



**Venice House, Hatton Road, Wembley, HA0 1QL**

**welcome to**

## **Venice House, Hatton Road, Wembley**

This well-presented, sixth floor apartment offering circa 530sq.ft. of living space is perfect for a first time purchaser or investors and is within walking distance to Sainsbury's, local amenities and two tube stations (Piccadilly & Central line). The flat is located in the most sought after block in this development. The property offers a bright & airy reception & modern kitchen room with integrated appliances and direct access to the private balcony, a double bedroom with a built-in large wardrobe and a contemporary family bathroom. Other benefits include two useful hallway storage cupboards, an onsite concierge, private gated residents' gardens, lifts, triple glazed windows, mechanically filtered ventilation, residents' intercom system and onsite secure bike storage.

The property offers many nearby transport links to Westfield - White City, Central London and Ealing Broadway Town Centre which offers the popular shopping centre, an abundance of shops, restaurants, bars and a good selection of schools. A40 and M4 are also within easy access.

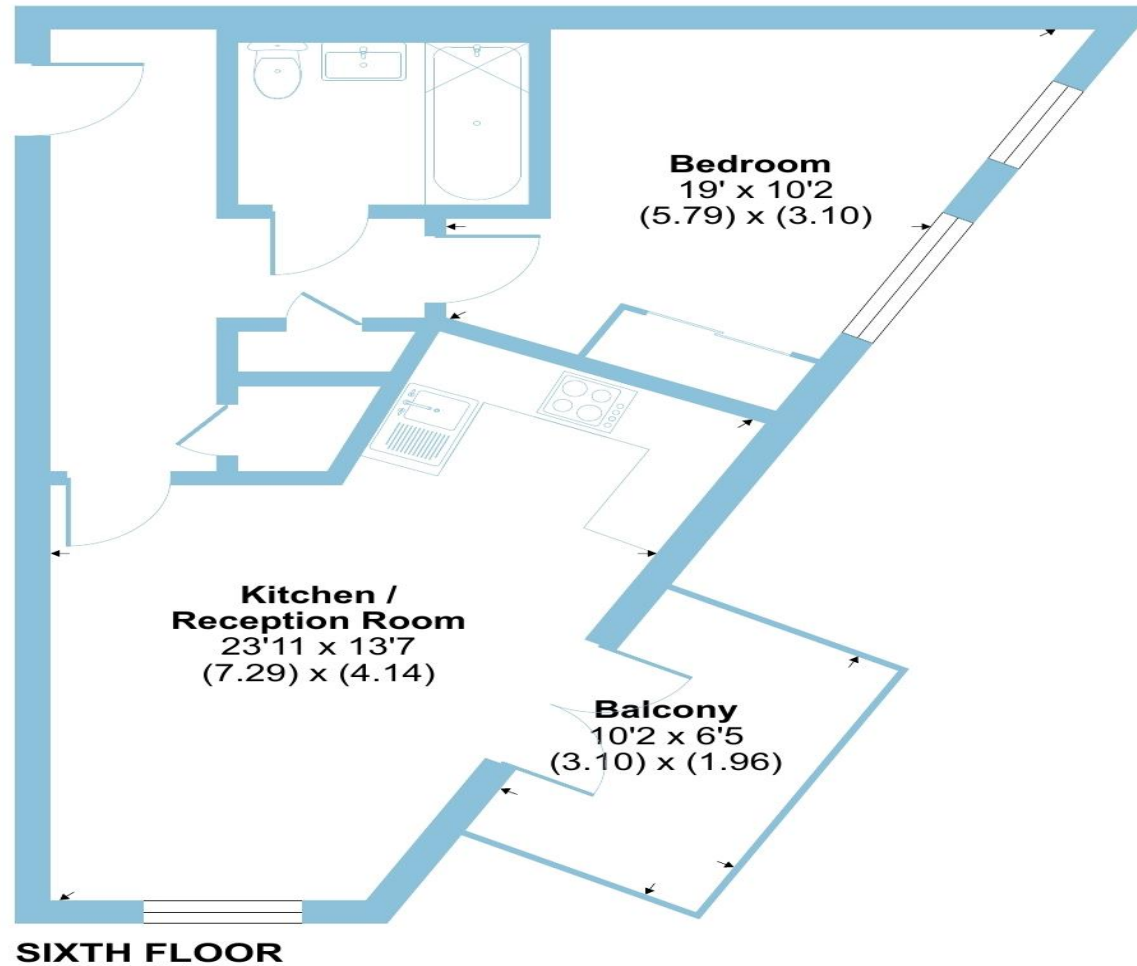




# Hatton Road, Wembley, HA0

Approximate Area = 526 sq ft / 48.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Barnard Marcus. REF: 1091338



welcome to

## Venice House, Hatton Road, Wembley

- Sixth floor modern, one bedroom apartment
- Private balcony
- Gated, residents' communal gardens
- Lifts & intercom system
- Onsite concierge & secure bike storage
- No onward chain

Tenure: Leasehold EPC Rating: B

# £310,000

This sixth floor, one bedroom apartment with a private balcony & no onward chain in Venice House/Hatton Road just off Ealing Road, bordering Hanger Lane/Ealing offers a variety of transport links, a Sainsbury's superstore & the Grand Union Canal. Please call the Ealing branch to arrange a viewing!



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAL108908](https://barnardmarcus.co.uk/Property/EAL108908)

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
EAL108908 - 0004

  
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