Bryan Maher & Co
ESTATE AGENTS & VALUERS

OPEN 6 DAYS A WEEK
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85 Park Lane, Wembley, HA9 7SF

ONE OF THE VERY BEST TWO DOUBLE BEDROOM FLATS WE HAVE SEEN FOR A LONG TIME
We are delighted to bring to the market this absolutely stunning two double bedroom first floor flat located in the heart of Wembley, within close proximity to Wembley Stadium & the London Designer Outlet, benefiting from an array of popular shops, restaurants and entertainment.

The property briefly comprises of a secure communal entrance leading to a large inner hallway offering an abundance of built in storage, a beautiful fitted kitchen, a 20ft lounge/dining room, two spacious double bedrooms, both benefitting from floor to ceiling fitted wardrobes and a modern fitted bathroom. Further benefits include a private garage, well maintained communal gardens, a lease of circa 940 years along with a share of the freehold.
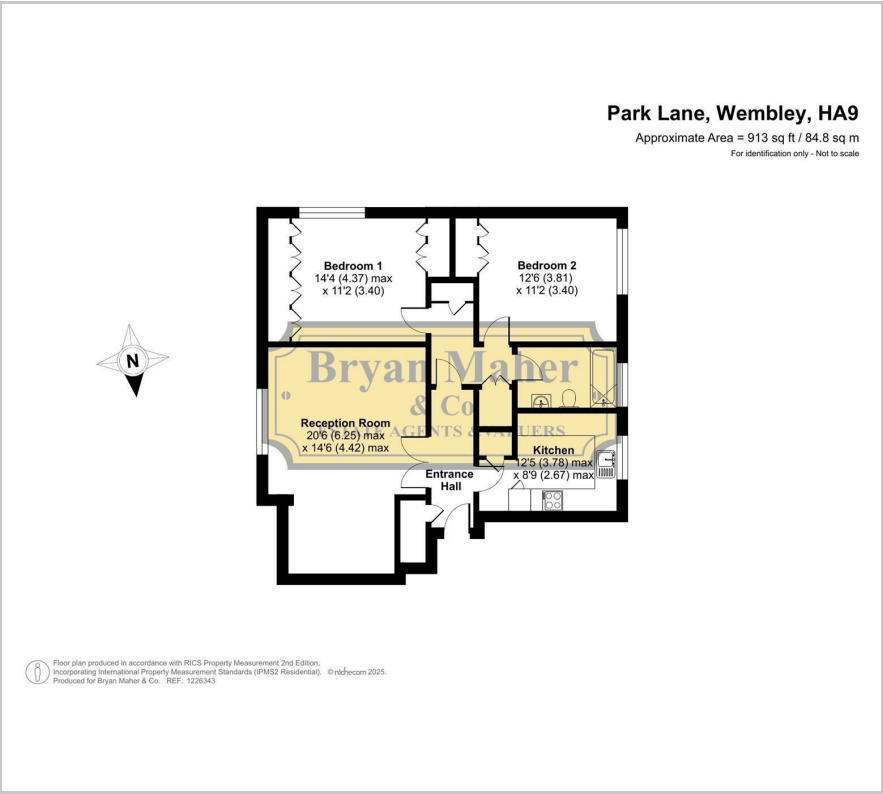
We genuinely feel you would struggle to find a better two bedroom property within this location & price range.
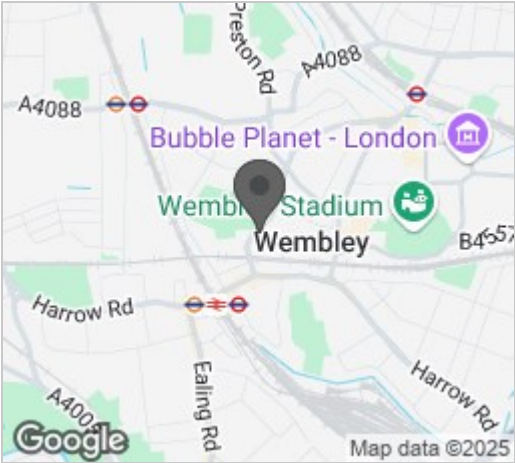
- STUNNING TWO DOUBLE BEDROOM FLAT
- IMMACULATE CONDITION THROUGHOUT
- BEAUTIFUL FITTED KITCHEN
- MODERN FITTED BATHROOM
- FLOOR TO CEILING FITTED WARDROBES
- FAR LARGER THAN YOU WOULD EXPECT TO FIND
- MEASURING IN EXCESS OF 900sqft
- SHARE OF FREEHOLD WITH CIRCA 940 YEAR LEASE
- OWN PRIVATE GARAGE
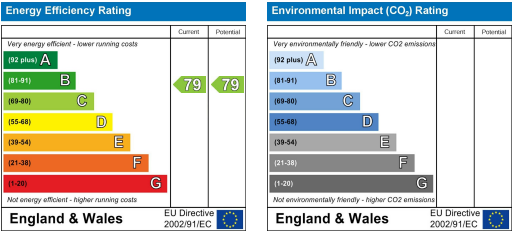- WALKING DISTANCE TO WEMBLEY STADIUM & LOCAL SHOPS, RESTAURANTS & AMENITIES

Offers Over £425,000

Floor Plan

Park Lane, Wembley, HA9

Approximate Area = 913 sq ft / 84.8 sq m
For identification only - Not to scale

Bedroom 1
14'4 (4.37) max
x 11'2 (3.40)

Bedroom 2
12'6 (3.81)
x 11'2 (3.40)

Reception Room
20'6 (6.25) max
x 14'6 (4.42) max

Kitchen
12'5 (3.78) max
x 8'9 (2.67) max

Entrance Hall

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © ntchel.com 2025.
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Area Map

Google — Map data ©2025

Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC