

LEASEHOLD



Flat

**20 THE GABLES
MANOR DRIVE,
WEMBLEY,
MIDDLESEX, HA9
8DI**

£399,950

FEATURES

- MODERN GATED DEVELOPMENT
- PENTHOUSE - TOP FLOOR
- SPACIOUS LOUNGE/DINER
- FITTED KITCHEN
- MODERN BATHROOM
- PARKING SPACE

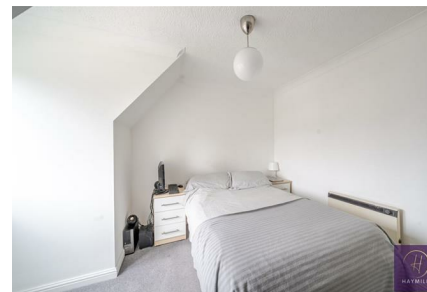


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2 Bedroom Flat located in Wembley

Top floor - PENTHOUSE - A lovely 2 double bedroom flat (677 sq ft / 62.8 sq m) This flat would make an ideal first time purchase or a buy to let (estimated rental £2000 pcm). Well presented with a spacious lounge/diner and a modern fitted kitchen. The bathroom is modern and well presented. Situated in a very popular gated development with allocated private space. Ideal location for Wembley Park station and the London Designer Outlet. Chain free sale. Must be seen. We understand that this flat is being sold with a share of the freehold. The lease (not seen or verified) is over 100 year as informed by the seller.





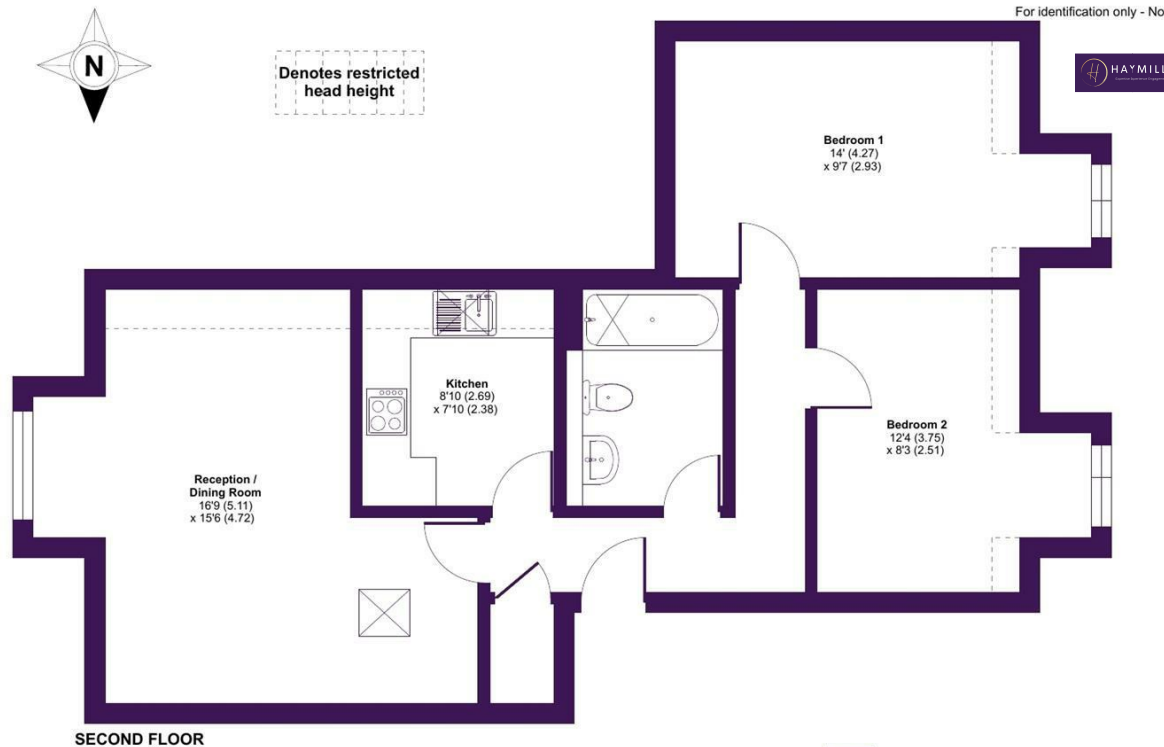
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Call us on
0208 904 8822
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Manor Drive, Wembley, HA9

Approximate Area = 677 sq ft / 62.8 sq m
 Limited Use Area(s) = 45 sq ft / 4.1 sq m
 Total = 722 sq ft / 66.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Haymills TA Preston Road Properties Limited. REF: 1365487



Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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