Bryan Maher & Co
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140 Carlton Avenue East, Wembley, HA9 8NB

A GROUND FLOOR STUDIO FLAT WITH YOUR OWN GARAGE We are delighted to bring to the market this unique studio flat conveniently located for Preston Road bus routes & amenities, along with the Metropolitan line tube station, offering excellent links throughout London & the surrounding areas. The property would benefit from some cosmetic modernisation, however would be perfect for first time buyers along with buy to let investors seeking to capitalise on the booming rental market within this area.

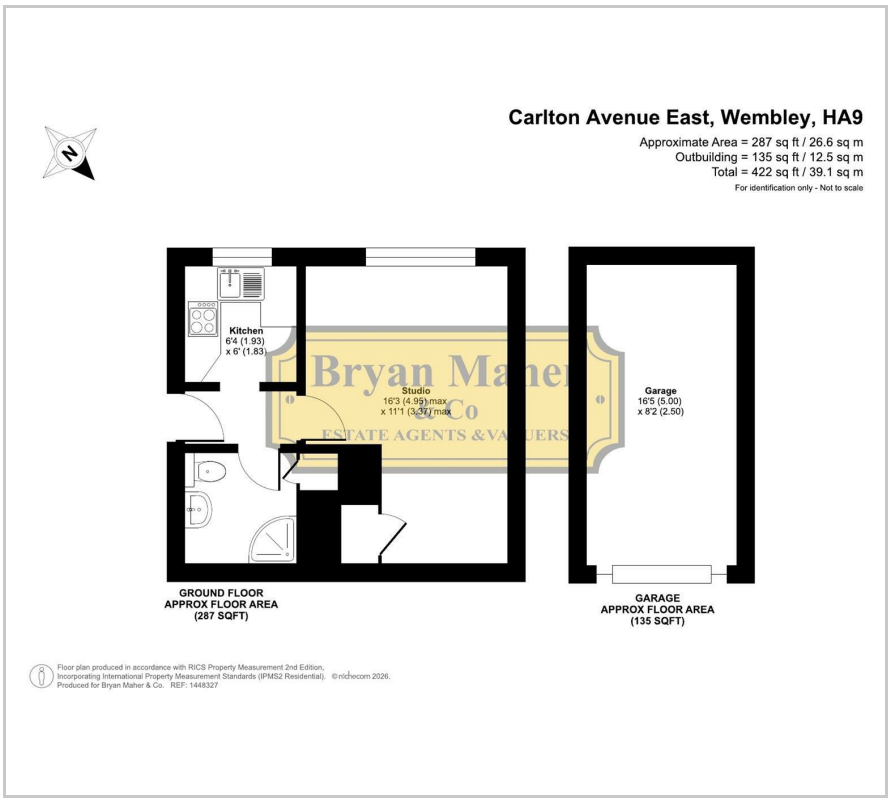
The property briefly comprises of a fitted kitchen, a fitted shower room and a good size living area. Further benefits to this property include a long lease.

This property has been internally measured at 287sqft (not including the garage), so if you are mortgage dependant, we would advise you to speak with your mortgage broker or lender regarding their criteria.

- GROUND FLOOR STUDIO FLAT
- OWN GARAGE
- REQUIRES SOME MODERNISATION
- PERFECT BUY TO LET INVESTMENT
- IDEAL FIRST TIME PURCHASE
- WALKING DISTANCE TO PRESTON ROAD TUBE
- LONG LEASE

£170,000

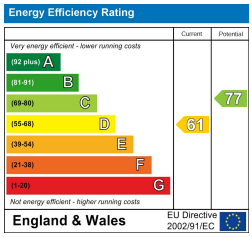
Floor Plan

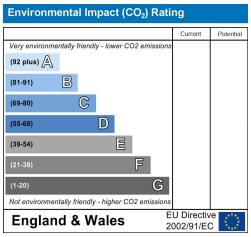


Area Map



Energy Efficiency Graph











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