



Yashin House, Matthews Close, Brook Avenue, Wembley Park, HA9 8FG

£380,000 Leasehold

- Modern Fourth Floor Flat
- Very convenient for Wembley Park Station
- Entryphone, Lifts & Stairs
- Open Plan Living Room & Kitchen
- Two Double Bedrooms
- Bathroom
- Long Lease
- EPC Rating B



We are delighted to offer for Sale This Modern Fourth Floor Two Bedroom Flat, situated close to Wembley Park Station and the Wembley Stadium with its shopping outlets, restaurants & cinema. Entryphone, Lifts & Stairs, Double Glazing, Central Heating, Living Room with balcony, Open Plan Fitted Kitchen, Two Double Bedrooms, Bathroom. Long Lease.

Communal Entrance

Entryphone, stairs & lifts to all floors.

Entrance Hall

Radiator, laminate flooring, storage cupboard.

Living Room

25' 5" x 11' 0" (7.75m x 3.35m) max. Double aspect room, double and single radiators, laminate flooring, spot lights, double glazed windows and door to own balcony. Open Plan with Kitchen:

Fitted Kitchen

Modern fitted units with under-cupboard lighting, one and a half bowl stainless steel sink with mixer tap, electric hob & oven, extractor, integrated fridge/freezer, spot lights, laminate flooring.

Bedroom One (Front)

16' 10" x 10' 10" (5.13m x 3.30m) max. Radiator, mirror fronted fitted wardrobe, double glazed window.

Bedroom Two

14' 11" x 9' 10" (4.55m x 3.00m) Radiator, fitted carpet, double glazed door to balcony.

Bathroom

7' 2" x 6' 10" (2.18m x 2.08m) Bath with overhead shower and glass screen, wc, wash hand basin, walls part tiled, tiled floor, chrome radiator.

Long Lease

125 year lease from 2015.

Ground Rent - Peppercorn (to be confirmed).

Service Charges - £262.96 per month (to be confirmed).

Additional Information

Council Tax Band D. London Borough of Brent.

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 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			
(92-100)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

