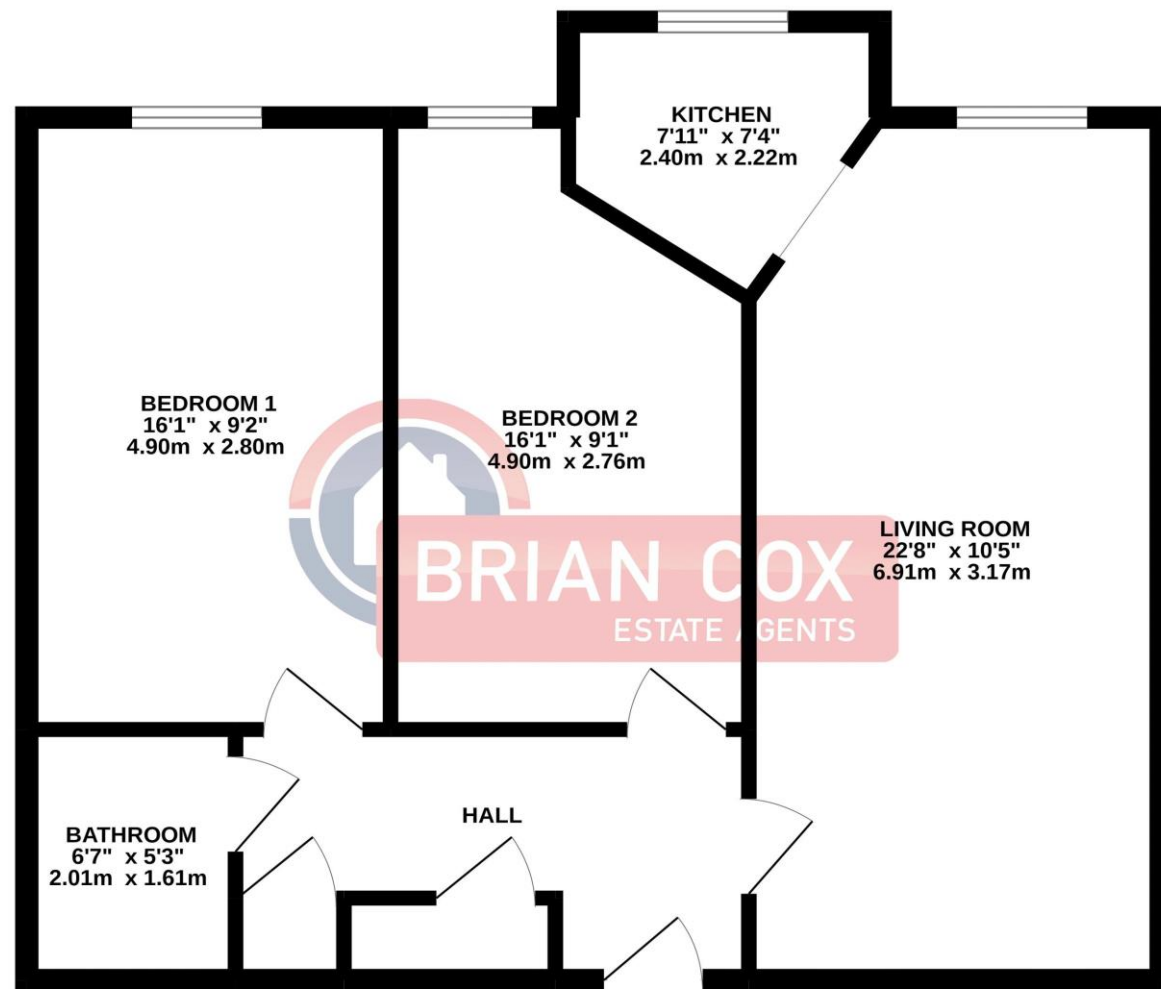


# the floorplan...

SECOND FLOOR  
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## more details from...

call: **Brian Cox Sudbury: 0208 422 1007**  
email: **Kasru.ali@brian-cox.co.uk**  
web: **www.brian-cox.co.uk**



0208 422 1007  
brian-cox.co.uk



RETIREMENT FLAT - TWO BEDROOMS - LEASEHOLD - OVER 60's. This McCarthy and Stone built two bedroom retirement flat is situated on the second floor. The property comprises of a large lounge, fitted kitchen, two double bedrooms and bathroom. The property benefits from double glazing, electric heating, communal grounds, residents parking and communal grounds.



£220,000  
Leasehold

Forty Avenue, Wembley HA9 8JS

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.





## in brief...

- Leasehold
- Two Bedrooms
- Retirement Flat
- Over 60's
- Residents Lounge
- Communal Laundry Room



## the location...

### nearest stations ...

- Wembley Stadium (0.4 miles)
- Wembley Park (0.4 miles)
- Wembley Central (0.6 miles)

Wembley is an area of North West London, England, and part of the London Borough of Brent. It is home to the Wembley Arena and Wembley Stadium.

Wembley Arena is served by Wembley Park Station on the London Underground via Olympic Way, Wembley Stadium on the Chiltern Railways line from London Marylebone to Birmingham Snow Hill, and Wembley Central (walking via the White Horse Bridge). The 92 bus route stops directly outside.

There is also a new and modern Designer Outlet with all major high street branded shops, restaurants and a cinema.