Pempath Place, Wembley, HA9 8QR

Cow&Co

LONDON

GUIDE PRICE £300,000 - £400,000 This well presented two bedroom top floor flat is located in the popular Pempath Place residential development just at the junction of Carlton Avenue East and Strathcona Road and is a short walk from South Kenton Station and local shops. The broader ranging amenities of Preston Road including Preston Road (Metropolitan Line) station are also close by.

The flat is situated on the top floor of this purpose built block and is only adjoined to the neighbouring flat by one wall in the reception room and has a triple aspect letting in plenty of natural light, there is also access to a loft space for storage. There is a great size reception room/dining room, a modern fitted kitchen, modern bathroom/we and two good size bedrooms.

The property is ideal for a first time buyer or buy to let investor looking to add to their portfolio.
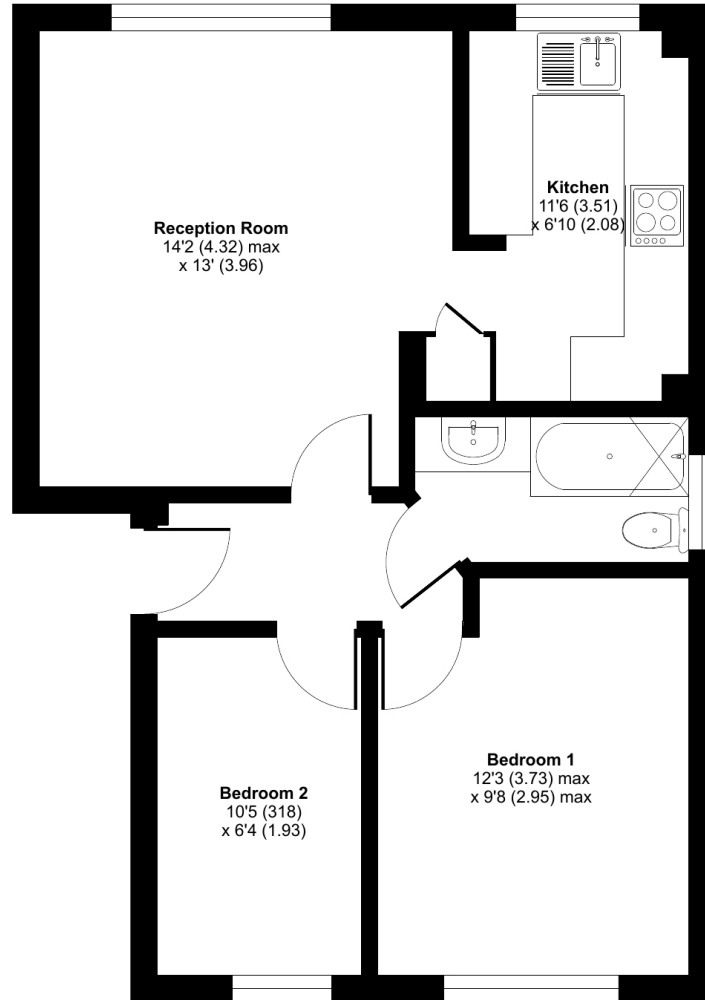
- Two bedroom 2nd floor flat
- Open plan reception room/dining room
- Fitted kitchen
- Modern bathroom/wc
- Gas central heating
- Close proximity to local transport links and amenities
- Ideal first time buy or buy to let investment
- Off street parking

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Approximate Area = 536 sq ft / 49.7 sq m
For identification only - Not to scale

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Reception Room
14'2 (4.32) max
x 13' (3.96)

Kitchen
11'6 (3.51)
x 6'10 (2.08)

Bedroom 2
10'5 (318)
x 6'4 (1.93)

Bedroom 1
12'3 (3.73) max
x 9'8 (2.95) max

SECOND FLOOR

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