



**Byron Road, Wembley**

**£335,000 Leasehold**

**This purpose-built flat on the second floor offers two bedrooms and comes with a long lease of over 900 years. It also benefits from a garage, gas central heating, and double-glazed windows. The property is to be sold with no upper chain, ensuring a smooth buying process.**

**Council Tax Band: C**

**EPC Rating: C**

- Two Double Bedroom Flat • Second Floor • Purpose Built • Garage • Long Lease • Double Glazed Windows • Gas Central Heating • No Upper Chain



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### **FURTHER DETAILS**

The flat is located on the second floor of this purpose built development. All floors are accessed by stairs. Internally the flat comprises of an entrance hall, lounge, kitchen, two double bedrooms and a bathroom. Outside there are communal gardens and the flat also benefits from a garage in a block.

### **LEASE DETAILS**

The lease for the flat is 999 years from June 24th 1960. The lease for the garage is 999 years from 24th June 1961. Both have peppercorn ground rent (£15.74 per annum combined). The service charge is currently £840 per annum and the buildings insurance is £250.87.

### **LOCATION**

Garden Court is located within a few minutes walk of North Wembley train station, which provides quick and easy access into the centre of London via London Overground and Bakerloo Line trains. Also within walking distance is Wembley High School and a good selection of local shops.

### **CONTACT RAWLINSON GOLD**

If you would like to arrange a viewing or discuss any aspect of this property, please contact our Harrow Office by telephone on 020 8861 2020 or by email at [harrow@rawlinsongold.co.uk](mailto:harrow@rawlinsongold.co.uk).

### **FREE MARKET APPRAISAL**

Please contact our Harrow Office if we can be of assistance with the sale or rental of your current property.



