

**£310,000 Leasehold****Waterfront Heights, 152a Mount Pleasant, Wembley, London HA0 1HF**

- First Floor
- Open Plan Kitchen/Reception Room
- Balcony
- Approx. 567 Sqft Gross Internal Area
- High Performance Glazing
- Short Walk to Alperton Station (Piccadilly Line)

## GENERAL DESCRIPTION

A well-proportioned and attractively-presented apartment on the (raised) first floor of a recently-constructed development. The property has a twenty-two-foot reception room with sleek, semi-open-plan kitchen area featuring integrated appliances. A glazed door leads out onto a west/south-west-facing balcony. There is a spacious bedroom with fitted, mirror-front wardrobe, a stylish bathroom and a large storage/utility cupboard 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 12/12/2019).

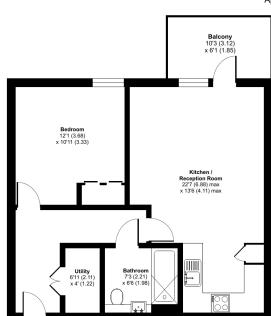
**Service Charge:** £136.12 per month (subject to annual review).

**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. Pets not permitted (except assistance animals). There is no parking space offered with this property.

## DIMENSIONS



Mount Pleasant, HA0  
Approximate Area = 567 sq ft / 52.7 sq m  
For identification only - Not to scale

FIRST FLOOR  
Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
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### FIRST FLOOR

#### Entrance Hallway

#### Reception

22' 7" max. x 13' 6" max. (6.88m x 4.11m)

#### Kitchen

included in reception measurement

#### Balcony

10' 3" x 6' 1" (3.12m x 1.85m)

#### Bedroom

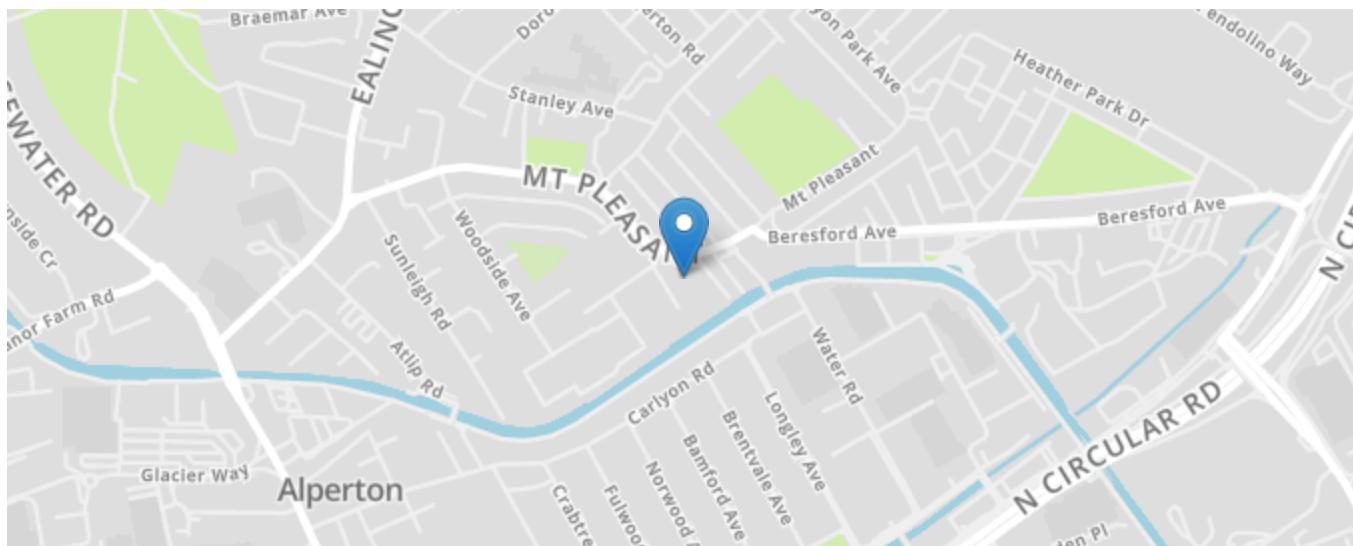
12' 1" x 10' 11" (3.68m x 3.33m)

#### Bathroom

7' 3" x 6' 6" (2.21m x 1.98m)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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.