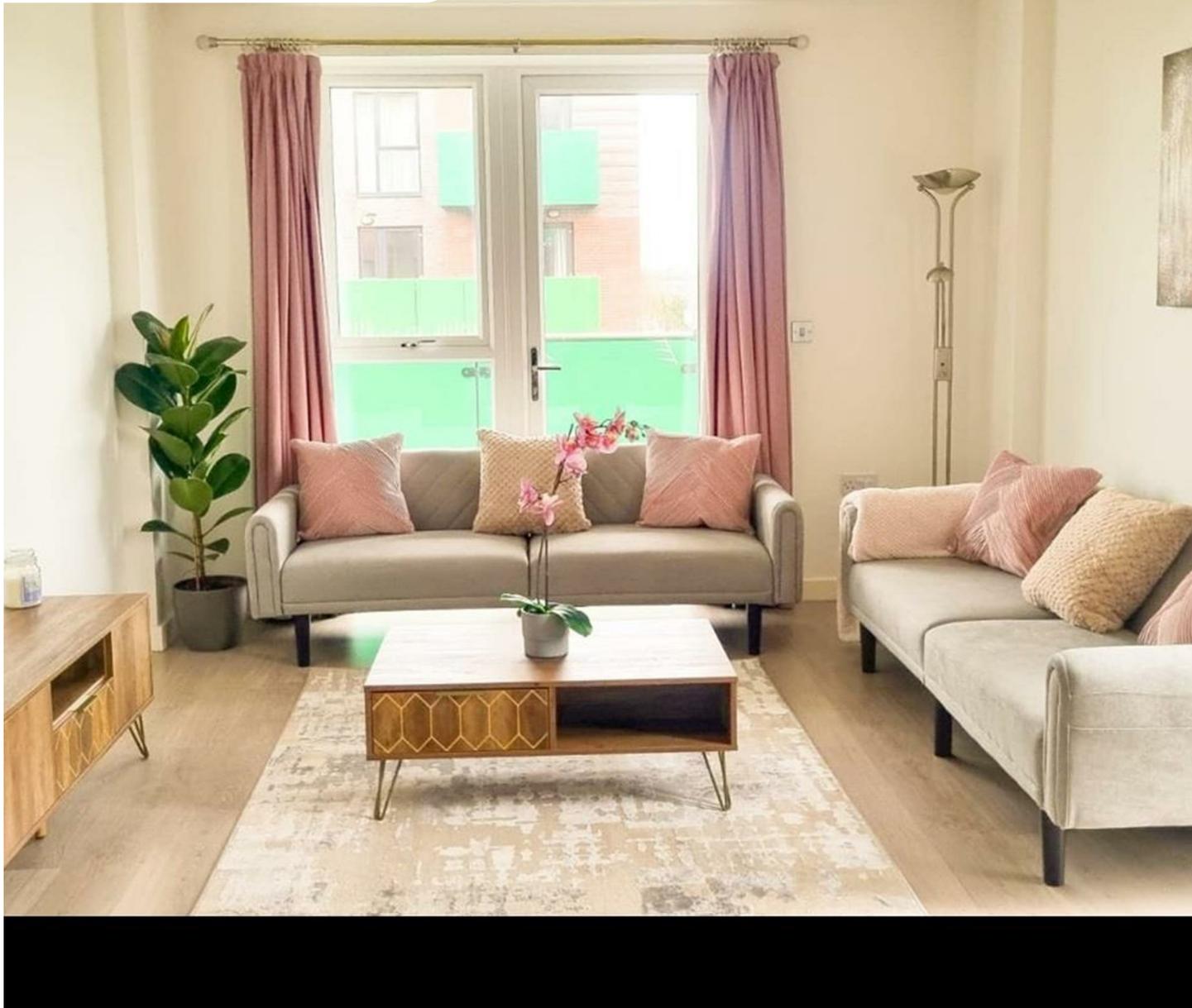


LEASEHOLD



Flat - Purpose Built (EPC Rating: C)

SMITH HOUSE, MATTHEWS CLOSE, WEMBLEY.
HA9 8FD

£450,000 LEASEHOLD



HAYMILLS
Expertise Experience Engagement



2



2



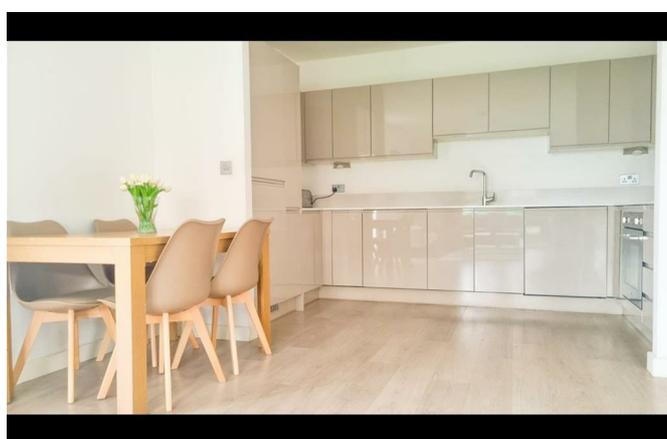
1



C

2 Bedroom, 2 bathroom purpose built flat very near Wembley Park Station.

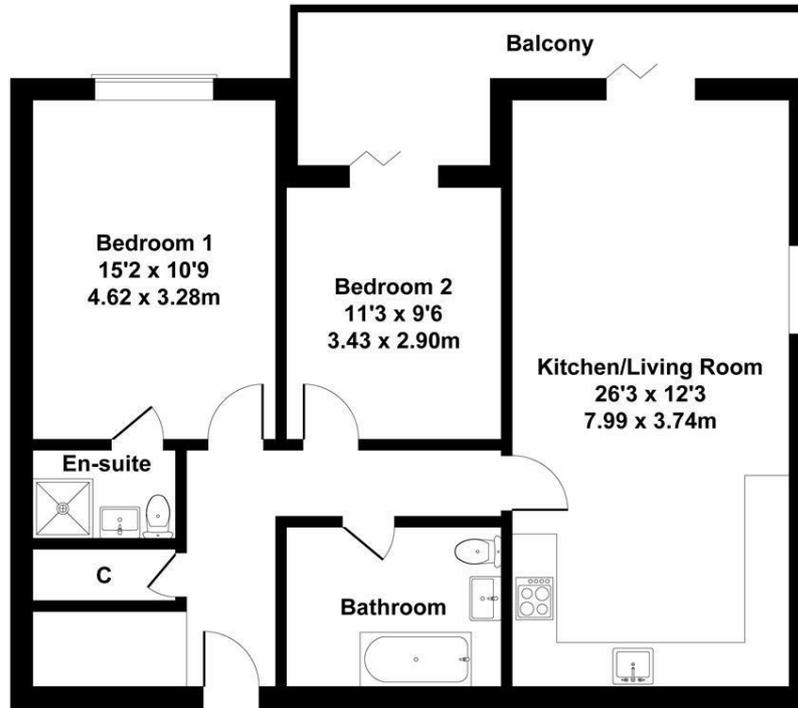
Presenting this 6th floor 2 double bedroom 2 bathroom (one en-suite) flat set in a modern block built in circa 2015 and comprising of plan Livingroom / fitted kitchen with direct access to private balcony which is also accessed from the second bedroom. The property benefits from double glazed windows and electric heating. Ideally situated within minutes to Wembley Park station and also local schools. The London Designer Outlet with all its amenities including cinema complex, bars and restaurants is also within close proximity. The property is offered with a long lease in excess of 100 years plus years, makes this an ideal first time purchase or as a buy to letting investment. Viewing highly recommended.





26 Smith House, Matthews Close, Wembley. HA9

Approximate Gross Internal Area
840 sq ft - 78 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Council Tax Band D

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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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.