



**Connells**

Comstock Court Atlip Road  
Wembley



### Property Description

Connells are pleased to offer to the market this appealing one bedroom first-floor apartment offering bright, comfortable accommodation in an exceptionally convenient canal-side setting close to Alperton's excellent transport links and local amenities.

The property is approached via a secure communal entrance, with stairs leading to the first floor. Inside, the welcoming hallway provides access to all rooms, including a spacious open-plan living/dining room, designed to maximise natural light and provide a versatile space for everyday living. The adjoining fitted kitchen offers ample storage, modern units and generous worktop space. The well-proportioned double bedroom provides a peaceful retreat with space for additional furnishings, while the contemporary bathroom suite features a clean, modern finish.

Externally, the development benefits from well-kept grounds and highly desirable off-street parking, providing valuable convenience for residents and visitors. The property is situated moments from the Grand Union Canal, offering pleasant walks and outdoor space right on the doorstep.

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Public Notice - 8 Comstock Court, Atlip Road, Wembley HA0 4GH. We are acting in the sale of the above property and have received an offer of £195,500. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

EPC Rating - B

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### Agents Note:

Please be advised that these details are produced to the best of our knowledge from a

visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you to satisfy yourself in the boundaries, condition and services prior to proceeding.

### Entrance Hall

### Living Room

11' 1" x 13' 4" ( 3.38m x 4.06m )

### Balcony

### Kitchen

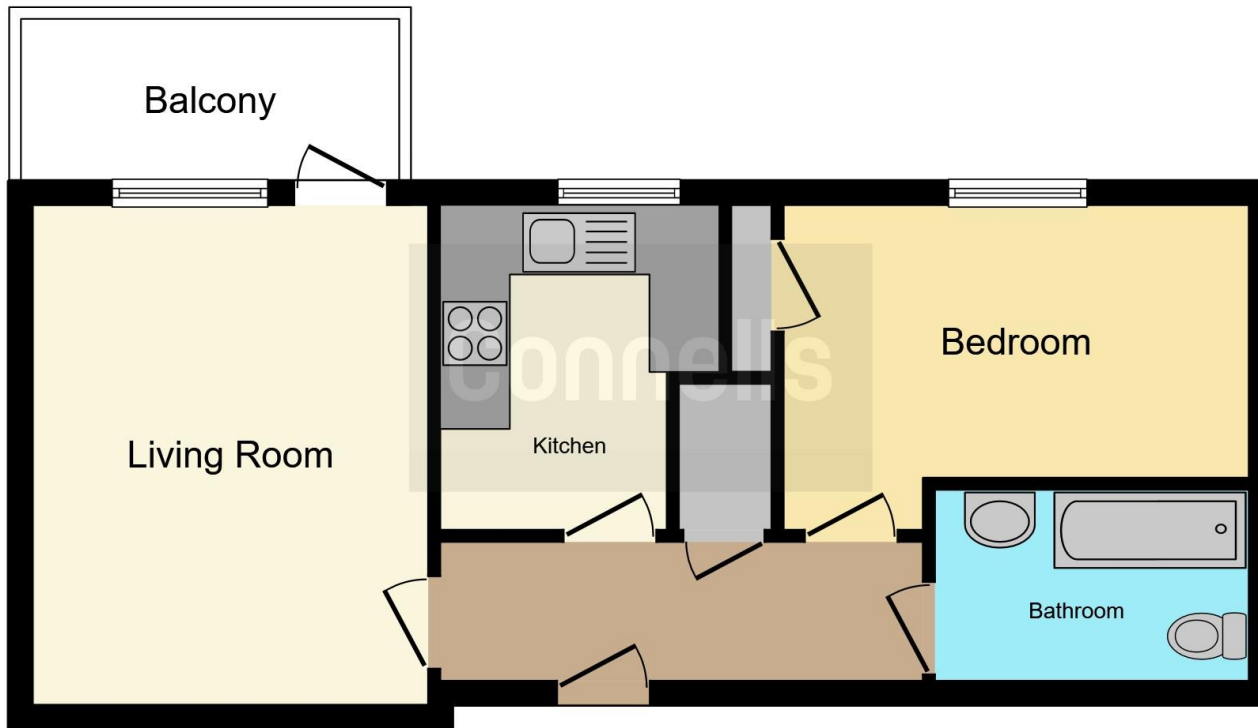
7' 8" x 9' 1" ( 2.34m x 2.77m )

### Bedroom

13' 1" x 9' 1" ( 3.99m x 2.77m )

### Bathroom





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](http://www.focalagent.com)

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: B Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW310664](http://connells.co.uk/Property/HRW310664)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Feb 2016. 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: HRW310664 - 0032