



## Smith House, Matthews Close, Wembley Park, HA9 8FD

£430,000 Leasehold

- Modern Two Bedroom 7th Floor Flat
- Lifts & Stairs to all floors
- Living Room with balcony
- Open Plan Modern Fitted Kitchen
- Two Double Bedrooms
- Two Bathrooms (one En Suite)
- Long Lease
- Gated Parking
- EPC Rating B



A Luxury 7th Floor Two Bedroom, Two Bathroom Furnished Flat, very convenient for Wembley Park Met Line Station and the Wembley Stadium with its shopping outlets, restaurants and cinema. Video Entryphone, Lifts, Underfloor Heating, Double Glazing, Living Room with balcony, Open Plan Fitted Kitchen, Two Double Bedrooms, Two Bathrooms. EER B. Gated Parking. Viewing through Owners Sole Agents.

## Communal Entrance

Entryphone, lifts.

## Entrance Hall

Laminate flooring, fitted cupboard.

## Reception Room

Underfloor heating, wood laminate flooring, double glazed windows, spot lights, door to balcony.

## Open Plan Modern Kitchen

Modern fitted units, integrated dishwasher, washer/dryer, fridge/freezer, oven & electric hob.

## Bedroom One

Double glazed window, fitted carpet, wardrobes. Door To En Suite:

## En Suite Shower Room / WC

Tiled Shower Room with power shower, wash hand basin, low level WC.

## Bedroom Two

Underfloor heating, double glazed window.

## Tiled Bathroom

Panelled bath with overhead shower, wash hand basin, wc.

## Special Feature

Gated Parking

## Long Lease

125 years from 1st January 2015.

Ground Rent £300 per annum. Service charges £231. 40p per month. (to be confirmed).

## Additional Information

Council Tax Band D. London Borough of Brent.

## 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. Photos may be from our library. Lease details, service charges and ground rent are given as a guide only and should be checked and confirmed by your Solicitor prior to an exchange of contracts.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(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	

