

Braunston House Hatton Road, Wembley HA0 1RP

barnard marcus

welcome to

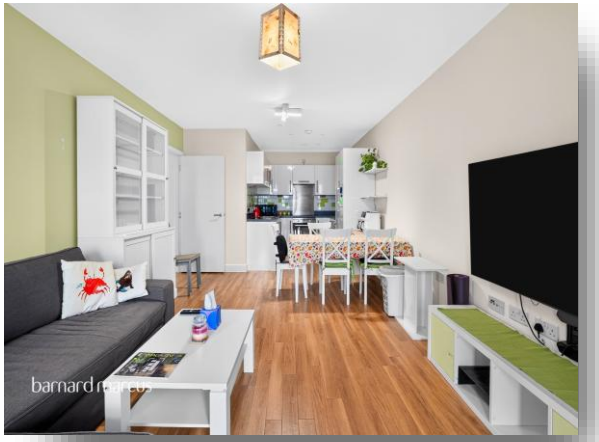
Braunston House Hatton Road, Wembley

This spacious seventh-floor apartment is set within a highly desirable modern development, ideally positioned alongside the Grand Union Canal and within easy walking distance of both Central and Piccadilly Line stations, as well as the local Sainsbury's superstore.

Well-presented throughout, the property features a generous 26ft open-plan living room and contemporary kitchen, creating an ideal space for both everyday living and entertaining and double doors lead onto a private balcony, enjoying impressive views across the London skyline.

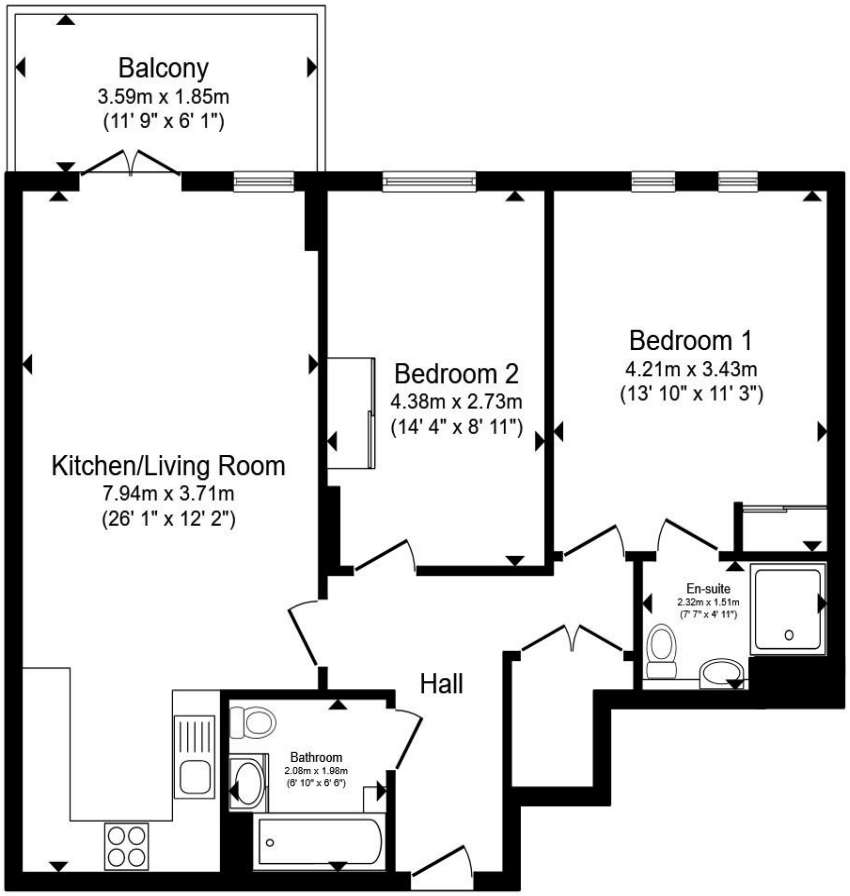
The accommodation further comprises a principal double bedroom with fitted wardrobes and a stylish en-suite bathroom, a second double bedroom, a modern family bathroom, and a useful utility room, Residents benefit from a range of additional features including private gated communal gardens, lift access, an entry phone system, and the added advantage of being offered to the market with no onward chain.

The property offers many nearby transport links to Westfield - White City, Central London and Ealing Broadway Town Centre which offers the popular shopping centre, an abundance of shops, restaurants, bars, and a good selection of schools. A40 and M4 are also within easy access.











7th Floor

Total floor area 72.3 m² (778 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

barnard marcus

welcome to

Braunston House Hatton Road, Wembley

- Spacious, seventh floor modern apartment
- Two double bedrooms & two bathrooms
- Private large balcony & residents landscaped communal gardens
- Generous 26' kitchen & breakfast room and a reception/living room
- Lifts & intercom system + no onward chain

Tenure: Leasehold EPC Rating: C Council Tax Band: D
Service Charge: 3224.00 Ground Rent: 300.00

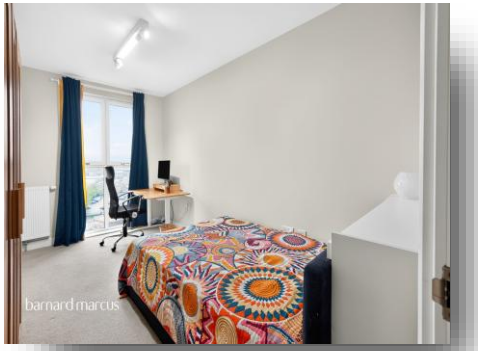
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£375,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL109940

The Property Ombudsman

Property Ref:
EAL109940 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

barnard marcus

020 8579 5050

ealing@barnardmarcus.co.uk

55 The Mall, Ealing, LONDON, W5 3TA

barnardmarcus.co.uk