



Connells

Comstock Court Atlip Road
WEMBLEY



Property Description

Connells are pleased to offer to the market this beautifully presented two-bedroom first-floor apartment offering bright, well-proportioned living spaces, contemporary interiors and the added benefit of off-street residents' parking.

Ideally positioned for easy access to local amenities, excellent transport links and the vibrant lifestyle Wembley has to offer, this property is perfect for first-time buyers, professionals and investors alike.

The apartment welcomes you with a spacious entrance hallway leading through to a generous open-plan living and dining area, designed to maximise natural light through large windows that create a warm and inviting atmosphere. The modern fitted kitchen features a range of integrated appliances, ample storage and stylish work surfaces, making it ideal for everyday cooking and entertaining.

There are two well-sized bedrooms, both finished to a high standard, with the principal bedroom offering plenty of room for wardrobes and additional furnishings. The property also includes a contemporary family bathroom fitted with a sleek three-piece suite.

Further benefits include secure entry, well-kept communal areas and allocated off-street residents' parking, providing convenience and peace of mind.

Comstock Court is ideally located close to the Grand Union Canal, Stonebridge Park and Alperton stations, local shops, cafés and excellent road links via the A40 and North Circular.

Viewings are highly recommended.

Entrance Hall

Open Plan Reception & Kitchen

15' 5" x 20' 2" (4.70m x 6.15m)

Good condition throughout

Bedroom One

12' 5" x 11' 2" (3.78m x 3.40m)

Bright natural light, spacious

Bedroom Two

12' 5" x 11' 2" (3.78m x 3.40m)

Good condition with a large layout

Bathroom

working ventilation





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



To view this property please contact Connells on

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182 Station Road
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EPC Rating: B Council Tax
 Band: D

Service Charge:
 5400.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

[view this property online connells.co.uk/Property/HRW306328](http://connells.co.uk/Property/HRW306328)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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