



Ash Walk  
Wembley  
Greater London  
HA0 3QW

Offers In Excess Of £174,000

bettermove



# Ash Walk Wembley

Bettermove are proud to present this 1 bedroom flat in Wembley available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is C.

This is a leasehold property with 89 years remaining on the lease; the ground rent and the service charge are £1,200pa.

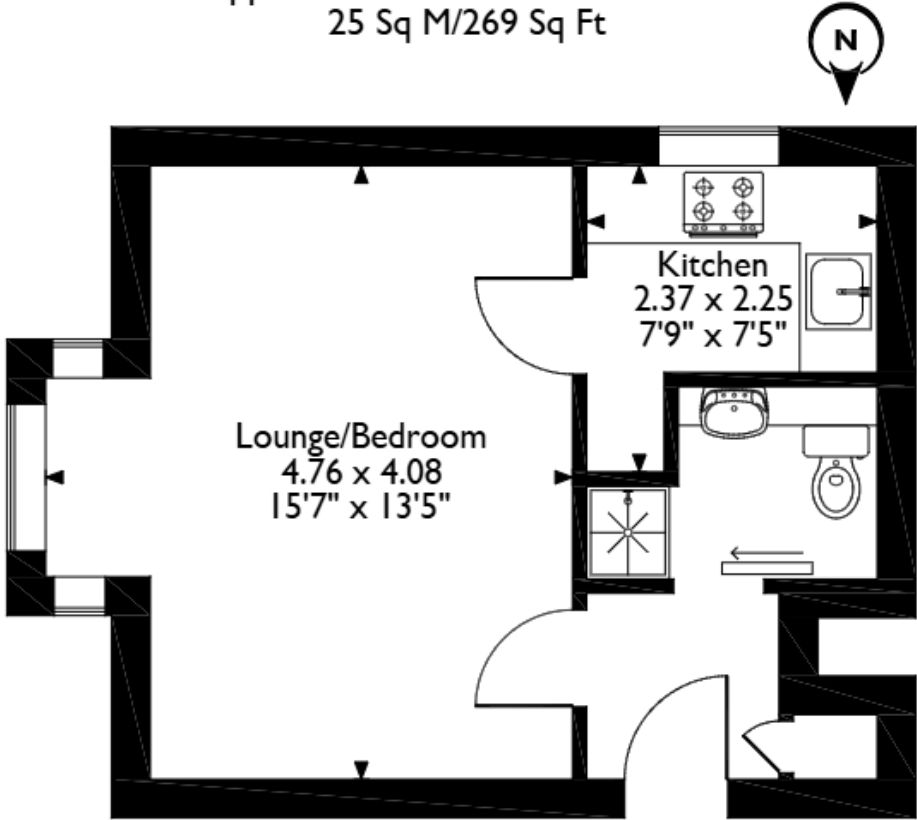
The interior of this beautifully presented property comprises a spacious living room/bedroom, fitted kitchen and the bathroom. The exterior boasts a communal rear garden, perfect for enjoying the summer months.

Located in the popular town of Wembley, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from North Wembley Station.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Ash Walk, Wembley  
Approximate Gross Internal Area  
25 Sq M/269 Sq Ft



Ground Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		60
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC





20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: [hello@bettermove.co.uk](mailto:hello@bettermove.co.uk)  
[www.bettermove.co.uk](http://www.bettermove.co.uk)