

**SOLD
STC**



80 Brindley Close, Wembley, Greater London HA0 1BT

£325,000 - Leasehold

**Peter
Gamble & Co**
Estate agents since 1979

86, Bilton Road, Perivale, Greenford, UB6 7BN 020 8998 4000 sales@petergamble.com

PROPERTY SUMMARY

Peter Gamble & Co. offer to the market this rarely available 2 bedroom first floor flat with CANAL VIEWS!

Situated in this quiet development just 5 minutes walk from Alperton tube station (zone 4 Piccadilly)

Offered to the market for chain free sale the property comprises 2 good sized bedrooms, tiled bathroom suite, storage cupboards in the hallway, spacious living room with views over the grand union canal and separate fitted kitchen also with views over the canal.

Double glazed windows.

All electric heating

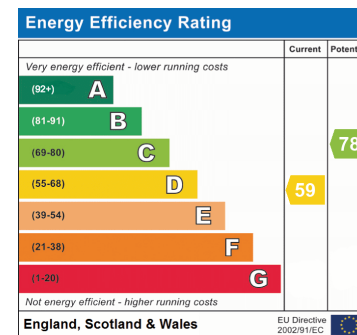
Lease has 120 years remaining.

Service charges are approximately £1360 per annum and the ground rent is £200 per annum.

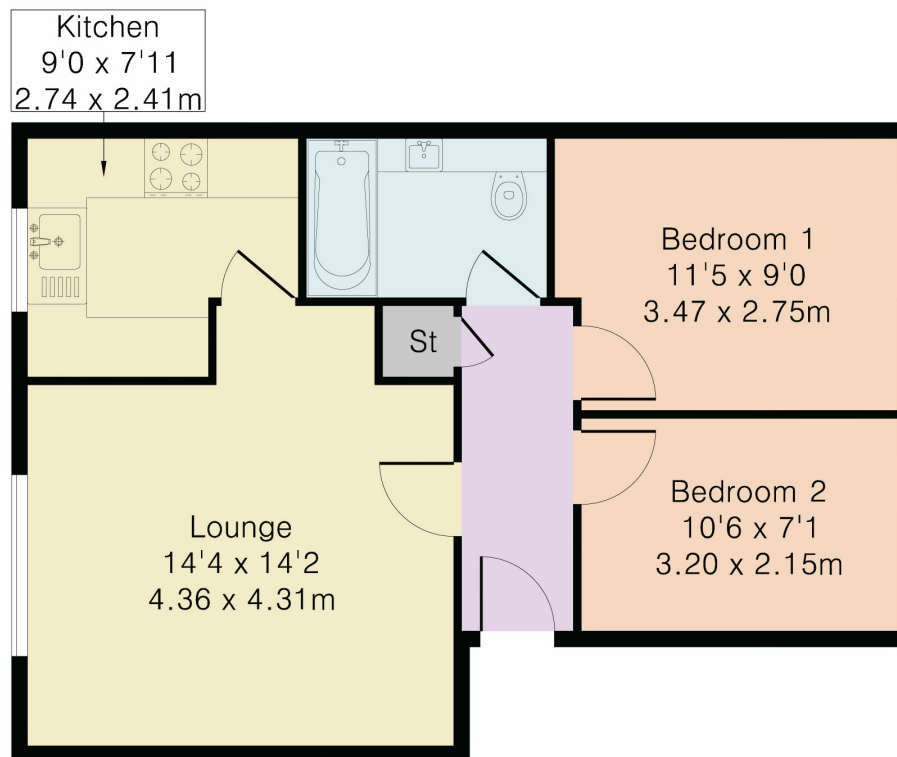
Grant of probate pending



ROOM DESCRIPTIONS



Approximate Gross Internal Area 526 sq ft – 49 sq m



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.