





# Foxlees Wembley HA0 2PR

for sale guide price  
**£240,000**



## Property Description

Connells are pleased to offer to the market this spacious one bedroom Ground Floor Flat on Foxlees off Elms Lane, Wembley. Nestled in a quiet residential enclave just off Elms Lane, this bright and spacious ground floor flat offers a perfect blend of comfort, convenience, and practicality. Ideal for a single professional or a couple, the property is located within easy reach of Sudbury Hill and Sudbury Town stations (Piccadilly Line), providing excellent transport links into Central London.

The flat features a generously sized reception room, perfect for relaxing or entertaining guests. A separate, fully fitted kitchen comes equipped with modern appliances and ample storage space, making meal preparation a breeze. The double bedroom offers a peaceful retreat with space for wardrobes and additional furnishings, while the modern bathroom is finished to a high standard.

Additional benefits include off-street allocated parking, large communal gardens and double glazing throughout.

In close proximity to local shops, restaurants, and bus stops as well as North Wembley station, Sudbury Hill Station and Sudbury Town Station

Early viewings are highly recommended to appreciate the space and location this property offers.

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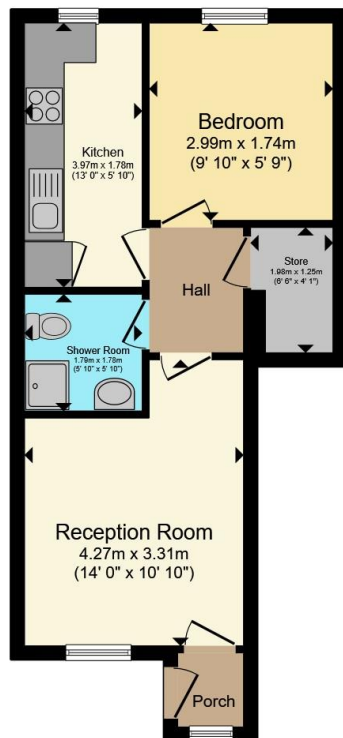
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Total floor area 39.2 m<sup>2</sup> (421 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

**T 020 8427 4321**  
**E [harrow@connells.co.uk](mailto:harrow@connells.co.uk)**

182 Station Road  
HARROW HA1 2RH

EPC Rating: D

Council Tax  
Band: C

Service Charge:  
2351.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW312416](http://connells.co.uk/Property/HRW312416)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1988. 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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Property Ref: HRW312416 - 0004