



# Tylers Court, Vicars Bridge Close, Wembley, HA0

Offers Over: £230,000

 Benham  
& Reeves

# Tylers Court, Vicars Bridge Close, Wembley, HA0

🏠 Studio

🚿 1 Bathroom (s)

🔑 Share of Freehold

REF#: BEA240259

A pristine studio apartment located within a sought-after residential complex. This property features a contemporary kitchen and bathroom, both completed to an exceptional standard. The kitchen is enhanced by fully integrated appliances and a large window that allows ample natural light to flood the space. The living area is equipped with a Murphy bed and a built-in wardrobe, optimizing the available space and ensuring a comfortable living environment. Tylers Court is ideally situated close to local amenities, including a diverse selection of shops and dining options. Additionally, the property is within walking distance of two underground stations: Alperton Station (serving the District and Piccadilly Lines) and Hanger Lane (serving the Central Line). Additional advantages include a share of freehold with an extended lease, an allocated parking space, and no onward chain.



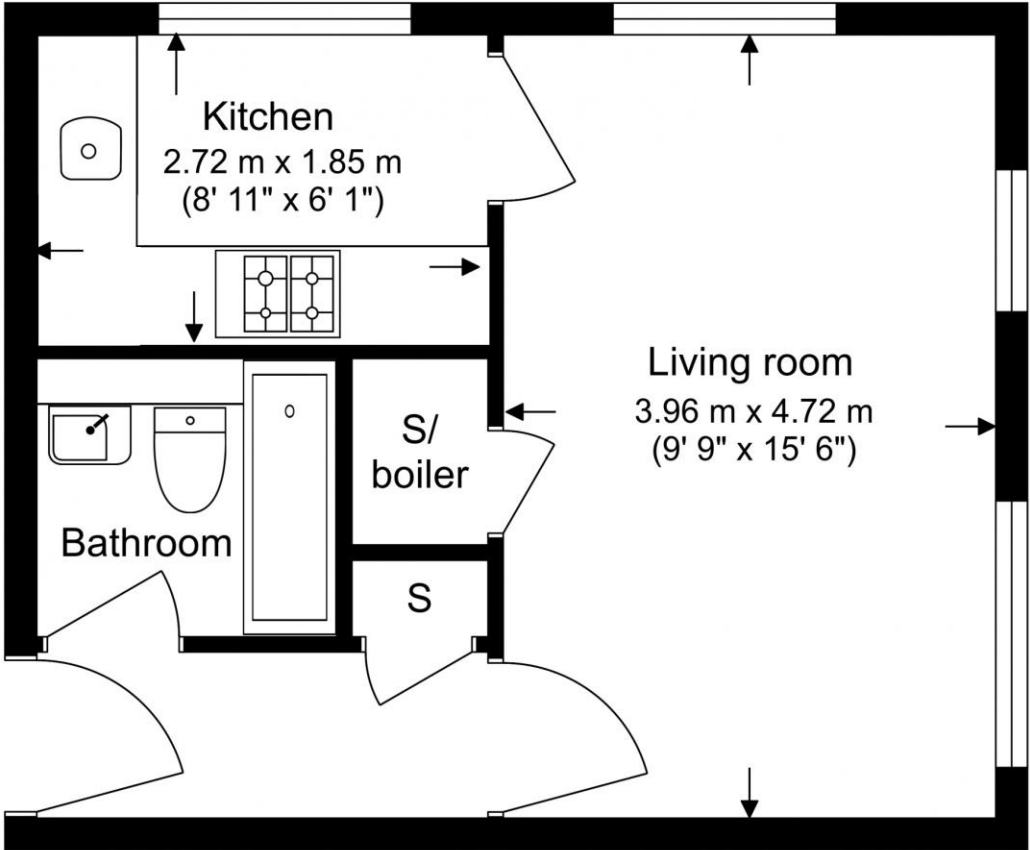


## Property Features:

- Share Of Freehold
- Modern Studio Apartment
- First Floor
- 293 Square Feet (Approx.)
- East & South Aspect
- Allocated Parking Space
- Alperton Tube Station (District & Piccadilly Line)
- Hanger Lane (Central Line)



Total Gross Internal Area  
27.3 Sq/m - 293 Sq/ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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:	£230,000
Tenure:	Share of Freehold Expires 31/12/3005 Approximately 981 Years Remaining
Ground Rent:	Nil
Service Charge:	£817.00 approx. (per annum) For the year of 2024

## Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA240259

T: 020 8280 0140

E: [ealing.sales@benhams.com](mailto:ealing.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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