

MATTHEW JAMES

Residential Sales • Lettings • Management



7 Pargraves Court Brook Avenue, Wembley, HA9 8PG

Asking Price £215,000

A great chance to purchase this large one bedroom ground floor purpose built flat within quick and easy access to Wembley Park underground station.

The property is being offered chain free and as such could represent a quick purchase for any buyer keen to do so. Offered with the benefit of a new 250 year lease and no annual ground rent.

Ground Floor

Entrance Hall

Laminate wood flooring, storage cupboard.

Lounge



Laminate wood flooring, double glazed window.

Kitchen



Fitted wall and base units, work surface incorporating sink and drainer unit, electric cooker, washing machine, fridge freezer, double glazed window.

Double Bedroom



Carpeted, double glazed window.

Bathroom



Panelled enclosed bath, low flush WC, wash basin, tiled splash back, extractor fan.

Additional Information

EPC Rating C

Brent Council Tax Band C

New 250 year lease to be granted

Zero ground rent

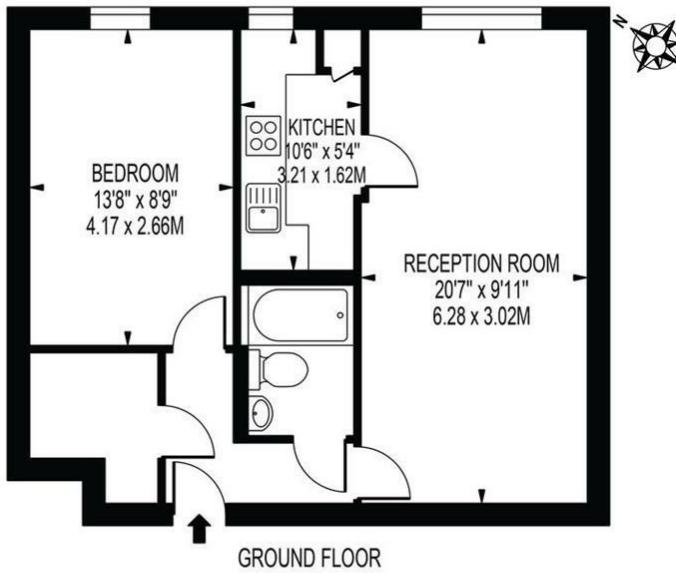
Service charge for 2025/26 £1601.91

Chain Free

Floor Plan

PARGRAVES COURT

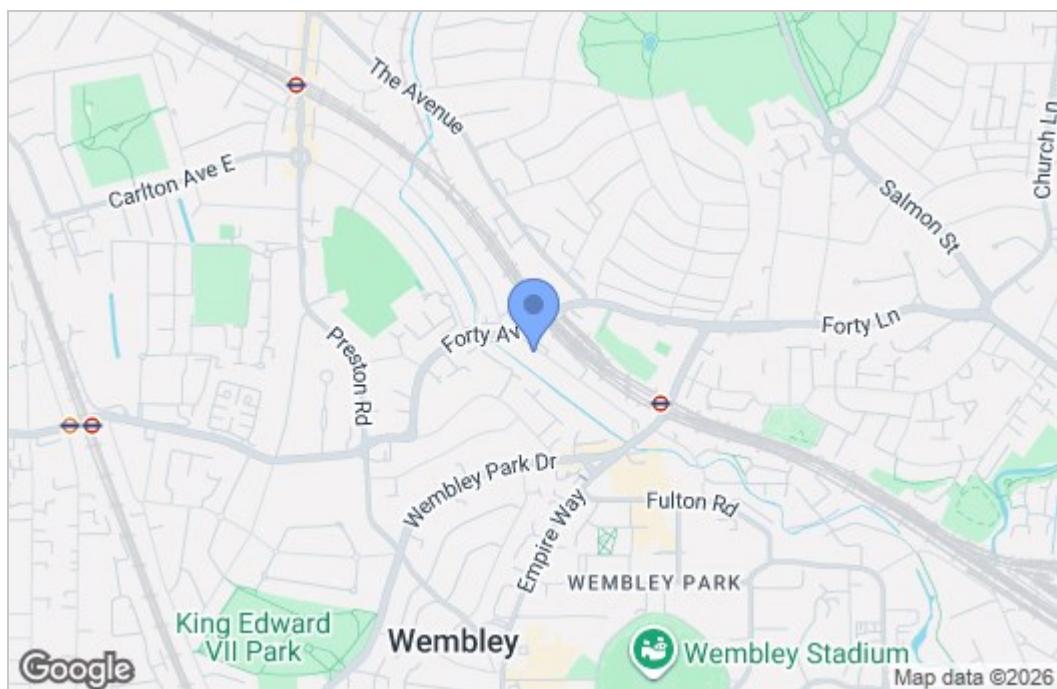
APPROXIMATE GROSS INTERNAL FLOOR AREA: 495 SQ FT - 46.02 SQ M



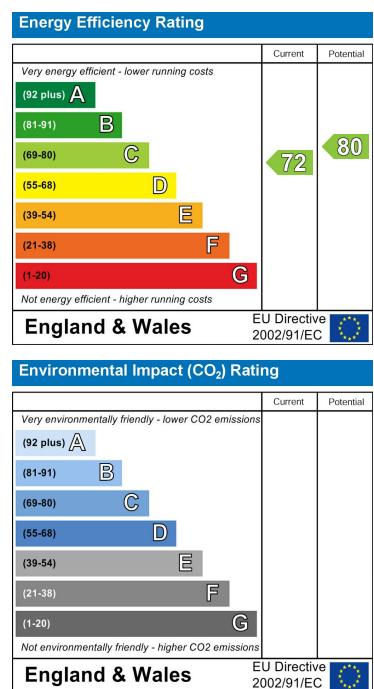
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ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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Area Map



Energy Efficiency Graph



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