



*ESTATE & LETTINGS AGENTS*

## Atherton Heights, Wembley, HA0



**FOR SALE £299,950 Leasehold**

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ  
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This well-presented two-bedroom flat is offered to the market chain-free and will appeal to both first-time buyers and investors alike. Benefiting from its own private balcony, the property features two generous double bedrooms and is ideally located within half a mile of Sudbury Town Piccadilly Line station, providing excellent access into central London.

Accessed via a secure entry phone system, stairs lead to the first floor and the flat's front door. Inside, a welcoming hallway gives access to a fitted kitchen on the left, complete with built-in storage. The spacious and light-filled lounge offers ample living space and opens directly onto the balcony. The main bedroom is a substantial double and benefits from fitted storage, while the second bedroom is also a well-proportioned double. A family bathroom completes the accommodation.

Atherton Heights is conveniently positioned for transport, with Sudbury Town Station under half a mile away and Alperton Station also within easy reach. A selection of outstanding-rated schools are located nearby, making this an attractive option for a wide range of buyers.

Lease: 133 years remaining TBC

Service Charge: £955.00 every 6 months

Ground Rent: £10.00 per annum

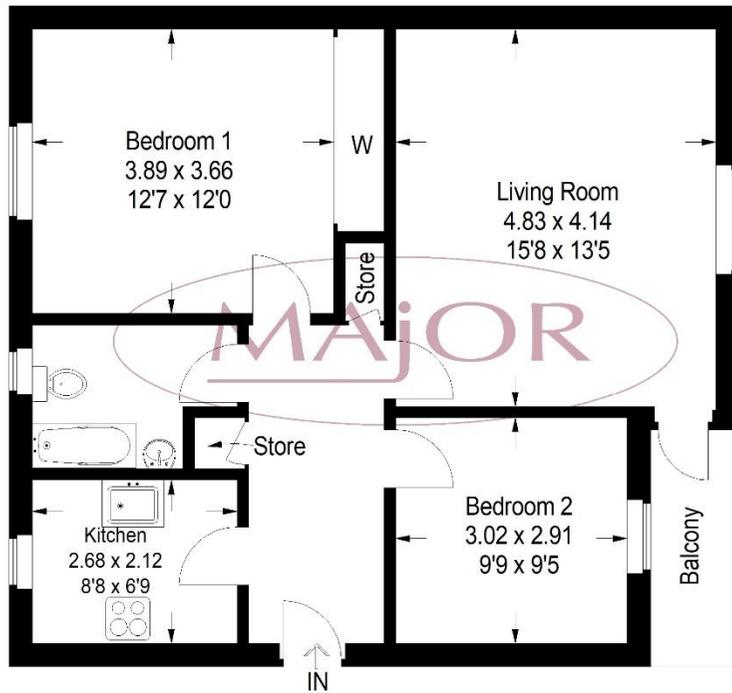


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Floor Plan



Approximate Gross Internal Area  
66.7 sq m / 718 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
FloorplansUsketch.com © 2021 (ID 732478 )

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## **Disclaimer**

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information. Life assurance may be required. Written quotations available.

## **Mortgages**

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

