

£320,000 Leasehold

Waterfront Heights, 152a Mount Pleasant, Wembley, London HA0 1HF



- Third Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Communal Garden
- Approx. 555 Sqft Gross Internal Area
- Fitted Wardrobe in Bedroom
- South West Facing Balcony
- Short Walk to Alperton Station (Piccadilly Line)

GENERAL DESCRIPTION

A spacious apartment on the third floor of a recently-constructed development. The property has a twenty-two-foot reception room with semi-open-plan kitchen area featuring sleek units and integrated appliances. A glazed door leads out onto a south-west-facing balcony. There is a good-sized bedroom with fitted, mirror-front wardrobe, a stylish bathroom and a large storage/utility cupboard has been provided in the entrance hallway. The energy-efficiency rating is very good, thanks to modern insulation standards and high performance glazing. Waterfront Heights takes its name from the Paddington Branch of the Grand Union Canal that it borders. The development has a central communal garden which overlooks the canal. Alperton Station, for the Piccadilly Line, is close by. Stonebridge Park (Bakerloo Line, London Overground) and Hanger Lane (Central Line) are also within walking distance or a brief cycle ride and Wembley Central offers additional mainline services.

Tenure: Leasehold (125 years from 29/09/2020).

Service Charge: £166.98 per month (subject to annual review).

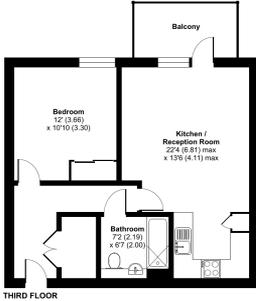
Council Tax: Band C, London Borough of Brent.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. There is no parking space offered with this property. Pets may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).



Mount Pleasant, Wembley, HA0 1HF
Approximate Area = 555 sq ft / 51.6 sq m
For identification only - Not to scale



THIRD FLOOR

ⓘ Floor plan produced in accordance with BS55 Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © Urbanmoves 2023. Produced for Urban Moves. REF: 1381852

DIMENSIONS

THIRD FLOOR

Entrance Hallway

Bedroom

12' 0" x 10' 10" (3.66m x 3.30m)

Bathroom

7' 2" max. x 6' 7" max. (2.19m x 2.00m)

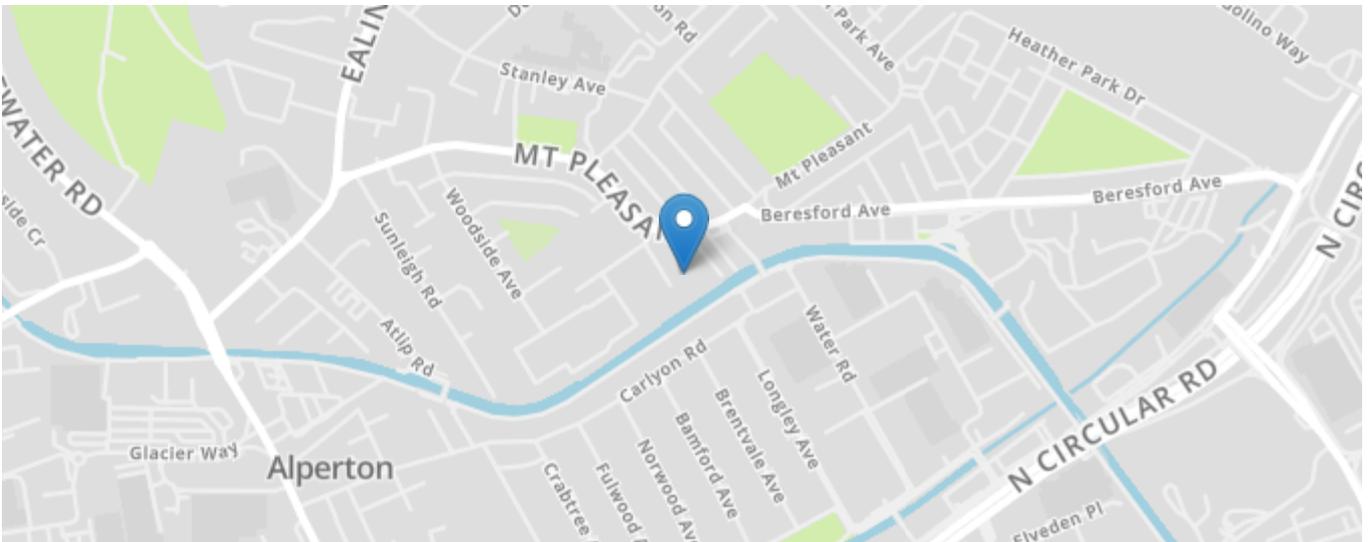
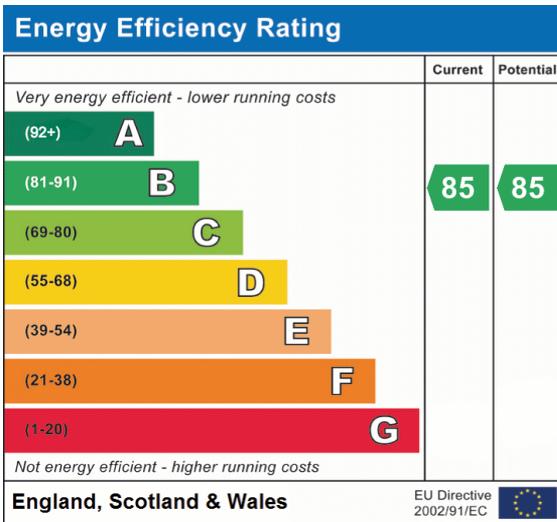
Reception

22' 4" max. x 13' 6" max. (6.81m x 4.11m)

Balcony

Kitchen

included in reception measurement



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.