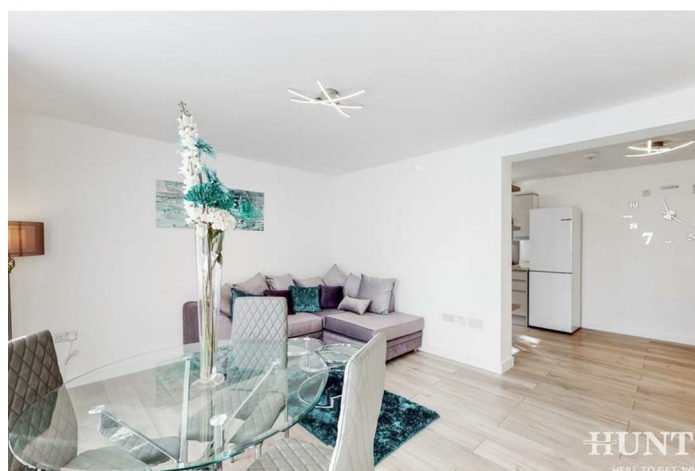


LEASEHOLD



Flat (EPC Rating:)

**13 LOCKIER WALK, CLARENDON
GARDENS, WEMBLEY, HA9 7TN**
Price Guide

£315,000



HAYMILLS
Expertise Experience Engagement



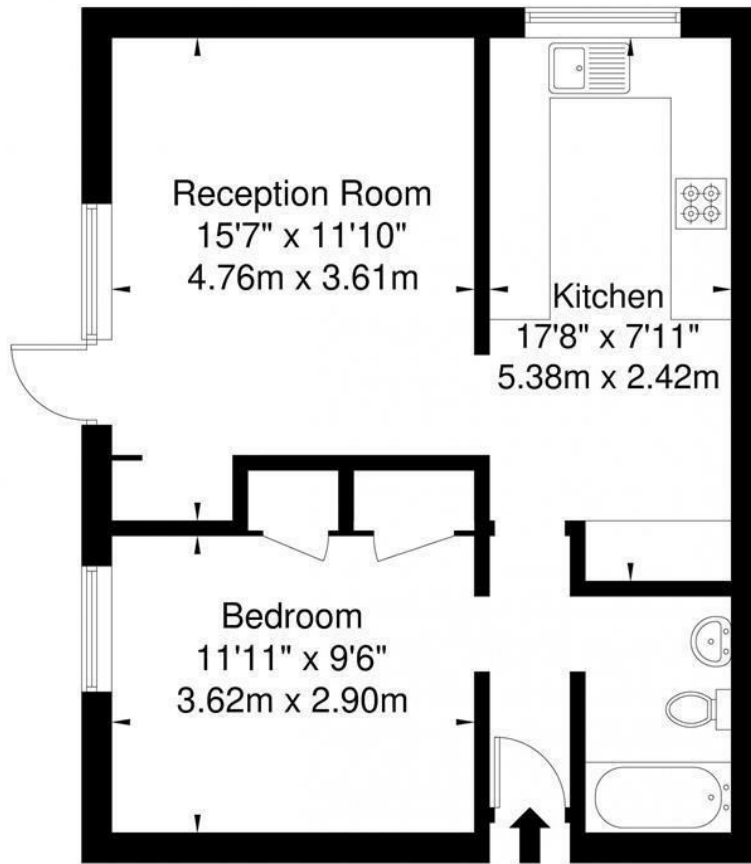
I Bedroom Flat located in Clarendon Gardens

£300,000 - £315,000 PRICE GUIDE - A beautiful ground floor flat in fantastic condition. Just refurbished to a very high standard. The property has laminate wood flooring, double glazed windows, a new fitted kitchen with a breakfast bar, dishwasher, washing machine and fridge freezer. The living room has a spacious entertaining area, a dining area and a work/study station. Benefits include security entry phone system, new gas central heating system, new wiring throughout and with direct access to communal garden. First to see will buy. The flat is currently let for a one year AST at £1500.00 pcm exclusive. from 15th August 2025 to 24th August 2026. PLEASE NOTE THAT UNDER THE ESTATE AGENTS ACT 1979 WE DISCLOSE THAT THE SELLER HAS AN ASSOCIATION WITH THE DIRECTORS OF HAYMILLS.



Lockier Walk, HA9 7TN

Approx. Gross Internal Area = 48.3 sq m / 519 sq ft



Ground Floor

Ref

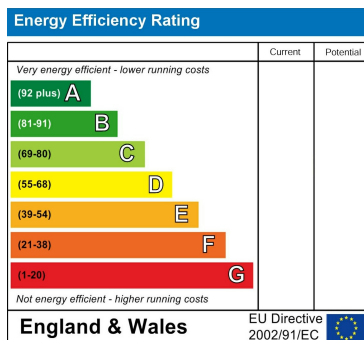
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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Council Tax Band

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Energy Performance Graph



Call us on

0208 904 8822

info@haymills.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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