

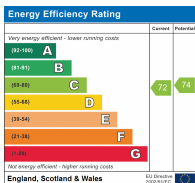
## Brewery Close, Wembley HA0 2XA

Two bedroom second floor flat that would make a good long term buy to let investment or an ideal first time purchase.

Also, ideal for first time buyers. Requires some upgrading to realise full potential.

The property will be sold with a new lease of approximately 154 years.

Council Tax Band C (Brent) & EPC rating C (72)



# £309,950 Leasehold

4 North Parade, Mollison Way, Edgware, HA8 5QH  
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## Hallway

Hallway has laminate flooring throughout and bedrooms and reception can be accessed via hallway. Storage cupboard with shelves.

## Reception

14' 0" x 13' 0" (4.27m x 3.96m) Good sized room that has electric sockets, radiator, tv point and double glazed window over looking the front aspect, light switch and socket and smoke alarm.

## Kitchen

11' 5" x 6' 11" (3.48m x 2.11m) Fitted kitchen, wall and base units incorporating the sink, part tiled walls, combination boiler, plumbing for washing machine, cooker. Housing for upright fridge freezer. Window over looking side aspect. Housing for electric meter and storage. Lino flooring.

## Bedroom One

12' 3" x 10' 4" (3.73m x 3.15m) Good size main bedroom. Double glazed window to front aspect. Electric sockets, light fittings and switch, radiator, curtain rod and nets.

## Bedroom Two

10' 6" x 5' 5" (3.20m x 1.65m) Second bedroom. Double glazed window to rear. Electric sockets, light fittings and switch, radiator, curtain rod and nets.

## Bathroom

Fitted bathroom consisting of 3 piece suite. The walls are part tiled. Lino on floor. Radiator, double glazed window, extractor fan, light switch and socket. Requires updating

## Communal Gardens

### Lease Details

Lease: Will be sold with a new lease 156 years

Ground rent: £200 p/a

Service charge: £116 p/m