



**FOR SALE**

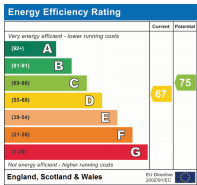


**33 Thomas A Beckett Close, Wembley HA0 2SH**

We are proud to market this one double bedroom second-floor flat apartment. The property comes in a decent decorative order and comprises of a spacious lounge, fitted kitchen with granite worktops, a three-piece bathroom, off street parking (available on a 1st come, 1st served basis), double-glazed windows and gas central heating. Sudbury Hill Station and other local amenities are conveniently located within walking distance. Currently let at £1500 pcm and can be sold with the tenant or with vacant possession.

Council Tax Band C (Brent) and EPC rating D (67).

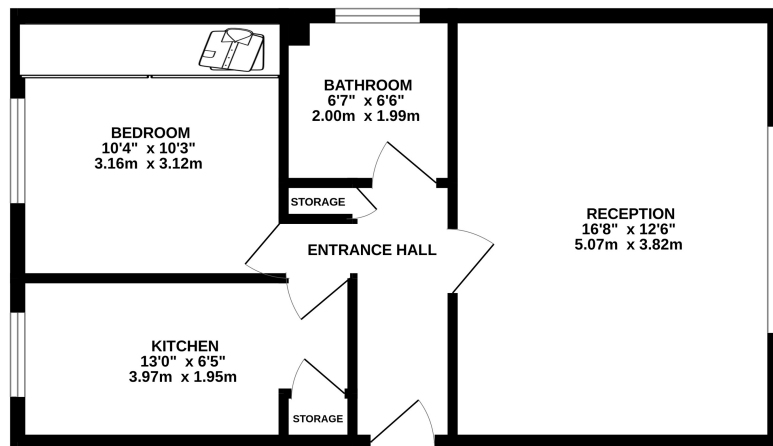
Lease: 125 years from 6/02/2013 (114 years remaining).



**£325,000 Leasehold**

## Floorplan

GROUND FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 538 sq.ft. (50.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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NB: Please note that all fittings, kitchen appliances and heating systems have not been tested by Mishca & Co Sales & Lettings. Whilst we endeavour to make our sales details accurate and reliable. Room sizes should not be relied upon for carpets and furnishings. If there is any point, which is of particular important to you, please contact our office and we will be pleased to verify any information for you. Do so particularly if contemplating travelling some distance to view this property.

