

**Flat 17, The Avenue, Wembley, HA9 9QE**  
**Offers Around £350,000**  
**Council Tax Band: D**



A bright and well-kept 2 bedroom, 2 bathroom flat (2nd floor) set within a popular low-rise block in Wembley, offering space, convenience and a fantastic lifestyle for families or investors.

Built in 2004, this modern apartment features an open-plan kitchen and living area, two good-size bedrooms, and two bathrooms, making it ideal for comfortable everyday living. There is also a generous storage area, allocated parking, and an intercom entry system for added security and ease.

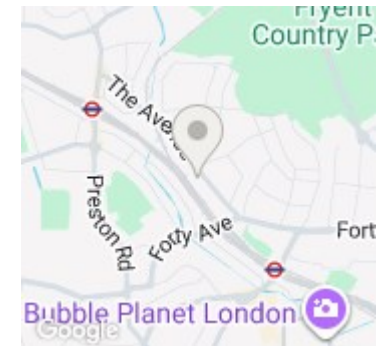
The location is a major highlight — you're just a stone's throw from Wembley Park, Wembley Stadium, and the vibrant local scene filled with shops, cafés, and essential amenities. The neighbourhood is friendly and well-connected, with excellent primary and secondary schools close by, making it a great choice for families.

With 977 years remaining on the lease, this is a long-term, low-maintenance investment. The expected rental range of £1,800–£2,000 pcm also makes it highly attractive for buy-to-let investors.

A superb opportunity in one of Wembley's most happening areas — spacious, secure, and ready to move into.



Open House Wembley



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