



Connells

Wakeling Lane
Wembley

Wakeling Lane Wembley HA0 3HT

for sale guide price
£350,000



Property Description

Connells are delighted to present this beautifully maintained two-bedroom flat, ideally situated on the sought-after Wakeling Lane in Wembley. Offering bright and spacious accommodation throughout, this attractive home is perfect for first-time buyers, professionals, investors, or those looking to downsize while remaining close to excellent local amenities and transport links.

The property comprises a welcoming entrance hall leading to a generous open-plan living and dining area, creating the perfect space for both relaxing and entertaining. The contemporary fitted kitchen is well-equipped with a range of wall and base units, ample worktop space, and integrated appliances.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from ample space for wardrobes and additional furnishings. The second bedroom is ideal as a guest room, nursery, or home office. The modern family bathroom is finished to a high standard and features a stylish three-piece suite.

Further benefits include double glazing, efficient heating, secure entry access, and ample storage throughout.

Externally, the property boasts the highly desirable advantage of gated allocated parking, providing both security and convenience for residents.

Wakeling Lane enjoys a fantastic location within easy reach of Wembley's vibrant shopping, dining, and leisure facilities, including the London Designer Outlet and Wembley Stadium as well as excellent transport links.

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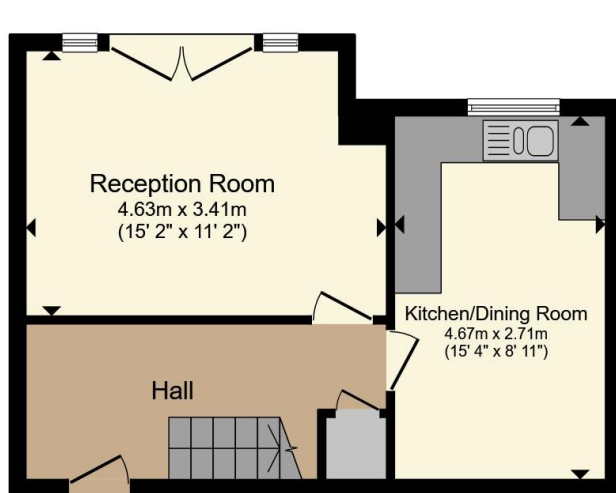
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Ground Floor



First Floor

Total floor area 75.7 m² (815 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



To view this property please contact Connells on

T 020 8427 4321
E harrow@connells.co.uk

182 Station Road
HARROW HA1 2RH

EPC Rating: C

Council Tax
Band: D

Service Charge:
1800.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HRW313210

This is a Leasehold property with details as follows; Term of Lease 189 years from 19 Aug 2005. 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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