



Marsworth House, Hatton Road, Wembley, HA0 1QY

welcome to

Marsworth House, Hatton Road, Wembley

This well-presented spacious modern ground floor apartment is offering circa 643 sq. ft. of living space which 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). It is located in the most sought after block in the development. The property offers a 26' bright & airy reception and kitchen room with integrated appliances and direct access to the private large patio terrace which overlooks communal garden, a double bedroom with almost floor to ceiling windows creating natural lighting and two built in wardrobes and a family contemporary bathroom. Other benefits include a useful hallway utility/storage cupboard, an onsite concierge, private gated residents gardens, lifts and intercom system, an onsite secure bike storage.

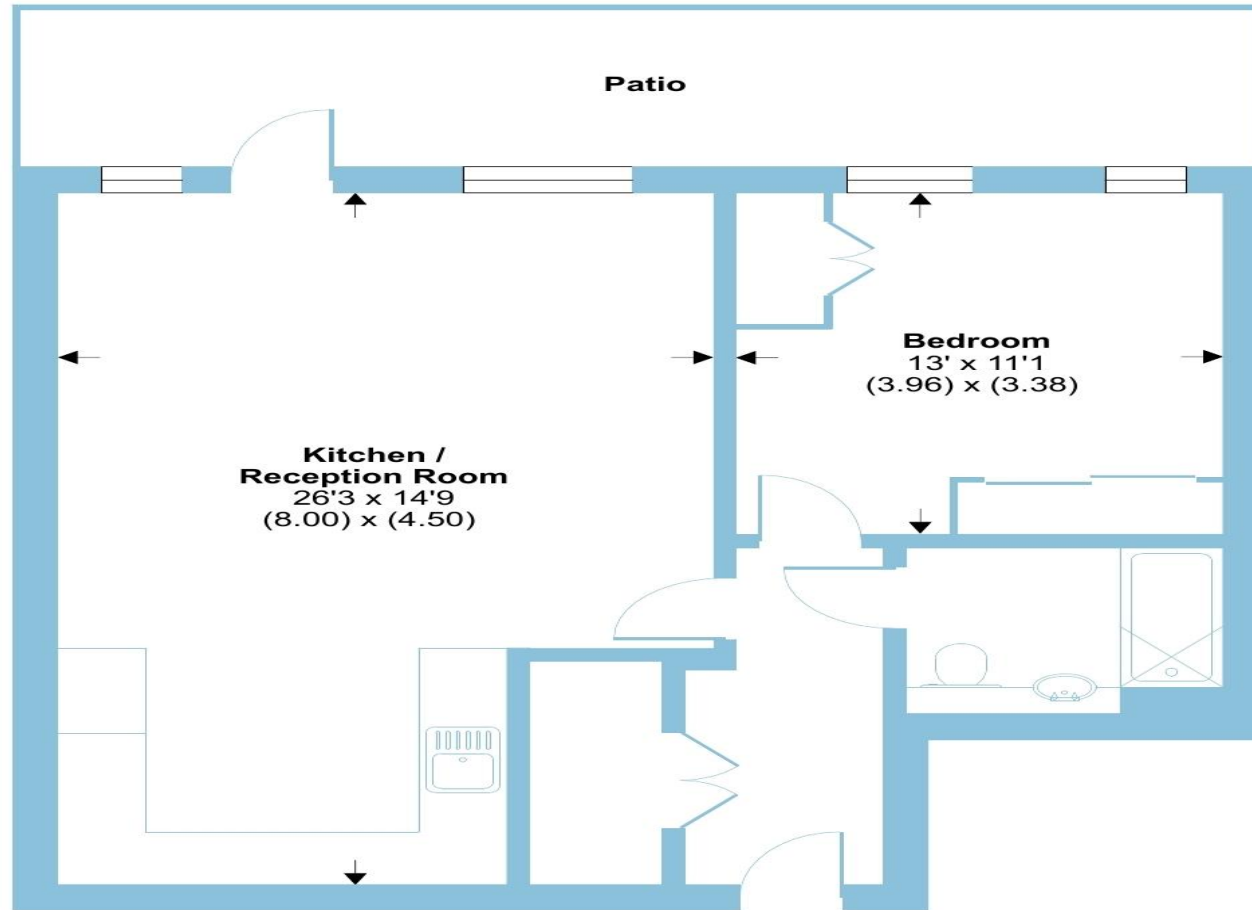
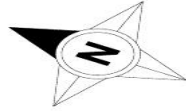
The property offers many nearby transport links to Westfield White City, Central London, and Ealing Broadway Town Centre which offers the popular shopping centre, an abundance of shops, restaurants, bars and a good selection of local private and state schools.



Hatton Road, Wembley, HA0

Approximate Area = 643 sq ft / 59.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2022. Produced for Barnard Marcus. REF: 807161



welcome to

Marsworth House Hatton Road, Wembley

- Ground floor apartment
- Large private patio terrace overlooking the attractive communal garden
- Circa 643 sq. ft.
- Modern and well presented
- Onsite concierge
- Bike storage
- Residents gardens
- Under floor heating

Tenure: Leasehold EPC Rating: B

£325,000

Marsworth House/Hatton Road is situated off Ealing Road which borders Hanger Lane / Ealing offering a variety of transport links, a Sainsbury's superstore and the Grand Union Canal. A40 and M4 is also within easy access.



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL108804

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:
EAL108804 - 0004


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