



## 2 bed flat to buy in HA0

Harrowdene Road, Wembley, HA0 2JL

**£250,000** Starting Bid

 x2  x1  x1

Tenure

**Share Of Freehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £250,000
- ✓ No Upper Chain
- ✓ Share Of Freehold
- ✓ Newly Refurbished
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

We are delighted to offer this well-positioned ground floor, two-bedroom flat, available with a share of freehold and no onward chain. Set within a purpose-built development, the property enjoys access to well-kept communal gardens, a garage within the block, and convenient residents' parking.

This property presents an excellent opportunity for first-time buyers or investors looking to step onto the property ladder in a popular residential location. Ideally situated on Harrowdene Road, the area features a desirable mix of houses, flats, and contemporary apartments.

The flat benefits from superb transport connections, with North Wembley and Wembley Central stations nearby, providing access to the Bakerloo Line and London Overground, along with a range of local bus routes. It is also within easy reach of well-regarded schools, including East Lane Primary School and Wembley High Technology College, making it an appealing choice for both families and professionals.

Council Tax Band: C

Tenure: Share Of Freehold

Length of Lease: 119

Annual Service Charge Amount: £1,200.00

Price: Starting Bid £250,000

Property Type: Flat

Parking: Allocated

Year built: 1960

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

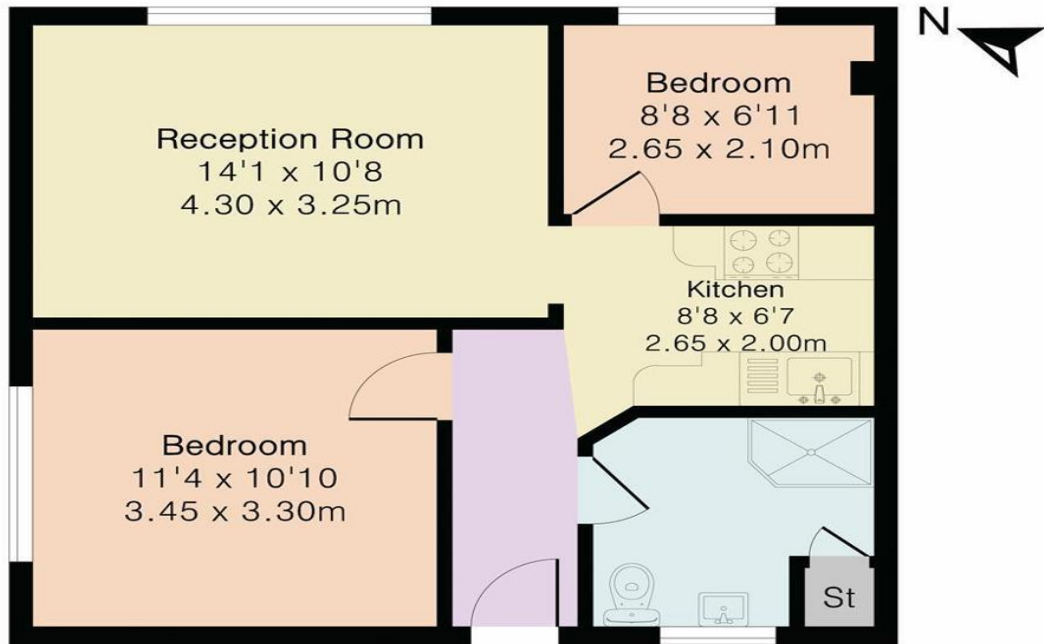
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

# Approximate Gross Internal Area 516 sq ft - 48 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			73
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Harrowdene Road, Wembley, HA0 2JL

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenrickstateagents.co.uk/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

