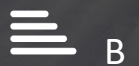
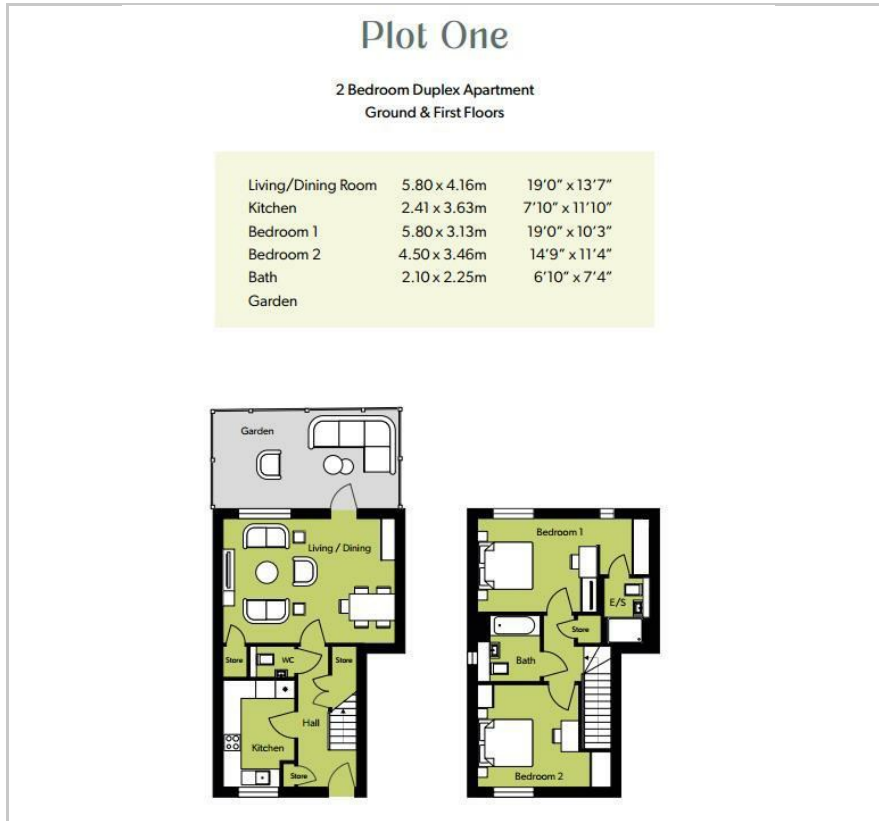


1 Pear Tree Close  
Wembley, London, HA0 1ET  
£525,000



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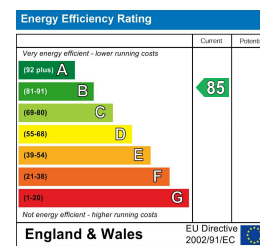
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Head Office Office on 07561471669 if you wish to arrange a viewing appointment for this property or require further information.

- **\*10 Year Structural Warranty\*** ▪ **992 sqft / 92sqm**
- **Huge Brand New 2 Bedroom** ▪ **Private Garden Apartment**
- **Moments From Alperton** ▪ **Gated Community Station**
- **Boutique Development**

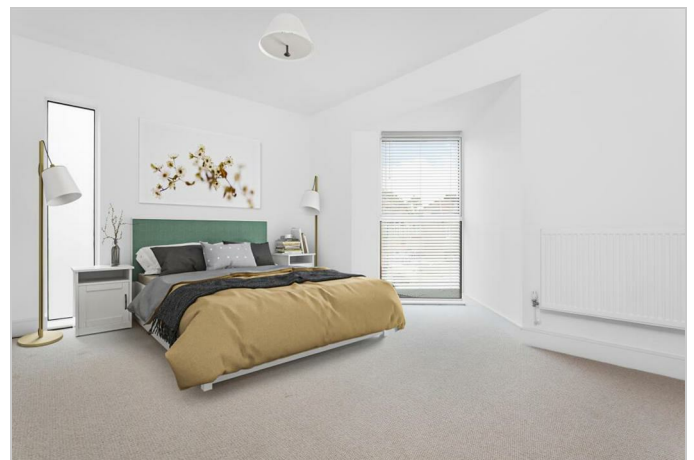
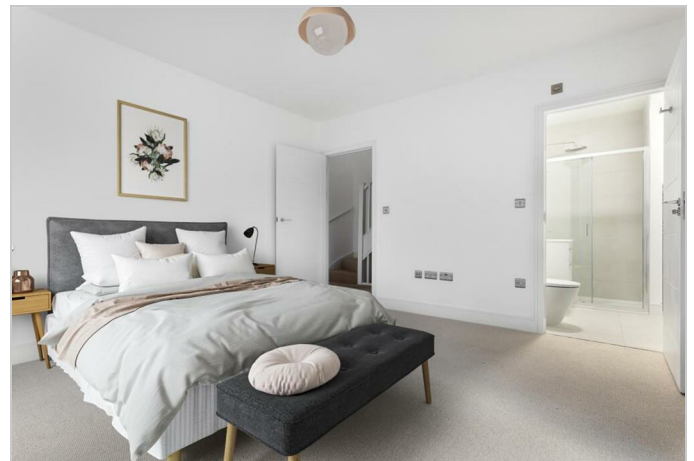
Large, brand new and expertly crafted 992 sqft / 92 sqm 2 bedroom, 2 bathroom duplex apartment with garden available for sale with Three Sixty Property.

Split over two floors, the ground benefits from oak wood flooring throughout, a spacious dining/reception room, separate fully fitted kitchen with integrated appliances, ample storage and a guest w/c. On the first floor there is a substantial primary bedroom with en-suite shower room, as well as large second double bedroom and family bathroom.

Set in the heart of Alperton, a vibrant gated community with new build flats and houses. This boutique development has only 20 units offering a mixture of 2 bedroom houses, and 2 & 3 bedroom duplex apartments. Pear Tree Close set in a thriving local community with an abundance of shops close by, next to the Grand Union Canal, within easy reach of the West End and the City. Alperton Station is 0.3 miles away.

**\*10 Year Structural Warranty\***

\*Please note the rooms shown with furniture are CGI images of furniture added and should only be used as a reference point.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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