



Connells

Poplar Grove
Wembley



Property Description

Connells are pleased to offer to the market this two bedroom flat in a purpose built block of flats in Wembley. The property is located close to Wembley Park Station on the Metropolitan Line providing easy access to Central London. The Wembley Outlet Mall, ASDA Superstore and Wembley High Street are easily accessible from the property.

The property is on the first floor spread over two floors accessed via stairs within the flat.

The first floor of the property has a large living room with views to the communal garden area and a fully fitted kitchen. The second floor of the property comprises of two double bedrooms and a bathroom.

The property has gas central heating, double glazing and laminate flooring.

This would make an ideal property for first time buyers or investors.

Viewings are highly recommended,.

Entrance Hall

Kitchen

9' 6" x 9' 1" (2.90m x 2.77m)

Reception Room

12' 6" x 18' (3.81m x 5.49m)

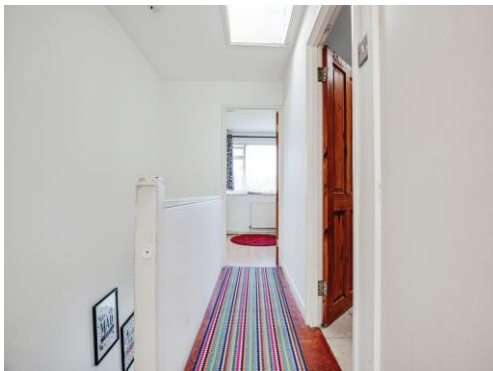
Bedroom One

13' 1" x 8' 4" (3.99m x 2.54m)

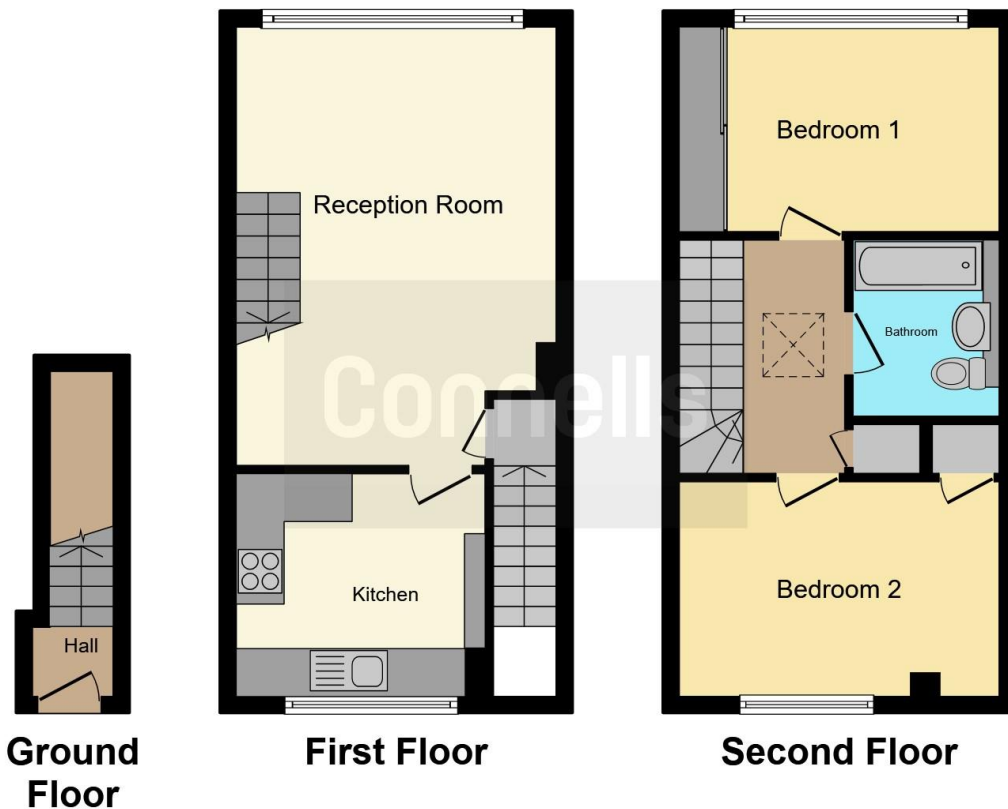
Bathroom

Bedroom Two

12' 7" x 8' 8" (3.84m x 2.64m)







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 020 8427 4321
E harrow@connells.co.uk

182 Station Road
 HARROW HA1 2RH

EPC Rating: D Council Tax
 Band: C

Service Charge:
 2088.12

Ground Rent:
 20.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/HRW310281](https://www.connells.co.uk/Property/HRW310281)

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Apr 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: HRW310281 - 0024