

£575,000 Leasehold

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



- Second Floor (building has a lift)
- Dual Aspect Reception Room
- Bathroom plus En-Suite Shower Room
- Secure Underground Parking Space
- Approx. 1039 Sqft Gross Internal Area
- Open Plan Kitchen
- South West Facing Balcony
- Short Walk to Alperton Station (Piccadilly Line)

## GENERAL DESCRIPTION

This smartly-presented property is on the second floor of a recently-constructed development and has an approximately twenty-three-foot, dual-aspect reception room with open-plan kitchen area featuring sleek units and (mostly) integrated appliances. A glazed door leads out onto a south-west-facing balcony. The spacious main bedroom has a fitted, mirror-fronted wardrobe and an en-suite with upgraded shower unit. There is a generously-sized second bedroom, a slightly smaller third double bedroom and a stylish bathroom. A large storage/utility cupboard has been provided in the entrance hallway and high performance glazing combined with demanding insulation standards make for a very good energy-efficiency rating. The property comes with use of an allocated space in the gated, underground car park plus Alperton Station, for the Piccadilly Line, is close by. Wembley Central (Bakerloo, London Overground, Southern and London Northwestern Rail) is also within walking distance or a brief cycle ride. Ofsted list nine primary schools and two secondary schools within a mile radius, all rated either 'Good' or 'Outstanding'.

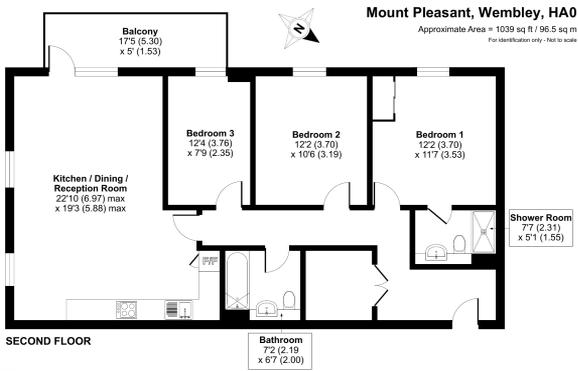
**Tenure:** Leasehold (125 years from 29/09/2020).

**Service Charge:** £210.32 per month (subject to annual review).

**Council Tax:** Band D, 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. Pets not permitted (except assistance animals).



## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

**Bedroom 1**  
12' 2" x 11' 7" (3.70m x 3.53m)

**En-Suite Shower Room**  
7' 7" x 5' 1" (2.31m x 1.55m)

**Bedroom 2**  
12' 2" x 10' 6" (3.70m x 3.19m)

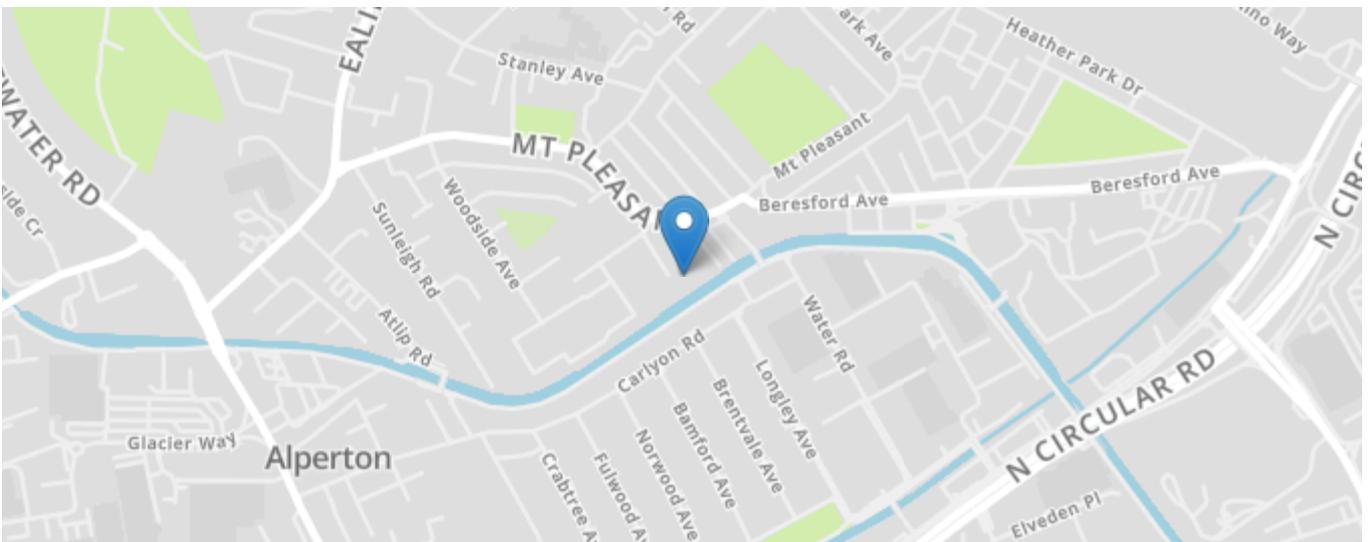
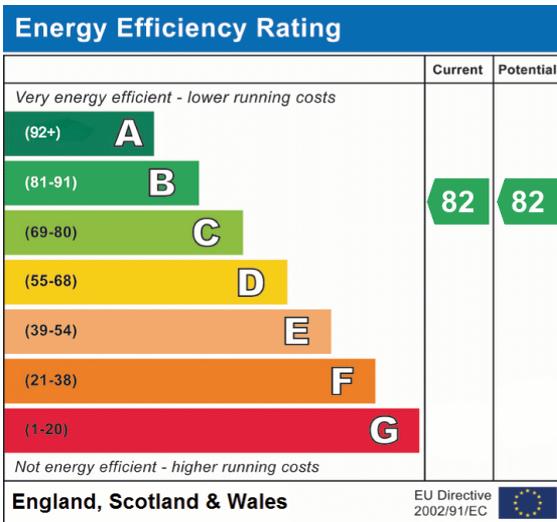
**Bathroom**  
7' 2" max. x 6' 7" max. (2.18m x 2.01m)

**Bedroom 3**  
12' 4" max. x 7' 9" (3.76m x 2.35m)

**Reception**  
22' 10" max. x 19' 3" max. (6.96m x 5.87m)

**Kitchen**  
included in reception measurement

**Balcony**  
17' 5" x 5' 0" (5.30m x 1.53m)



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.