



**Connells**

Empire Court North End Road  
WEMBLEY



# Empire Court North End Road WEMBLEY HA9 0AH

for sale offers in excess of  
**£305,000**



## Property Description

Connells are pleased to offer to the market this one bedroom first floor flat in Empire Court.

The property comprises of a spacious reception room, fully fitted kitchen, good size bedroom and a bathroom as well as off street parking and a rear garden. Hot water is included within the service charge.

The property is located minutes away from Wembley Park Tube Station along with the new London Designer Outlet, bars and restaurants.

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

Viewings are highly recommended.

## Entrance Hall

### Kitchen

8' 2" x 5' 9" ( 2.49m x 1.75m )

### Lounge

11' 1" x 13' 1" ( 3.38m x 3.99m )

### Bedroom

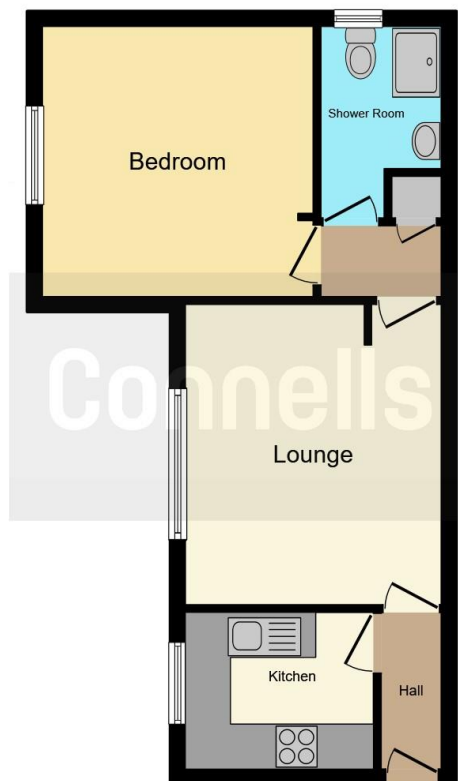
11' 8" x 11' 8" ( 3.56m x 3.56m )

### Shower Room









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 020 8427 4321**  
**E [harrow@connells.co.uk](mailto:harrow@connells.co.uk)**

182 Station Road  
 HARROW HA1 2RH

EPC Rating: C

Council Tax  
 Band: B

Service Charge:  
 2510.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW310572](http://connells.co.uk/Property/HRW310572)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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: HRW310572 - 0021

