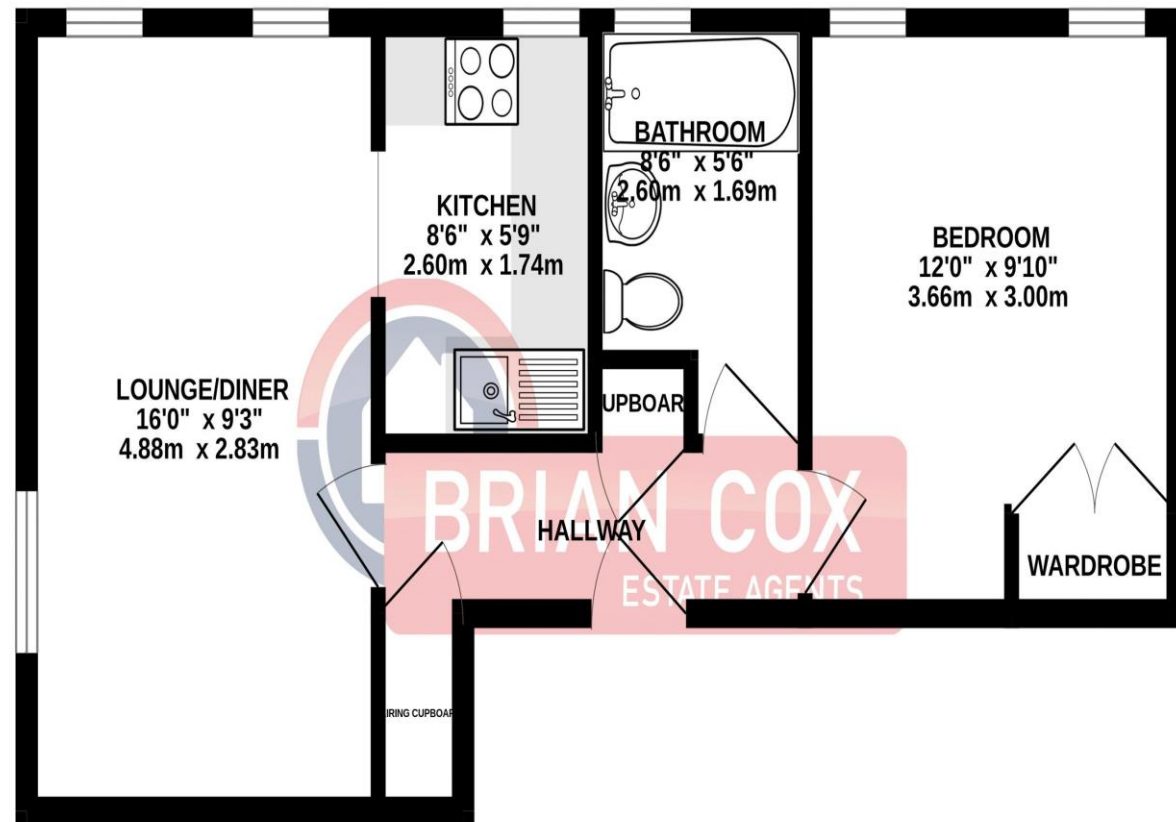


the floorplan...

THIRD FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 410 sq.ft. (38.1 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...

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[brian-cox.co.uk](http://brian-cox.co.uk)



TOP FLOOR FLAT - ONE BEDROOM - SHARE OF FREEHOLD - ALLOCATED PARKING - CHAIN FREE

Brian Cox are pleased to present to the market this well presented purpose build top floor flat located in this popular residential cul-de sac and providing easy access to local schools, shops and transport links. This property is being sold chain free and comprises briefly of a living room, kitchen, bathroom, and bedroom. The property benefits from double glazing, electric heating, share of freehold, communal grounds, and allocated parking. Chain Free.



£280,000  
Share of Freehold

Elmore Close, Wembley HA0 1YN

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...

- Top Floor Flat
- One Bedroom
- Allocated Parking
- Communal Grounds
- Electric Heating
- Share Of Freehold



### the location...

#### nearest stations ...

Alperton Station (0.4 miles)  
Hanger Lane Station (0.4 miles)  
Park Royal Station (0.8 miles)

Alperton is an area forming the southern part of Wembley in the London Borough of Brent, Northwest London. It is situated 7.6 miles (12 km) West North-West of Charing Cross. Ealing Road (A4089) and Bridgewater Road (A4005) are major roads that run through Alperton. Alperton Lane (B456) is another useful thoroughfare.

The Grand Union Canal runs through Alperton and the Grand Union Walk is its old towpath, which was originally used by horses drawing the canal barges and is now a recreational facility that serves Alperton.

There are several local schools in the area which include West Twyford Primary School, Lyon Park Primary School, Vicar's Green Primary School, Alperton Community School, and Ark Elvin Academy.

