



All enquiries Ref: Callum Glenn

- Leasehold Two bedroom flat
- Situated on the 1st floor
- Full vacant possession

#### Location:

The property is located on Conifer Way which lies off Sudbury Avenue. Shopping amenities are available locally within Wembley with a further range of amenities found within Central London lying to the south east. Public transport links can be found at North Wembley London Underground Station (Bakerloo Line) and London Overground Station located to the north east and at Sudbury & Harrow Road Train Station located to the south west along with a network of local bus services serving the surrounding areas. The property is served by road links including the A4088 lying to the north and the A40 located to the south. Recreational pursuits are available at Barham Park located to the south and at Kind Edward VII Park lying to the south east.

#### Description:

This property comprises a leasehold two bedroom flat located on the first floor. The property benefits from a allocated parking space and communal gardens.

#### Accommodation:

Two bedrooms, reception room/kitchen, bathroom/WC  
Outside: Allocated parking

#### EPC rating: C

#### Council Tax Band: C

#### Lease:

Held on a lease for a term of 125 years from 01/04/1989 at a peppercorn ground rent.

#### To view:

Strictly by prior arrangement with the auctioneers. please see important advice for viewers on page 19 of this catalogue.

