





# Morritt House Harrow Road Wembley HA0 4XD

for sale  
**£260,000**



## Property Description

Connells are delighted to present this well-proportioned one-bedroom ground floor flat, situated in the popular Morritt House on Talbot Road, Wembley.

This purpose-built apartment offers a fantastic opportunity for first-time buyers, investors, or those seeking a comfortable and conveniently located home. The property boasts a spacious reception room, ideal for relaxing or entertaining guests, and a fully fitted kitchen with ample storage and worktop space.

The double bedroom is generously sized and benefits from natural light, while the bathroom is well-appointed with a full suite including bath, WC, and wash basin.

The flat is located on the ground floor, providing easy access and added convenience.

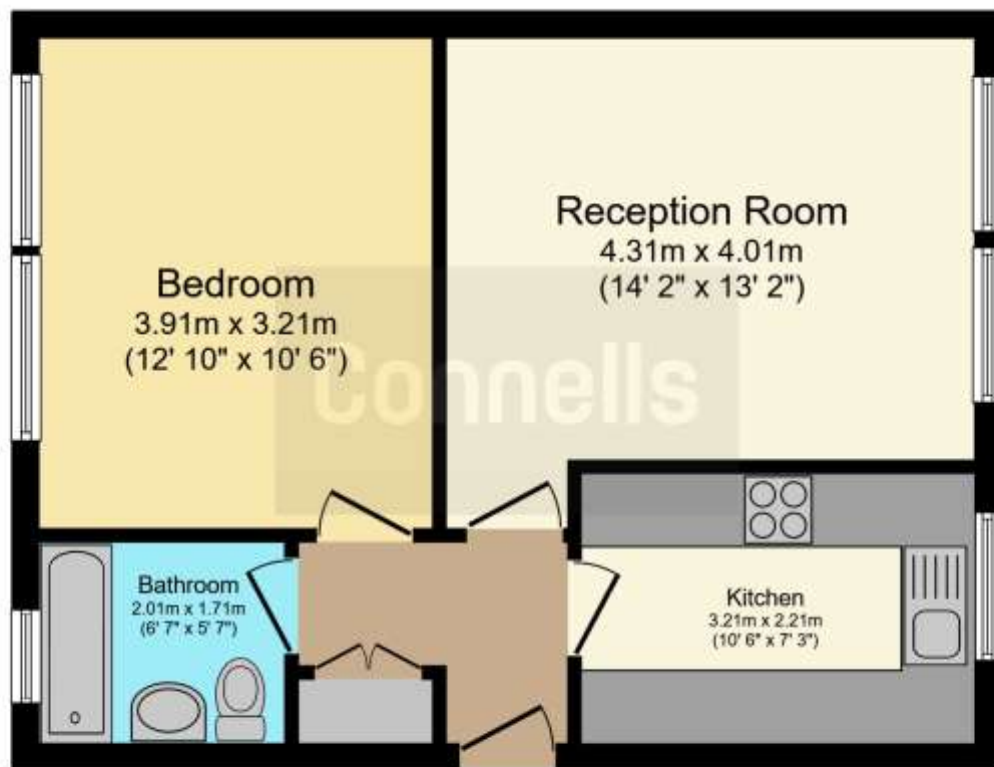
Externally, residents can enjoy well-maintained communal gardens, perfect for outdoor leisure, and benefit from residents' parking, ensuring secure and hassle-free vehicle access.

Morritt House is ideally positioned within walking distance of Wembley Central station, offering excellent transport links via both Underground and Overground services. The vibrant Wembley High Road is just moments away, providing a wide array of shops, restaurants, and amenities.

With its blend of space, location, and value, this property represents a fantastic opportunity in one of North West London's most sought-after areas.

Early viewing is highly recommended.





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

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182 Station Road  
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EPC Rating: C Council Tax  
Band: C

Service Charge: 779.00 Ground Rent:  
100.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW312400](http://connells.co.uk/Property/HRW312400)**

This is a Leasehold property with details as follows; Term of Lease 170 years from 25 Mar 1973. 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.

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