Apartment - Purpose Built (EPC Rating: B)

YASHIN HOUSE, 18 MATTHEWS CLOSE, WEMBLEY, HA9 8FG

Asking Price

£475,000

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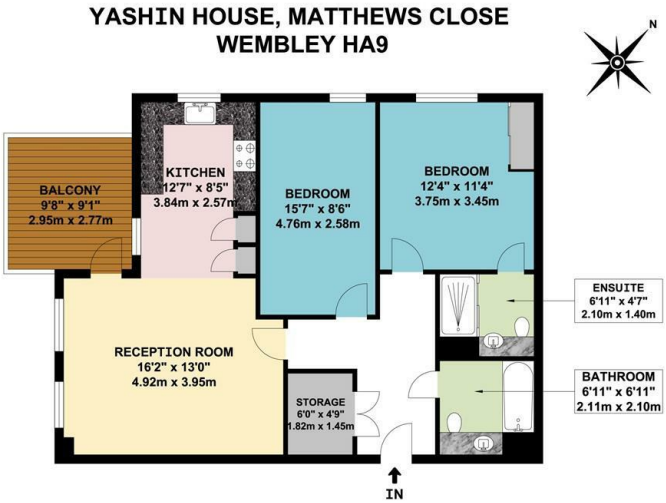
Expertise Experience Engagement

2 2 1 B

2 Bedroom Apartment - Purpose Built located in Wembley

OFFERS CONSIDERD! MODERN 2 BEDROOM 2 BATH (1 ENSUITE) FLAT WITH LIFT. Open plan Livingroom / fitted kitchen with direct access to private balcony with spectacular views towards Wembley Stadium. Built approximately in 2015 benefiting from double glazed windows and electric heating. Ideally situated within minutes to Wembley Park station and also local schools. The London Designer Outlet with all its amenities including cinema complex, bars and restaurants is also within close proximity. The property is offered with a long lease in excess of 100 years plus and service charges of only £3,056.00 with a fixed ground rent of £300pa makes this an ideal first time purchase or as a buy to letting investment.



FOURTH FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 821.60 SQ. FT / 76.33 SQ. M

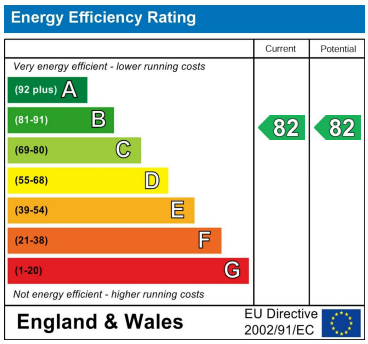
APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE BALCONY 909.55 SQ. FT / 84.50 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".

Council Tax Band

D

Energy Performance Graph



Call us on

0208 904 8822

info@haymills.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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