



**Connells**

Signia Court Wembley Hill Road  
Wembley



### Property Description

Connells are pleased to offer to the market this superb one-bedroom ground-floor apartment offering contemporary living with the rare advantage of a generous private roof terrace, perfect for outdoor relaxation and entertaining.

The property features a welcoming entrance hallway leading into a bright and spacious open-plan living and dining area, designed to maximise natural light through large windows and offering direct access to the impressive terrace. The sleek, modern fitted kitchen is fully equipped with integrated appliances and ample worktop space, ideal for both everyday use and entertaining guests.

The well-proportioned double bedroom offers comfortable accommodation with space for wardrobes and additional furnishings. A contemporary three-piece bathroom suite completes the accommodation, finished to a high standard with modern fittings.

Additional benefits include secure entry, lift access within the development, well-maintained communal areas and excellent energy efficiency. The standout feature of this apartment is undoubtedly the roof terrace, providing a unique outdoor extension of the living space seldom found in similar properties.

Perfectly positioned in the heart of Wembley, Signia Court offers immediate access to Wembley Stadium station, Wembley Park's Underground links, local shops, cafés, restaurants and the extensive amenities of the London Designer Outlet. With excellent transport connections and vibrant surroundings.





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

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182 Station Road  
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EPC Rating: B Council Tax  
 Band: C

Service Charge:  
 2272.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW311744](http://connells.co.uk/Property/HRW311744)**

This is a Leasehold property with details as follows; Term of Lease 200 years from 01 Jan 2020. 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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