



72 Ash Walk

, WEMBLEY, HA0 3QN

£165,000

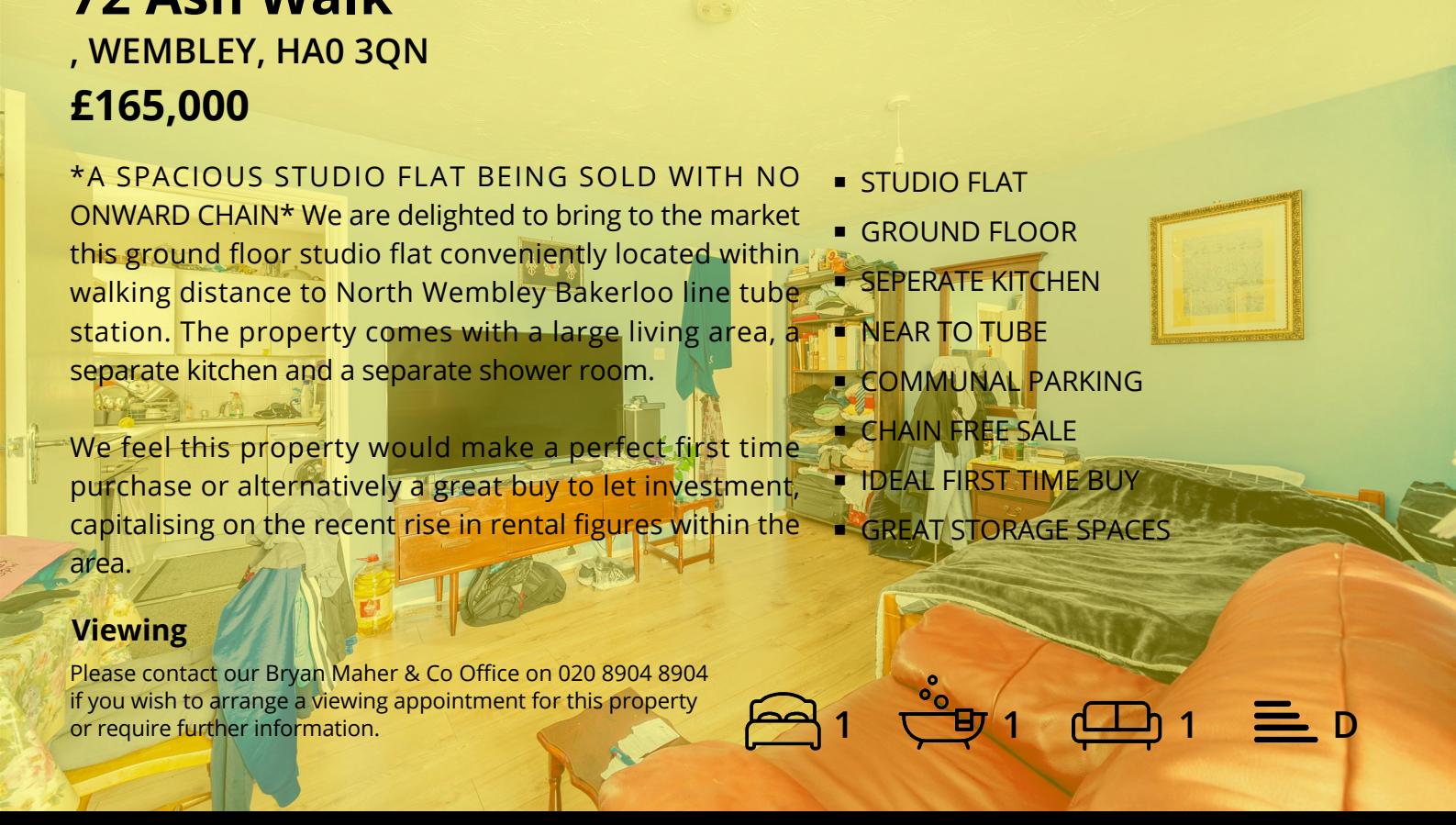
A SPACIOUS STUDIO FLAT BEING SOLD WITH NO ONWARD CHAIN We are delighted to bring to the market this ground floor studio flat conveniently located within walking distance to North Wembley Bakerloo line tube station. The property comes with a large living area, a separate kitchen and a separate shower room.

We feel this property would make a perfect first time purchase or alternatively a great buy to let investment, capitalising on the recent rise in rental figures within the area.

Viewing

Please contact our Bryan Maher & Co Office on 020 8904 8904 if you wish to arrange a viewing appointment for this property or require further information.

- STUDIO FLAT
- GROUND FLOOR
- SEPERATE KITCHEN
- NEAR TO TUBE
- COMMUNAL PARKING
- CHAIN FREE SALE
- IDEAL FIRST TIME BUY
- GREAT STORAGE SPACES



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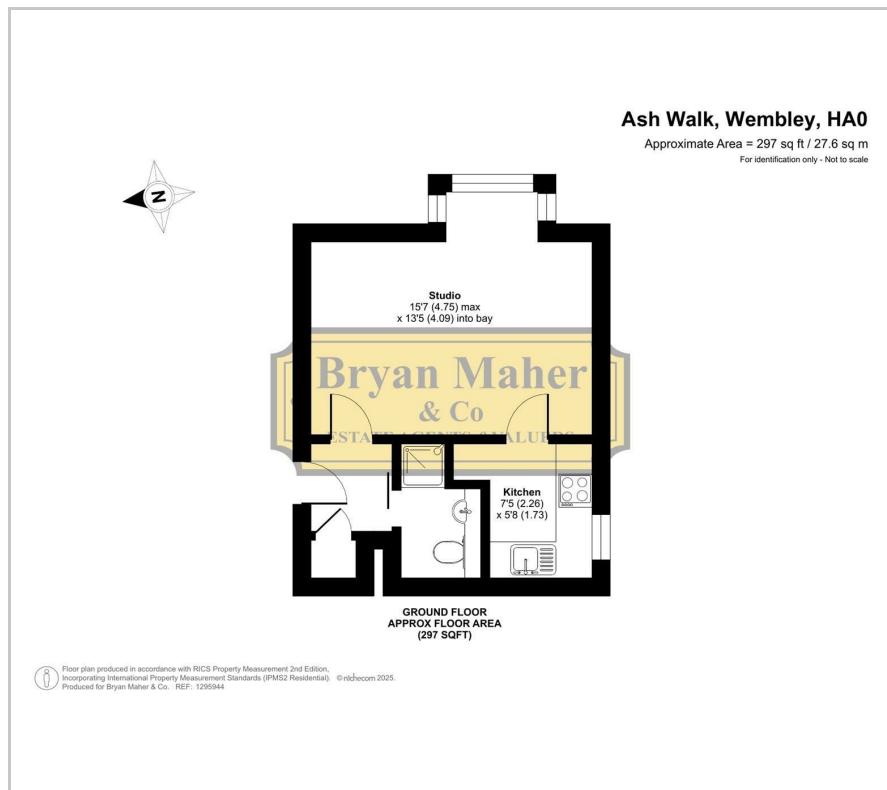


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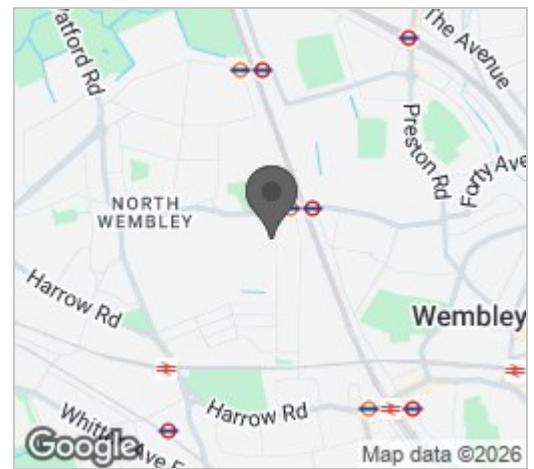


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Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	
(38-54)	E	61	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/81/EC		England & Wales	England & Wales
EU Directive 2002/81/EC		EU Directive 2002/81/EC	EU Directive 2002/81/EC



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