LEASEHOLD



Flat - Purpose Built (EPC Rating: C)

PEMPATH PLACE, WEMBLEY. HA9 8QW

Asking Price

£260.000 LEASEHOLD

HAYMILLS
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2 | 1 | 1 | C

2 BEDROOM SECOND (TOP) FLOOR FLAT IN WEMBLEY HA9

TOP-FLOOR TWO-BEDROOM FLAT WITH A BRAND-NEW 125-YEAR LEASE! - FIRST-TIME BUYERS & INVESTORS—THIS ONE DEMANDS YOUR ATTENTION!- A fantastic opportunity to purchase this spacious two-bedroom flat, occupying the second and top floor*of a purpose-built block within a private residential development. The property will be sold with a brand-new 125-year lease and offers well-proportioned accommodation, including a **generous lounge**, fitted kitchen, modern bathroom and gas central heating. Perfectly positioned for commuters, the flat is just minutes from South Kenton Station, providing Bakerloo and Lioness line services. The excellent shops, cafés, restaurants and everyday amenities along Preston Road—as well as*Preston Road Metropolitan line station—are all within approximately a 10–15-minute walk.

*Two well-proportioned bedrooms
* Second floor position—no property above
* Brand-new 125-year lease
* Very spacious lounge
* Fitted kitchen
* Modern bathroom
* Gas central heating
* Private residential development
* Excellent transport connections
* Ideal first purchase or investment opportunity









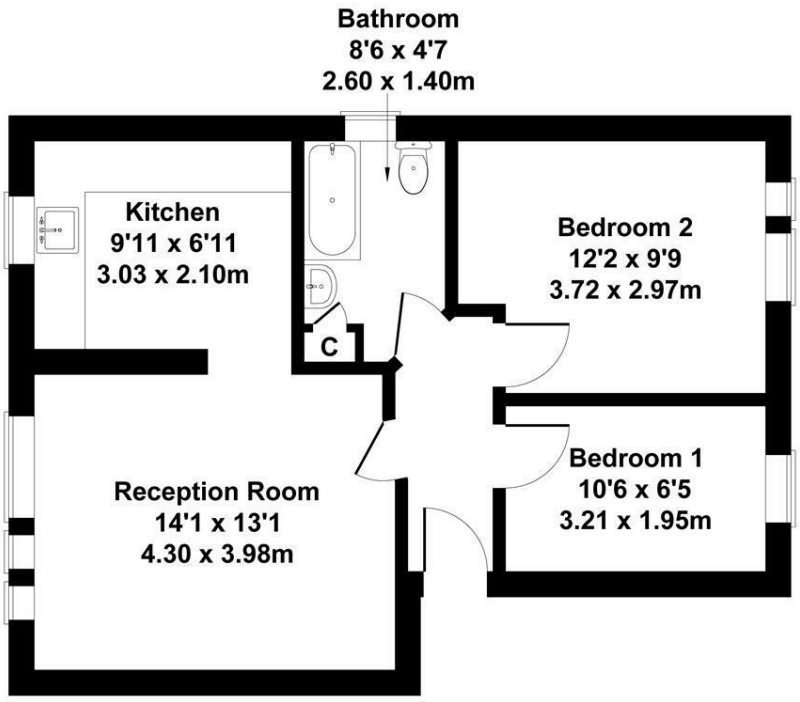






Pempath Place

Approximate Gross Internal Area
527 sq ft - 49 sq m



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

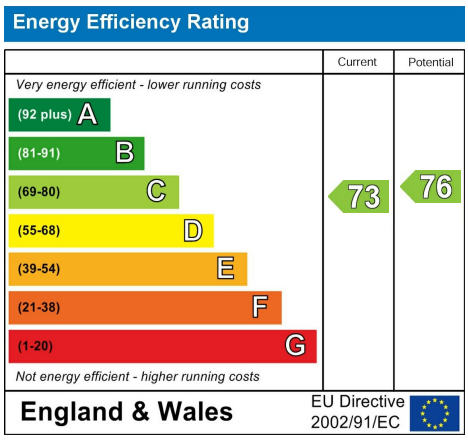
Council Tax Band: C

Lease: New 125 years on completion

Service Charge: £250 PM (as advised)

Ground Rent: £100 PA (as advised)

Energy Performance Graph



Call us on

0208 904 8822

info@haymills.uk

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.

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