

Connells

Harrow Road
Wembley

Harrow Road
Wembley HA9 6DN

for sale offers in excess of
£300,000







Property Description

Connells are delighted to present this generously proportioned three bedroom second-floor flat ideally located on Harrow Road, Wembley, offering excellent space, natural light and convenience for families and professionals alike.

The property boasts a spacious reception room, perfect for both relaxing and entertaining, with access to one of two private balconies, providing a pleasant outlook and an ideal spot to enjoy some outdoor space. A separate fitted kitchen offers ample storage and worktop space, creating a practical and functional area for everyday cooking. Accommodation comprises three well-sized bedrooms, all offering good natural light and flexibility for family living, home office use or guests and a family bathroom.

Externally, residents can enjoy well-maintained communal gardens, ideal for relaxation, as well as first come, first served parking for added convenience.

Situated within easy reach of local shops, schools and transport links, this property offers excellent access into Wembley, Harrow and Central London, making it an ideal choice for commuters.

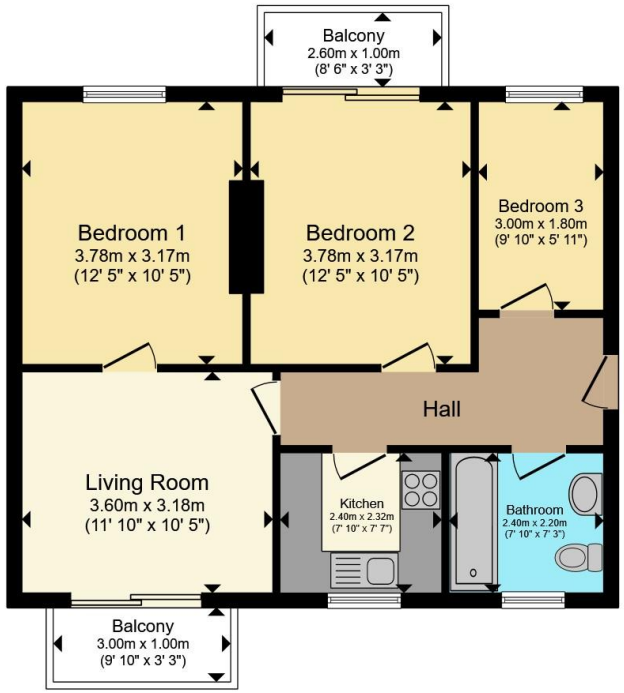
Early viewing is highly recommended to appreciate the size, location and potential this property has to offer.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







2nd Floor





Total floor area 58.9 m² (634 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

Connells

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: C

Service Charge: 1000.00

Ground Rent: 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HRW312990

This is a Leasehold property with details as follows; Term of Lease 118 years from 24 Jun 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.