



**Aylesbury House Hatton Road, Wembley HA0 1QW**



***welcome to***

## **Aylesbury House Hatton Road, Wembley**

This well presented, second floor, modern apartment flat situated in the popular Hatton Road development, offering circa 550sq.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 property offers a good-sized entrance hall, a generous 26' bright & airy reception & modern kitchen room with integrated appliances and direct access to the private balcony with west facing, green aspect views, a double bedroom with two large windows creating an abundance of natural light and built-in wardrobes 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.

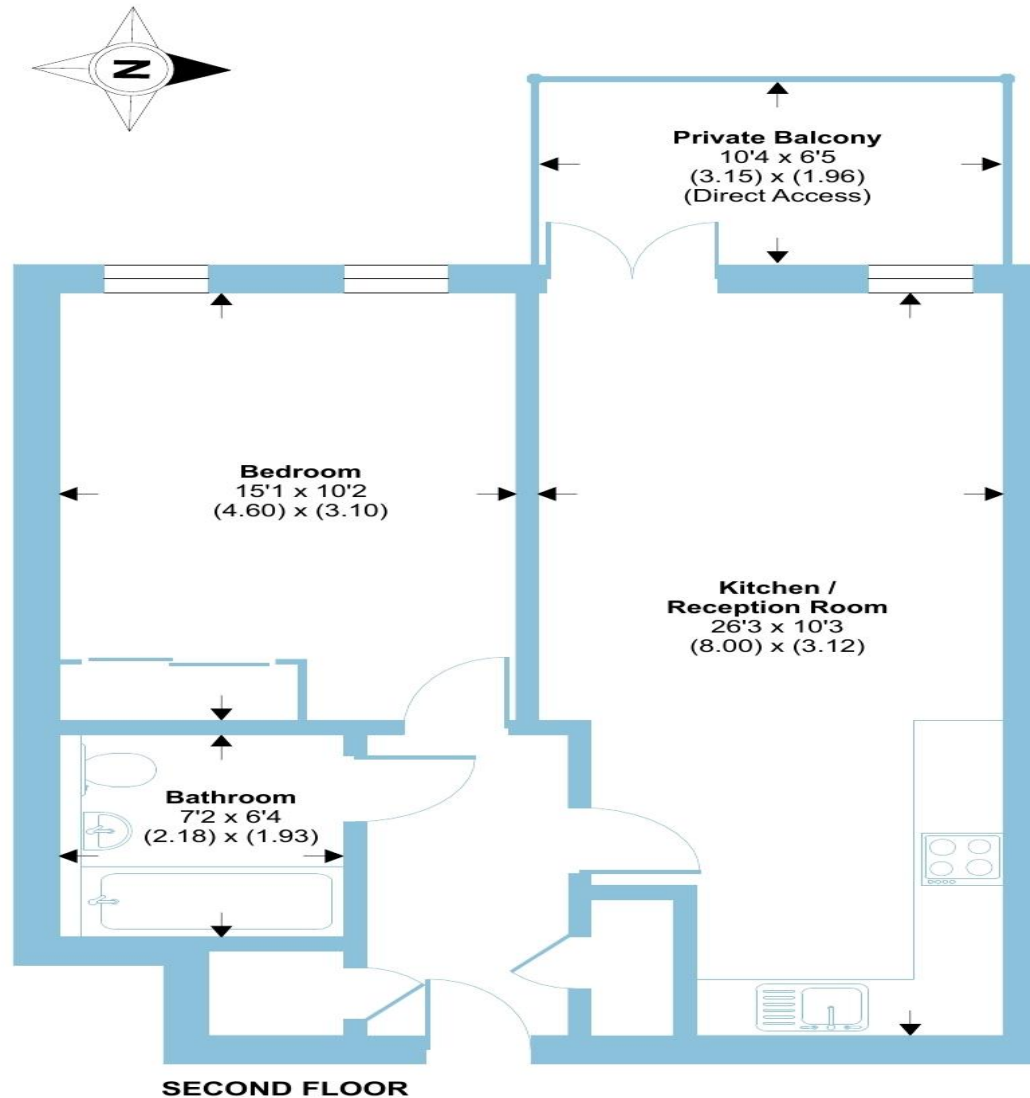
The property offers many nearby transport links to Westfield - White City, Central London and Ealing Broadway Town Centre which offers the popular shopping centre, an abundance of shops, restaurants, bars and a good selection of schools. The A40 and M4 are also within easy access.



# Aylesbury House, Hatton Road, Wembley, HA0

Approximate Area = 541 sq ft / 50.3 sq m

For identification only - Not to scale



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## **Aylesbury House Hatton Road, Wembley**

- Second floor modern, one bedroom apartment
- Private balcony with green, West facing, aspect views
- Gated, residents' communal gardens
- Lifts & intercom system
- Onsite concierge & secure bike storage

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## **Offers in excess of £300,000**

This second floor, one bedroom apartment with a private balcony & no onward chain in Aylesbury 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 for viewings!



Please note the marker reflects the postcode not the actual property

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Property Ref:  
EAL109047 - 0006

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**020 8579 5050**



[ealing@barnardmarcus.co.uk](mailto:ealing@barnardmarcus.co.uk)



55 The Mall, Ealing, LONDON, W5 3TA



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