

# HUNTERS®

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Chamberlayne Avenue

Wembley, HA9 8ST

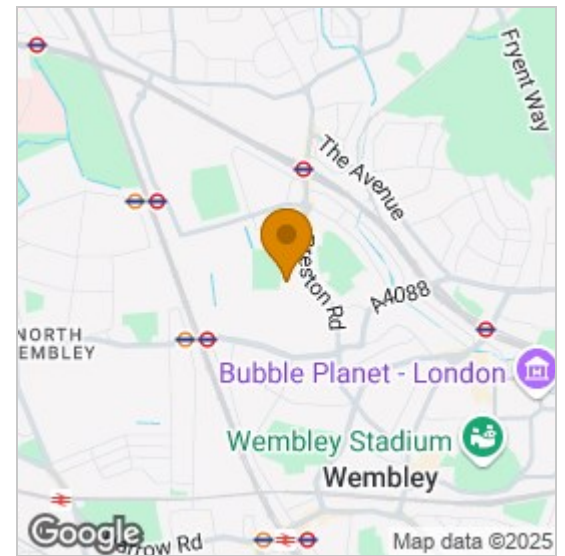
Asking Price £350,000



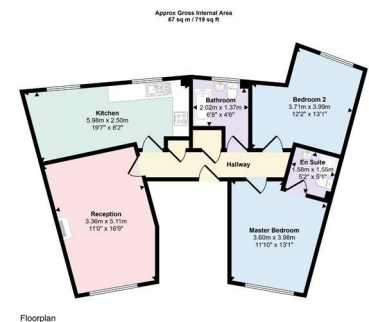




## Area Map



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



**2 BEDROOM 2 BATHROOM GROUND FLOOR FLAT** - Situated in a sought after development just off Preston Road close to station, is this well appointed flat. The flat is a spacious ground floor apartment with 2 bathroom (one en-suite) a family bathroom, large living room a modern fitted kitchen/diner. Benefits include a private parking bay. Having a long lease which we told by the vendor is some 973 years remaining. Service charges are £2861.22 pa and Ground Rent £598.88 pa. (We have not seen the lease or any documents to confirm this and all buyers are asked to check this information via their solicitor).



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

292 Preston Road, Harrow, HA3 0QA

Tel: 0208 904 8822 Email: [harrow@hunters.com](mailto:harrow@hunters.com) <https://www.hunters.com>

