







# ON BEHALF OF THE COURT APPOINTED RECEIVER THREE BED APARTMENT

19 Marsh Hall, Talisman Way,  
Wembley, HA9 8JJ

Asking £400,000

## Property Features

-  Apartment
-  3 bedrooms
-  1,000 sq. ft.
-  Family bathroom
-  Convenient location  
circa 1 miles from  
Wembley Park
-  Communal gardens

## CONTACTS

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## LOCATION

Ideally located within the vibrant suburb of Wembley situated just 1 mile from Wembley Stadium and Wembley Park but within a quiet residential area surrounded by both residential dwellings and flats.

Wembley Park is a flagship destination which is home to a number of retailers, restaurants and leisure attractions making the area appealing to both young professionals and families alike.

Wembley Park underground is the closest tube station (Metropolitan Line) to the property which is around half a mile from the property. The area is well connected to public transport making it easy for commuters in and around London.







**19 Marsh Hall, Talisman Way, Wembley, HA9 8JJ**

## DESCRIPTION

The property comprises a three-bedroom ground floor flat, positioned within a wider complex with residents parking (unallocated), garages and communal gardens.

The flat provides a kitchen, living room, three bedrooms, a family bathroom and a WC. It also has a small patio/balcony area accessed from patio doors from the living room which overlooks the communal parking/ gardens. The kitchen is fitted with high gloss units with painted walls, tiled splash backs and tiled flooring. The remainder of the flat has mainly laminate flooring with painted walls and the bathroom is fully tiled with a walk in shower, sink and WC.

## TENURE INFORMATION

The property is held leasehold under title number NGL709460. The lease is held for 150 years from 29th September 1965 with 90 years remaining. The ground rent is peppercorn but there is a service charge payable.

## ACCOMMODATION

Gross internal Area: 1000q. ft. (93 sq.m)

## EPC

C.

## COUNCIL TAX

Band D – Annual Charge for 2024/2025 is £2,133.15

## CONTACTS

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## PRICE

£400,000.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

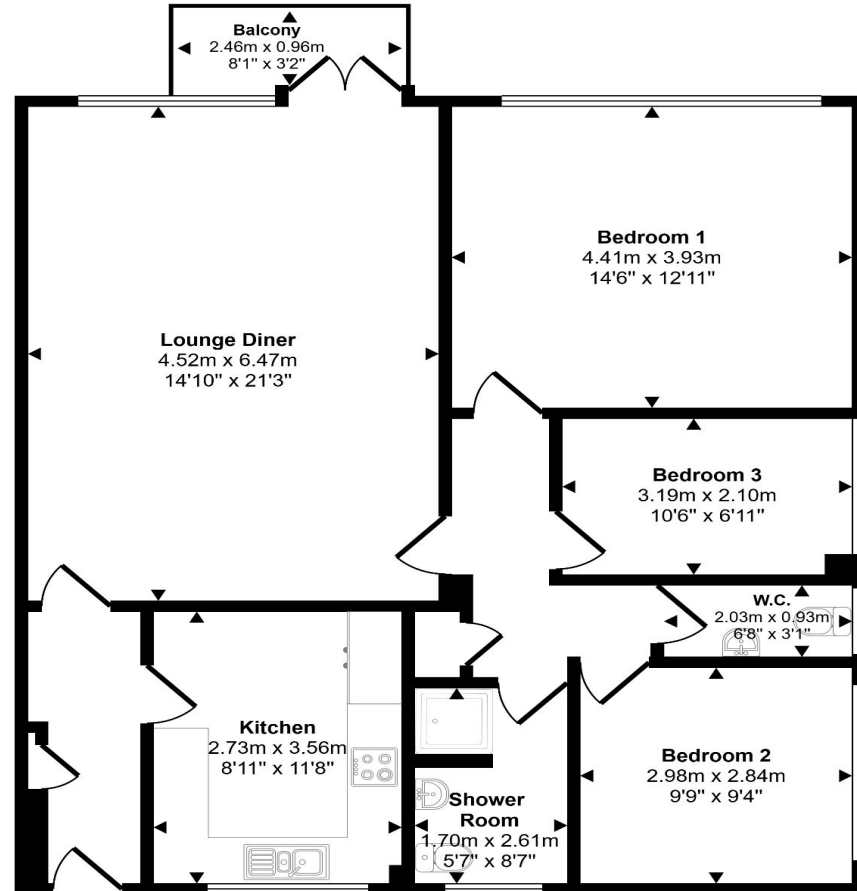
## VIEWINGS

Strictly by appointment.



# Floor Plan

Approx Gross Internal Area  
93 sq m / 1001 sq ft



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