



Rayners Close, Wembley

- Two Double Bedrooms
- Close to North Wembley Station
- Barham Primary School Primary 0.41 Miles
- Ground Floor Flat
- Wembley Central Underground Station Wembley 0.34 Miles
- London Designer Outlet 1 mile

Asking Price £335,000

Tenure: Leasehold

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Rayners Close, Wembley

DESCRIPTION

Hunters Stanmore are delighted to present this stunning, well-maintained ground floor two-bedroom flat, located in a purpose-built block. The property features two bedrooms, a fitted kitchen, a tiled family bathroom, and a spacious lounge. This flat is perfect for first-time buyers, couples, families, and investors alike. Early viewings are highly recommended.

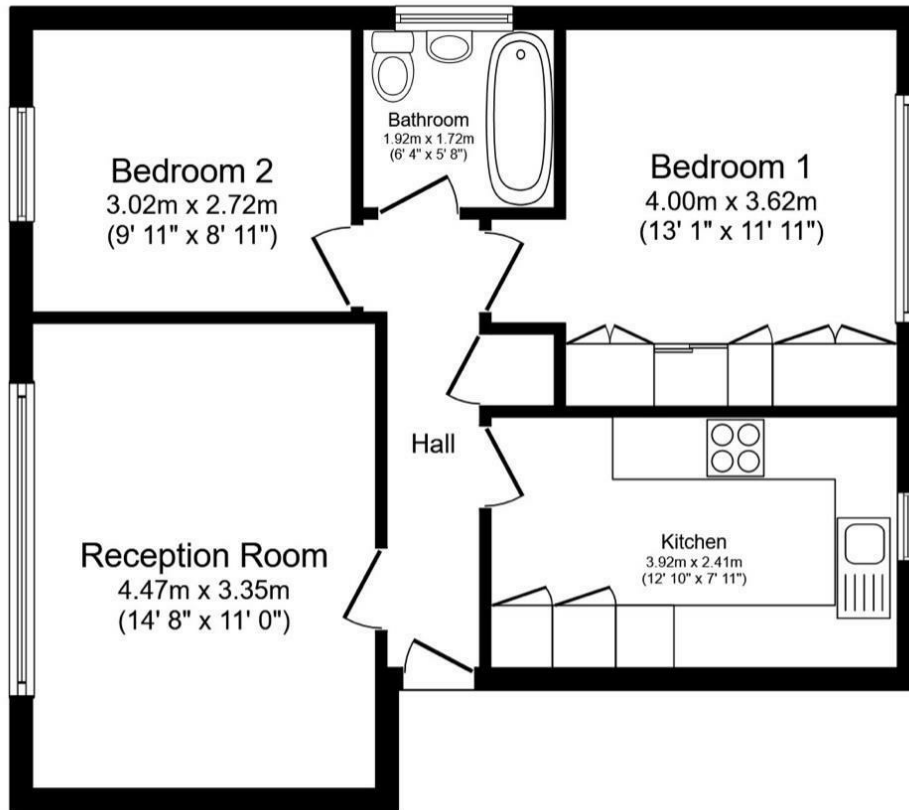
Rayners Close is a peaceful cul-de-sac off Harrowdene Road in Wembley, within walking distance of Wembley High Street. Nearby, Ealing Road and Wembley High Street offer a variety of local shops, retail outlets, supermarkets, and eateries, while the London Designer Outlet, just 1 mile away, provides even more shopping, dining, gym, and entertainment options, including a cinema.

Wembley Central Station (Bakerloo Line and West Coast Main Line) is just 0.4 miles away, providing excellent transport links across London and beyond.

Viewings are strictly by appointment only call us on 0203667133.



Council Tax: C



Total floor area 54.7 m² (589 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

Viewing

Please contact our Hunters Stanmore Office on 0203 667 1333 if you wish to arrange a viewing appointment for this property or require further information.

6 Station Parade, Harrow, HA3 8SB

Tel: 0203 667 1333 Email:

stanmore@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		74	
	55		
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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