

Connells

Foxlees
Wembley

Foxlees
Wembley HA0 2PR

for sale offers in excess of
£220,000







Property Description

Connells are delighted to present this spacious and well-presented one-bedroom ground floor flat, perfectly positioned on Foxlees, a quiet residential turning off Elms Lane in Wembley. Offering a superb combination of space, convenience and privacy, the property is ideally suited to first-time buyers, downsizers or investors.

The flat features a bright and welcoming reception room, offering ample space for both living and dining furniture, making it perfect for relaxing or entertaining. The separate fully fitted kitchen provides generous worktop space, modern units, and room for appliances — ideal for those who enjoy cooking.

The double bedroom is a comfortable and peaceful space, easily accommodating wardrobes and additional furnishings. The modern bathroom is well finished with contemporary tiling and fixtures.

Further benefits include:

Allocated off-street parking
Double glazing throughout
Access to large well-maintained communal gardens,

Ideal for relaxation during warmer months.

The property is excellently located within short walking distance of Sudbury Hill (Piccadilly Line & National Rail), Sudbury Town (Piccadilly Line) and North Wembley (Bakerloo Line & Overground), making it highly appealing for commuters. A wide selection of local shops, restaurants, cafés and bus routes are also within easy reach.

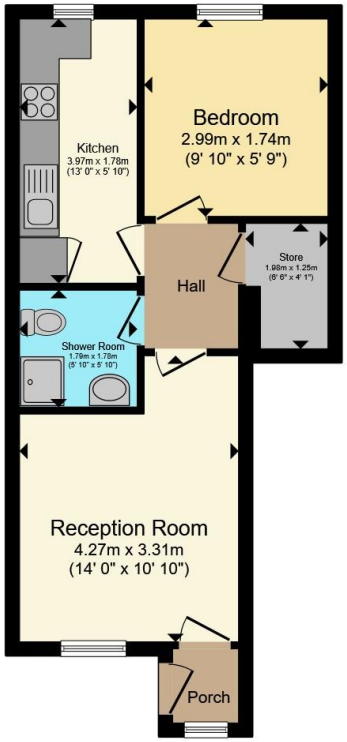
This is a fantastic opportunity to acquire a well-proportioned flat in a popular residential setting. Early viewing is strongly recommended.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











Total floor area 39.2 m² (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

Connells

To view this property please contact Connells on

T 020 8427 4321
E 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

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.

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.