



Chalkhill Road, Wembley Park, HA9 9AJ

£375,000 Leasehold

- Ground Floor Two Bed Maisonette
- Convenient for Wembley Park
- Modern Fitted Kitchen
- Reception Room
- Shower Room / WC
- Separate WC
- Own Section of Garden
- Very Long Lease
- EPC Rating D



A Spacious Two Bedroom Ground Floor Maisonette, very convenient for Wembley Park's transport & shopping facilities. Modern Fitted Kitchen, Laminate Flooring, Reception Room, Shower Room / WC, Separate WC. EER D. Own Section of Garden. Very Long Lease.

### Own Entrance

### Entrance Hall

Radiator, laminate flooring, fitted cupboard.

### Reception Room

14' 1" x 12' 0" (4.29m x 3.66m) Radiator, laminate flooring, window.

### Modern Fitted Kitchen

12' 6" x 11' 3" (3.81m x 3.43m) Range of modern wall and base units, single drainer sink, oven, gas hob, extractor, plumbed for washing machine, spot lights, tiled floor, window.

### Bedroom One

12' 2" x 12' 1" (3.71m x 3.68m) Radiator, laminate flooring, window.

### Bedroom Two

11' 11" x 10' 3" (3.63m x 3.12m) Radiator, laminate flooring, window.

### Shower Room

Shower cubicle, pedestal wash hand basin, wc, radiator, window.

### Additional Separate WC

WC, wash hand basin, radiator, window.

### Own Section of Garden

To the rear, overgrown.

### Very Long Lease

Approx 988 years unexpired.  
We are advised that there are no Service Charges or Ground Rent.

### Additional Information

Local Authority Brent Council Tax Band: B - Annual Price:  
Approx £1,659  
Conservation Area - No  
Flood Risk - Very low  
Floor Area - 796 ft 2 / 74 m 2

Mobile coverage - EE, Vodafone, Three and O2  
Broadband - Basic 13 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps  
Satellite / Fibre TV Availability - BT and Sky

### 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 n 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 are given as a guide only and should be checked and confirmed by your Solicitor prior to an exchange of contracts.

