



Conifer Way, Wembley, HA0 3QR

Asking Price £185,000



**Conifer Way, Wembley, HA0 3QR**

A bright and modern first-floor studio apartment set in a well-kept purpose-built block on Conifer Way. The property features a light open-plan living/sleeping area with a bay window, a fitted kitchen, and a smart shower room. Residents benefit from communal gardens and an allocated parking space. Ideally located within walking distance of North Wembley, South Kenton, Sudbury Hill (Piccadilly) and Sudbury Hill Harrow (Chiltern Railways), offering fast links into Central London. Nearby are local shops including Sainsbury's and Iceland, with the London Designer Outlet and Wembley Park's restaurants, cinema and leisure facilities only a short trip away. With an 89-year lease and share of freehold, this is an excellent choice for first-time buyers or investors.



- Studio Flat
- Sought After Location
- Bright Open Plan living Space
- Modern Kitchen Area
- Modern Shower Room
- Communal Gardens
- Allocated Parking Space
- Lease 89 years Share of Freehold
- Easy Access to Transport Links



**Council Tax Band: B**

Leasehold - Share of Freehold





### **INTERNALLY**

The property comprises a modern bright open plan living area with a bay window for natural light. A part tiled fitted kitchen includes matching wall and base units , built under oven, electric hob with a extractor fan over.

The shower room is part tiled and includes vanity wash basin, WC and a shower enclosure.

### **EXTERNALLY**

Communal garden and allocated parking

### **LOCATION**

This property is within walking distance to North Wembley train station and also South Kenton and not far from Sudbury Hill (Piccadilly line) and Sudbury Hill Harrow (Chiltern line), the location offers excellent transport connections into central London. Local supermarkets include Sainsburys and Iceland and a little further afield is the London Designer Outlet plus leisure/entertainment around Wembley Park: theatres, markets and restaurants. Northwick Park Hospital is also a close distance away.

### **ADDITIONAL INFORMATION**

Share Of A Freehold

Remaining Lease 89 years

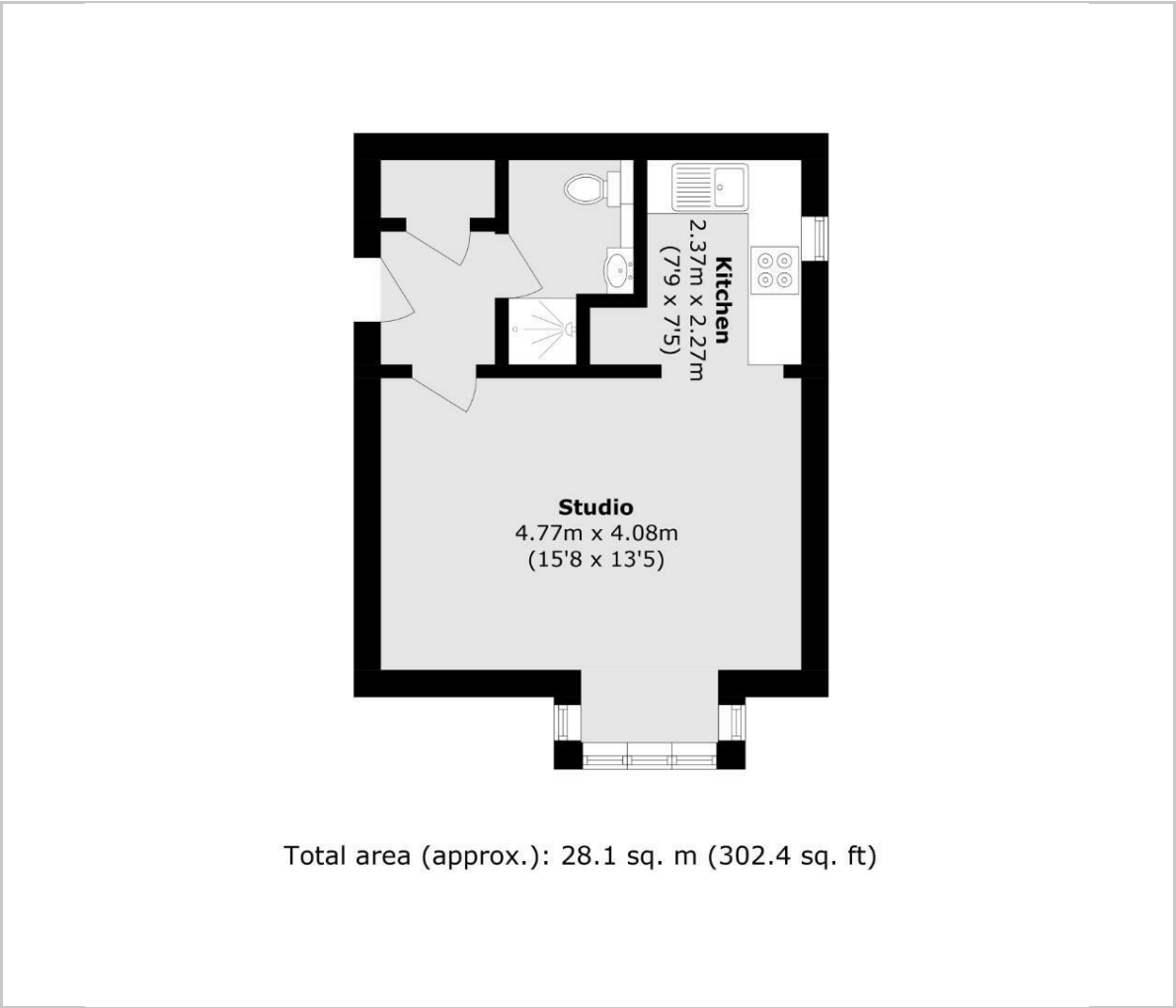
Council Tax Band B - £1659

Annual Service Charge - £2200.00

(all above as advised)



Floor Plan



Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. A £2,000 reservation deposit is payable to secure the sale. This deposit forms part of the purchase funds and will be allocated on completion. The reservation deposit is subject to terms and conditions.

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Area Map



Energy Efficiency Graph

