



Atlip Road, Wembley, HA0

Offers Over: £294,000

Benham
& Reeves

Atlip Road, Wembley, HA0

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Ref: BEA240173

A modern one bedroom, one bathroom apartment located on the twelfth floor offering stunning views of Grand Union Canal. The property is being offered chain free and boasts 494 square feet of living space with a custom designed kitchen with integrated appliances, open planned living room benefiting from east and southern aspect, spacious bedroom with ample room for storage and a stylish bathroom suite.

The property is located in Wembley, on Atlip Road, which can be easily accessed off Ealing Road. The area offers an extensive range of shops, cafes and restaurants within walking distance and is located a five-minute walk from Alperton underground providing direct transport links to Central London.



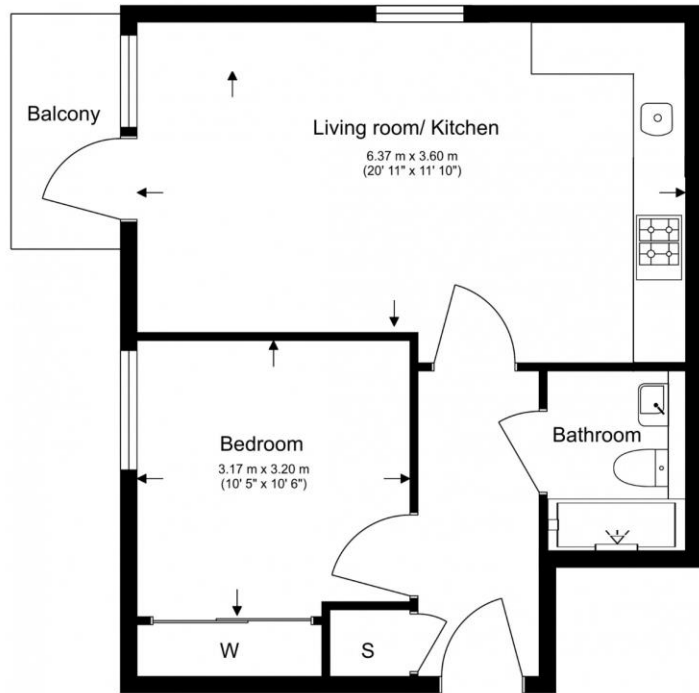


Property Features:

- One Bedroom Apartment
- One Bathroom
- Views Over Grand Union Canal
- Twelfth Floor
- 494 Square Feet (Approx.)
- East & South Aspect
- Alperton Tube Station (Piccadilly Line)
- Chain Free



Total Gross Internal Area
45.9 Sq/m - 494 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Offers Over:	£294,000
Tenure:	Leasehold Expires 31/12/2260 Approximately 236 Years Remaining
Ground Rent:	£600.00 (per annum) For the year of 2024
Service Charge:	£2,300.00 approx. (per annum) For the year of 2024
Anticipated Rent:	£1,520.00 pcm Approx. 6.2% Yield

Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: BEA240173

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