



**Braunston House, Hatton Road, Wembley, HA0 1RP**



**welcome to**

## **Braunston House, Hatton Road, Wembley**

This well presented, eighth floor apartment which is in very good condition throughout, offering circa 800 sq.ft of living space with a wonderful view of the canal and communal gardens, is within walking distance to Sainsbury's, local amenities and two tube stations (Piccadilly & Central line). The flat is located in the popular Hatton Road development and offers a generous a 21' kitchen & reception & dining room with integrated appliances and doors leading onto the private, large, terraced balcony with fantastic views of London, a main double bedroom with built-in wardrobes and an en-suite modern bathroom, a second double bedroom, and a second modern family bathroom. Other benefits include both bedrooms having doors leading onto the balcony and creating an abundance of natural lighting, a useful hallway utility storage room, onsite concierge, private gated residents' gardens, lifts, triple glazed windows, mechanically filtered ventilation, residents' intercom system and onsite secure bike storage.

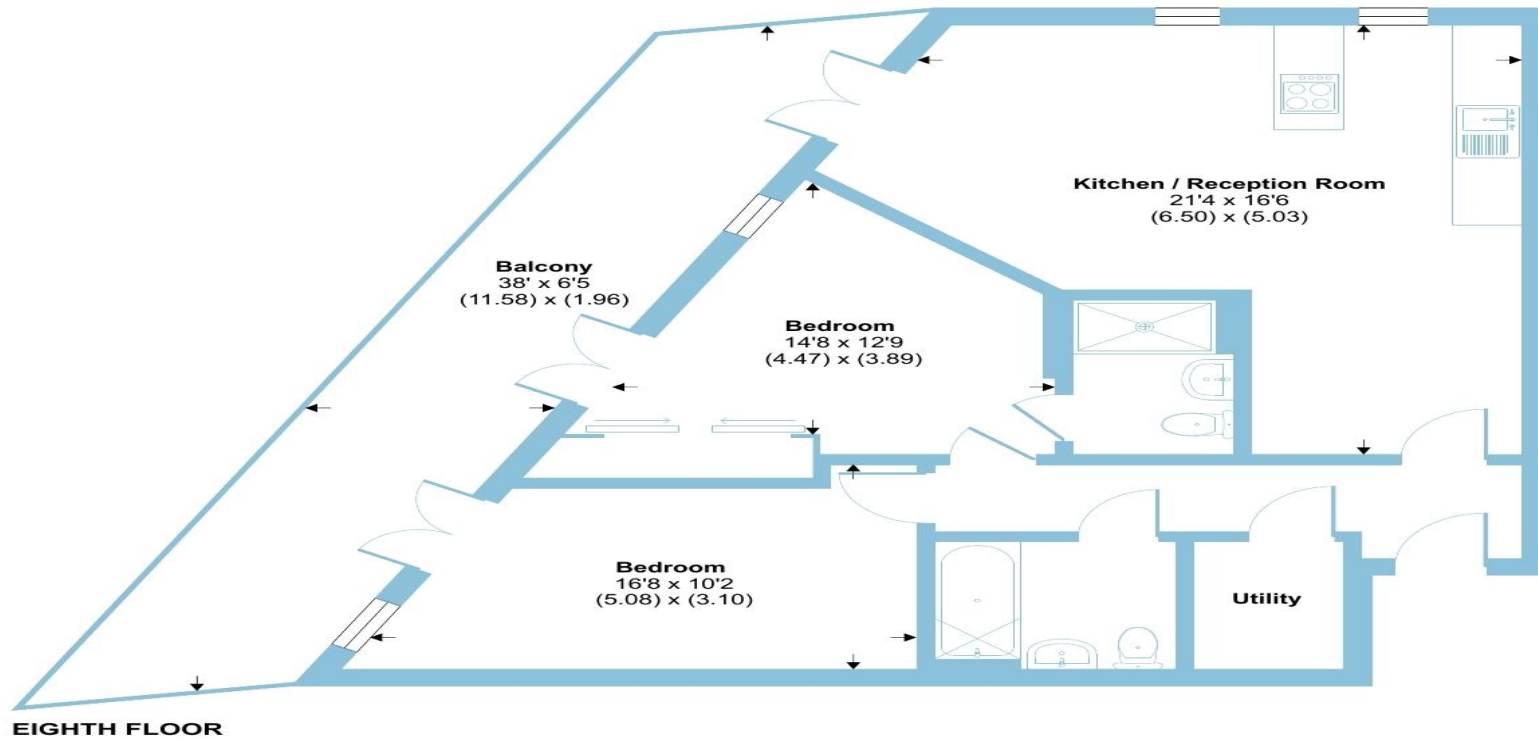
The property offers many nearby transport links to Westfield - White City, Central London and Ealing Broadway Town Centre which offers the popular shopping centre, an abundance of shops, restaurants, bars and a good selection of schools. A40 and M4 are also within easy access.



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Approximate Area = 782 sq ft / 72.6 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). © n̄che.com 2024. Produced for Barnard Marcus. REF: 1116054



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## Braunston House Hatton Road, Wembley

- Eighth floor modern apartment
- Two bedrooms & two bathrooms
- Private large balcony accessible from 3 rooms with canal & London views
- Gated, residents' communal gardens
- Useful utility storage room
- Lifts & intercom system

Tenure: Leasehold EPC Rating: B

# £430,000

This eighth floor, two bedrooms, two bathrooms, apartment with a large private balcony in Braunston 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 to arrange a viewing!



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAL109001](https://barnardmarcus.co.uk/Property/EAL109001)



Property Ref:  
EAL109001 - 0002

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