



Pempath Place, Wembley

- Excellent public transport access
- Near green parks
- Well-proportioned master bedroom
- Ideal for first-time buyers
- Affordable council tax band
- Close to local amenities
- Potential for modernisation
- Spacious reception room
- Investment opportunity
- Desirable neighborhood location

Asking Price £295,000

Tenure: Leasehold

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HERE TO GET *you* THERE

Pempath Place, Wembley

DESCRIPTION

We are delighted to offer for sale this one-bedroom flat, ideally located with excellent access to public transport links, local amenities, and nearby parks. Positioned within a desirable area, this property presents a fantastic opportunity for first-time buyers, investors, and families seeking to put their personal touch on a residence.

The flat is in need of modernising, offering a blank canvas for those wishing to tailor the space to their own tastes and requirements. The accommodation comprises a generous reception room, providing a comfortable space for relaxation or entertaining guests. The kitchen presents potential for reconfiguration and improvement, enabling new owners to create a functional and stylish culinary area.

The flat features a well-proportioned master bedroom, offering ample space for a double bed and accompanying furniture. Additionally, there is a bathroom which can be updated to suit contemporary living. The property's council tax band C provides an affordable option for potential buyers.

Surrounded by a host of local amenities, residents will benefit from the convenience of shopping, dining, and leisure facilities close at hand. The proximity to public transport links ensures effortless connectivity to the wider area, while nearby parks afford pleasant green spaces for outdoor recreation.

This property is a superb prospect for those looking to invest or create a comfortable and modern home in a well-connected location. Early viewing is highly recommended to appreciate the potential and prime position that this flat has to offer.



Pempath Place, Wembley, HA9 8QR

Council Tax: C



Floor Plan
Floor area 50.9 sq.m. (547 sq.ft.)

Total floor area: 50.9 sq.m. (547 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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
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

