



## Loxley House, Hirst Crescent, North Wembley, HA9 7HL

£270,000 Leasehold

- Spacious Two Bedroom First Floor Flat
- Central Heating & Double Glazing
- Reception Room with Own Balcony
- Open Plan Fitted Kitchen
- Bathroom
- Chain Free Sale
- EPC Rating B



By order of the mortgagees in possession, we would advise that an offer has been made for the above property in the sum of £270,000 on 42 Loxley House, Hirst Crescent, Wembley HA9 7HL.

Any person wishing to increase on this offer should notify the selling agents Christopher Rawlinson & Co , 265 Preston Road, Harrow HA3 0PS of their best offer either prior to exchange or within the next 7 days which ever is sooner.

A Spacious First Floor Two Bedroom Flat very convenient for North Wembley Bakerloo Line Station, shops and schools. Central Heating, Double Glazing, Reception Room with balcony, Open Plan Fitted Kitchen, Two Double Bedrooms, Bathroom. EER B. Viewing through Sole Agents Christopher Rawlinson & Co. Tel: 0208 904 7733.

### Communal Entrance

Stairs to first floor.

### Entrance Hall

Radiator, laminate flooring.

### Reception Room with Open Plan Fitted Kitchen

18' 9" x 19' 11" (5.71m x 6.07m) max. Radiator, carpet, double glazed window and door to Own Balcony. Open Plan Fitted Kitchen with fitted wall and base units, oven, gas hob, extractor, sink & drainer, plumbed for washing machine.

### Bedroom One

11' 9" x 11' 6" (3.58m x 3.51m) Radiator, carpet, fitted wardrobes and cupboards, double glazed window.

### Bedroom Two

15' 2" x 8' 0" (4.62m x 2.44m) Radiator, carpet, double glazed window.

### Bathroom

6' 10" x 5' 6" (2.08m x 1.68m) Bath with overhead shower, pedestal wash hand basin, wc, walls part tiled, laminate flooring, frosted window.

### Communal Grounds

### Lease

Approx 78 years unexpired (to be confirmed)  
Service Charges has been requested and to be advised.

### Additional Information

Local Authority Brent Council Tax Band: C - Annual Price: £1,896

Floor Area - 667 ft 2 / 62 m 2

Mobile coverage - EE, Three and O2  
Broadband - Basic 14 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps  
Satellite / Fibre TV Availability - BT, Sky and Virgin

### DISCLAIMER

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you please contact our office and we will be pleased to verify any information. Property particulars are prepared as a guide, and are not intended to constitute part of an offer or contract. We have not carried out a survey and the services and appliances have not been tested. Measurements have been taken using a sonic measure and may be subject to a 6" margin of error. Lease details, service charges and round rent are given s a guide only and should be checked an confirmed by your Solicitor prior to an exchange of contracts.

