



Hatton Road Wembley, HA0 1QW

- NO CHAIN
- Two Double Bedrooms
- South West Facing Dual Aspect Balcony
- Open Plan Living
- On Site Concierge
- Master Bedroom With En-Suite
- Stunning Views
- Great Transport Links

Asking price £325,000





Open Plan Lounge / Kitchen Diner

Large open plan living area and kitchen/diner. With dual aspect, south west facing balcony accessed via patio doors, with stunning views. This area has laminate throughout, and the kitchen includes integrated hob and oven, fridge freezer and dishwasher.

Master Bedroom

Master bedroom, with en-suite, fitted wardrobes and carpet.

Bedroom 2

Double room with fitted carpet.

Bathroom

Modern and stylish bathroom, consisting of toilet, hand basin, bath and overhead shower

Utility / Storage Cupboard

Small room located off the hallway, providing storage.

Tenure

This property is Leasehold.

114 years remaining on the lease.

Annual Service Charge - £2753

Annual Ground Rent - £300



This beautiful two bedroom apartment is AVAILABLE NOW and has NO CHAIN. The property is situated in Alperton, North West London. The apartment comprises of a large open plan living and kitchen area, with plenty of room for relaxation and entertaining guests, with access to the balcony providing gorgeous views over London and the Paddington Arm of the Grand Union Canal. There are two double bedrooms, with the master comprising of en-suite and fitted wardrobes, There is a also a decent size utility / storage cupboard.

The local area is extremely vibrant and popular. The Canal corridor offers pleasant towpath routes which are perfect for walking, jogging or cycling. There are an array of local amenities, including supermarkets (Lidl, Sainsbury's), cafés, restaurants, and independent outlets. There are also nearby GP practices, dental clinics, gyms, Vale Farm Sports Centre, and Northwick Park Hospital is a short drive away.

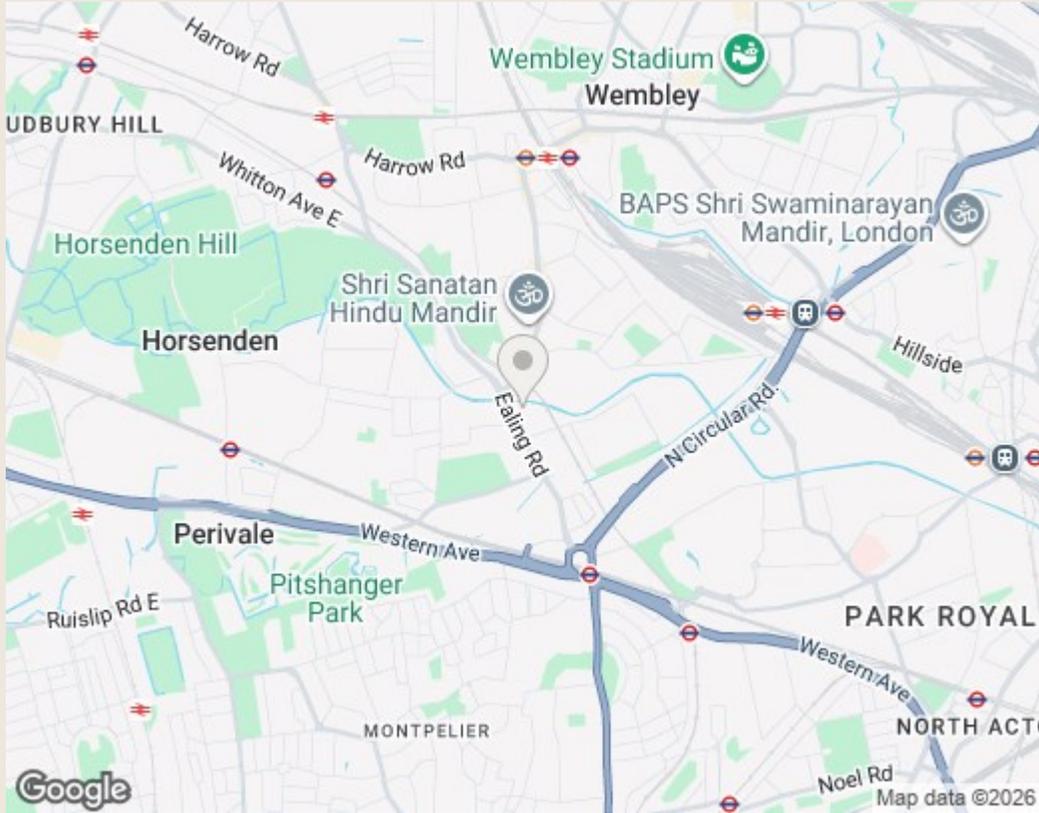
Local schools are well regarded and include, but are not limited to, Lyon Park, Vicar's Green and Alperton Community School.

There are excellent transport links in Alperton, with Alperton Underground (Zone 4) on the Piccadilly line providing direct links to central London and Heathrow. The area is served by multiple buses and road users benefit from the close by A40, North Circular (A406) and proximity to M1 motorway.

Other stations within walking reach include Hanger Lane (Central line) and Stonebridge Park (Bakerloo/Overground).



Local Authority **Brent**
 Council Tax Band **D**
 EPC Rating **B**



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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 for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.