



Windermere Court, Wembley, HA9 8SJ

£315,000 Leasehold

- Two Bedroom Purpose Built Maisonette
- Central Heating
- Fitted Kitchen
- Lounge
- Tiled Bathroom
- Own Section of Rear Garden
- Long Lease
- Chain Free Sale
- EPC Rating C



A Two Bedroom Purpose Built First Floor Maisonette, convenient for Preston Road, South Kenton and Kenton's transport & shopping, and popular schools. Own Entrance, Central Heating, Lounge, Fitted Kitchen, Bathroom. EER C. Own Section of Rear Garden. Long Lease. Viewing Recommended by Sole Agents.

Own Entrance

Outside light. Stairs to First Floor, carpeted.

Lounge

14' 2" x 11' 0" (4.32m x 3.35m) Radiator, fireplace, carpet, windows to front to front and side.

Fitted Kitchen

9' 10" x 8' 10" (3.00m x 2.69m) Fitted wall and base units with tiled splashbacks, oven, gas hob, extractor, stainless steel sink, plumbed for washing machine, door to balcony & stairs to rear garden, double aspect windows.

Bedroom One (Rear)

13' 6" x 10' 3" (4.11m x 3.12m) Radiator, fitted wardrobes and chest of drawers, carpet, window to garden.

Bedroom Two (Front)

8' 3" x 7' 1" (2.51m x 2.16m) Radiator, carpet, window.

Tiled Bathroom

7' 4" x 6' 0" (2.24m x 1.83m) max. Panelled bath, wash hand basin, wc, walls tiled, window to side.

Own Section of Rear Garden

Long Lease

We understand the remaining lease is in excess of 144 years unexpired (to be confirmed).
189 years from 25 March 1980
Ground Rent approx £150.00 per annum & Building Insurance approx £330.00 per annum.

Additional Information

Local Authority -Brent Council Tax Band: C - Approx Annual Price: £1,896
Conservation Area - No
Flood Risk - Very low
Floor Area - 602 ft 2 / 56 m 2
Plot size - 0.16 acres (3 Plots)
Mobile coverage - EE, Vodafone, Three and O2
Broadband - Basic 15 Mbps, Superfast 62 Mbps and Ultrafast 1000 Mbps
Satellite / Fibre TV Availability - BT, Sky and Virgin

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, ground rent and service charges are given as a guide only and should be checked and confirmed by your Solicitor prior to an exchange of contracts.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	70	70
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

