

Connells

Loxley House Hirst Crescent
Wembley

Loxley House Hirst Crescent
Wembley HA9 7HL

for sale
£300,000







Property Description

Connells are pleased to offer to the market this superb luxury two bedroom, two bathroom apartment ideally positioned just minutes from North Wembley Station, offering an exceptional combination of style, convenience and modern living. The property features a bright and spacious reception room, perfect for both relaxation and entertaining, while the sleek contemporary kitchen provides excellent functionality with high-quality fittings throughout.

Both bedrooms are well-proportioned, with the benefit of two modern bathrooms, enhancing comfort and privacy.

The apartment is situated within a secure and well-maintained development, ensuring a safe and peaceful living environment.

Further advantages include a private gated allocated parking space, a secure bike store, video entry phone system, centralised heating with a combi boiler, and beautifully landscaped communal gardens, adding to the overall appeal of this impressive home.

Located in the heart of Wembley, residents enjoy unrivalled access to a wealth of local amenities including shops, cafes, and everyday conveniences. The nearby London Designer Outlet and Wembley Park's vibrant entertainment district offer extensive retail and leisure options. Excellent transport links are close at hand, with North Wembley Station just moments away, providing fast and reliable connection.

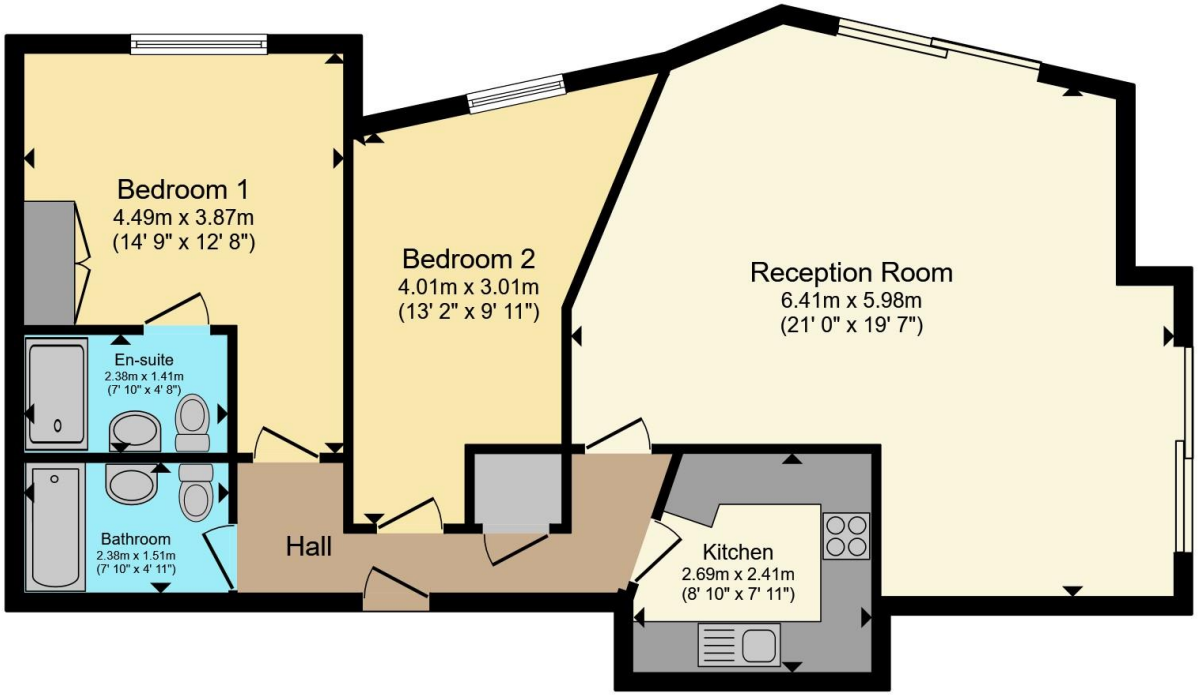
This would make an ideal property for first time buyers or investors.
Viewings are highly recommended.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Floor Plan

Total floor area 83.9 m² (903 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





To view this property please contact Connells on

T 020 8427 4321
E harrow@connells.co.uk

182 Station Road
HARROW HA1 2RH

EPC Rating: B

Council Tax Band: C

Service Charge: 1664.00

Ground Rent: 195.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HRW312512

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk| www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HRW312512 - 0012