk from Hangers lane station on the central line. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. The property would also be ideal for professionals working in central london due to its close proximity to two major tube stations and the Elizabeth line. The size of the property would also enable potential buyers to consider conversion to a two bedroom property with internal renovation. Property Type: Flat Full selling price: £341500.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 246 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £1863.74 Council tax band: C EPC rating: B Measurement: 662 sq.ft. Outside Space: Balcony, Patio Parking: On street Heating Type:Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----



Bed Room(s)



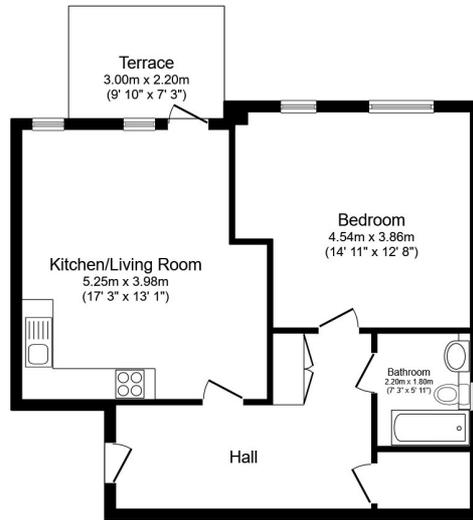
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Floor Plan

Total floor area 61.5 sq.m. (662 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

EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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