



## Pempath Place, Wembley

- Excellent public transport access
- Near green parks
- Well-proportioned master bedroom
- Ideal for first-time buyers
- Affordable council tax band
- Close to local amenities
- Potential for modernisation
- Spacious reception room
- Investment opportunity
- Desirable neighborhood location

**Asking Price £280,000**

**Tenure: Leasehold**

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# Pempath Place, Wembley

## DESCRIPTION

Hunters Stanmore are pleased to present this well-proportioned one-bedroom flat, ideally located within easy reach of excellent transport links, local amenities and nearby green spaces. An excellent opportunity for first-time buyers or investors, the property offers scope for modernisation to create a stylish, contemporary home.

The accommodation comprises a spacious and light-filled living/dining room featuring neutral décor, light wood flooring and a large window allowing plenty of natural light. There is ample space for both seating and dining, along with built-in storage and an open archway leading through to the kitchen.

The kitchen is well arranged with a range of white wall and base units, dark worktops and black subway-style tiled splashbacks. Integrated appliances include an oven, hob and washing machine, while a window provides natural light and ventilation.

The bedroom is generously sized and comfortably accommodates a double bed and storage, finished in soft neutral tones with carpeted flooring. The bathroom is neatly presented with stone-effect tiling and comprises a bath with shower over, WC and vanity unit, complemented by a mirrored cabinet and window.

Externally, the property is set within a well-maintained residential block with a traditional brick façade, mature trees and landscaped communal areas, offering a pleasant and peaceful environment.

Further benefits include Council Tax Band C and an EPC rating of C. Conveniently positioned close to shops, transport links and leisure facilities, this flat represents an affordable and appealing purchase. Early viewing is highly recommended.





Pempath Place, Wembley, HA9 8QR

Council Tax: C



Floor Plan  
Floor area 50.9 sq.m. (547 sq.ft.)

Total floor area: 50.9 sq.m. (547 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)

Viewing

Please contact our Hunters Stanmore Office on 0203 667 1333 if you wish to arrange a viewing appointment for this property or require further information.  
6 Station Parade, Harrow, HA3 8SB  
Tel: 0203 667 1333 Email: [stanmore@hunters.com](mailto:stanmore@hunters.com) <https://www.hunters.com>



ENERGY PERFORMANCE  
CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

