





### Property Description

Connells are delighted to present this beautifully maintained two-bedroom upper floor flat situated in the sought-after Assisi Court development on Harrow Road, Wembley.

This property offers generous living space and a practical layout, perfect for families, professionals, or investors.

The accommodation comprises two spacious reception rooms, ideal for relaxing and entertaining, a fully fitted kitchen with modern appliances, and a well-appointed family bathroom. Both bedrooms are bright and airy, providing ample storage and comfort.

Externally, the property benefits from a private back yard, offering outdoor space for leisure or gardening, and off-street parking, ensuring convenience for residents.

Located in a prime position on Harrow Road, this home is within easy reach of local amenities, schools, and excellent transport links, including Wembley Central station, making commuting simple.

This property is an ideal opportunity for those seeking a comfortable home in a vibrant area. Early viewing is highly recommended!







Total floor area 64.5 m<sup>2</sup> (695 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

Connells



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: B  
 Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW312459](http://connells.co.uk/Property/HRW312459)**

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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