



Carlton Avenue East, Preston Road, Wembley, Middlesex, HA9 8NB

£165,000 Leasehold

- Ground Floor Studio Flat for sale
- Close to Preston Road's transport & shopping
- Living Room
- Separate Kitchen
- Bathroom
- Cash Buyers Only
- Lease approx 65 years unexpired.
- Lease Extension could potentially be negotiated.
- Chain Free Sale
- EPC Rating E



We are delighted to bring to the market this Purpose Built Ground Floor Studio Flat, situated close to Preston Road's Met Line Station and shopping facilities. The property has a lease of approx 65 years unexpired, and would suit a Cash Buyer. Some Modernisation Required, Electric Heating, Living Room, Kitchen, Bathroom. EER E. Chain Free Sale.

Communal Entrance

Entrance Hall

Doors to Kitchen, Living Room and Bathroom.

Living Room

16' 9" x 11' 1" (5.11m x 3.38m) Window to the front.

Kitchen

6' 3" x 5' 11" (1.91m x 1.80m) Front. Fitted cupboards, sink with drainer, tiled floor, spot lighting, window to front.

Bathroom

6' 3" x 5' 10" (1.91m x 1.78m) Panelled bath, pedestal wash hand basin, wc.

Lease

99 years from 25/12/1986 (to be confirmed).

We understand a lease extension is available to purchase (tbc).

DISCLAIMER

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you please contact our office and we will be pleased to verify any information. Property particulars are prepared as a guide, and are not intended to constitute part of an offer or contract. We have not carried out a survey and the services and appliances have not been tested. Measurements have been taken using a sonic measure and may be subject to a 6" margin of error. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to an exchange of contracts. You should only use the floorplan as a general guide to the room layout and design only, as they are not exact.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		79
(55 to 68)	D		
(39 to 64)	E	48	
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	