



# For Sale

## Apartment

Aylesbury House | Wembley | HA0

Offers Over £375,000 | Leasehold

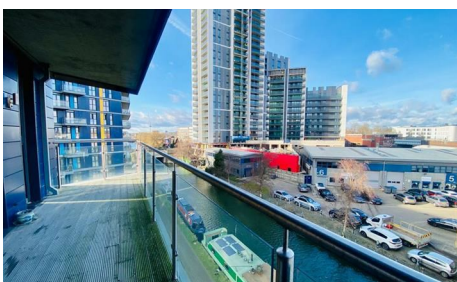
1 Reception | 2 Bedroom | 2 Bathroom

- Two Bathrooms Including En-Suite
- Open Plan Kitchen / Living Room
- Large Balcony With Canal Views
- On Site Concierge
- Secure Door Entry System
- 24 hr Transport Links

FREEDOM TO MOVE



Hawks





A beautifully presented TWO bedroom, TWO Bathroom apartment with WATER VIEWS spanning over approximately 807sq ft,

The accommodation is arranged over one floor comprising of a spacious open plan kitchen / living room leading onto a large balcony overlooking the Grand Union Canal, perfect for entertaining.

The property further comprises of 2 double bedrooms, one of which has an en-suite bathroom and additional family bathroom. The property is presented in great condition throughout with no onward chain.

Ideally located, there are 24 hour transport links with local busses as well Alperton Underground and Park Royal Underground stations within a short distance. There are a number of local shops adding to the convenience of the location including Sainsbury.

The property further benefits from having an on site concierge as well as secure door entry system for that added peace of mind. This is an ideal opportunity for families looking to up-size into a spacious, ready-to-move-into home in a highly convenient location.

Lease: 115 Years  
Council Tax: Band D (Brent)  
EPC Band: B  
Ground Rent: £454.84 Per Annum  
Service Charge : £251.66 Per Month

Call now to arrange a viewing on 0203 002 6769

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.



*Hawks*

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