



99Home Ltd.
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2 Bed Flat In Hill View Close , Wembely, HA9 9RF

£350,000



Ref:16750





SHORT DESCRIPTION

Property Ref: 16750 Two bedroom apartment. Close to all amenities, in a very quiet avenue. Near to Wembley Stadium railway station as well as Wembley Park Drive underground station. Two double bedroom ground floor flat, in a gated small block (4 flats). Open plan reception. Fully equipped fitted kitchen. Family bathroom. Laminated flooring throughout. Economy Seven heating system. Front private dedicated parking space. Rear communal garden. Double glazed. Near Wembley Park Drive station. Close to Asda. Chain free. Quick Sale. 73 year lease. Lounge & Kitchen 5.64 m x 4.98 m Bedroom One 3.99 m x 3.99 m Bedroom Two 2.87 m x 2.95 m Bathroom 2.34 m x 1.75 m Property Type: Flat Full selling price: £350000.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 73 Yearly Ground Rent Cost: £10.00 Yearly Management Cost: £2500.00 Council tax band: D EPC rating: E Measurement: 635.071 sq.ft. Outside Space: Communal Garden, Rear Garden Parking: Allocated, Driveway, Gated, Private, Off street Heating Type: Central, Double Glazing, Eco Friendly, Gas Central Heating, Gas Chain Sale or Chain Free: Chain free Possession of the property: Tenanted -----



Bed Room(s)



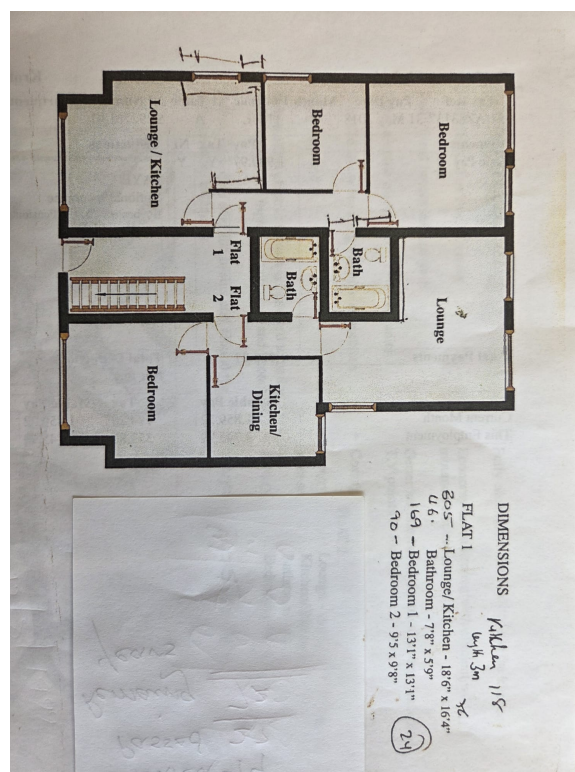
Bath Room(s)



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.



EPC GRAPH

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

Property type	Ground-floor flat
Total floor area	59 square metres

Rules on letting this property

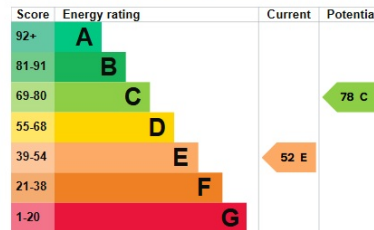
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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