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Elizabeth House, Wembley, HA9

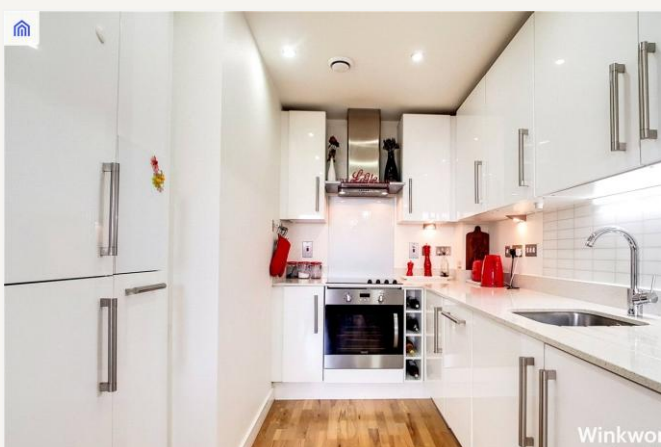
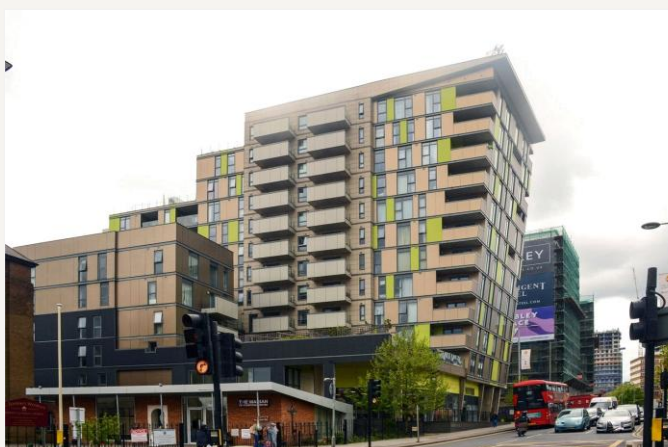
£280,000 *Leasehold*



Introducing this beautifully presented one-bedroom apartment at Elizabeth House, offering a superb combination of modern living, practical design and excellent transport connections. Perfectly suited to first-time buyers, young professionals or those seeking a well-connected London home, this attractive property delivers comfort and convenience in a thriving and evolving location.

KEY FEATURES

- CONVENIENTLY LOCATED IN THE HEART OF WEMBLEY
- OPEN PLAN LIVING
- CLOSE TO TRAIN STATION
- 15 MINS TO MARLBORNE BY TRAIN
- CLOSE TO SCHOOLS
- LONG LEASE



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DESCRIPTION

Upon entering, you are welcomed by a spacious entrance hall that leads through to a bright and inviting lounge/diner, creating an ideal setting for both relaxing and entertaining.

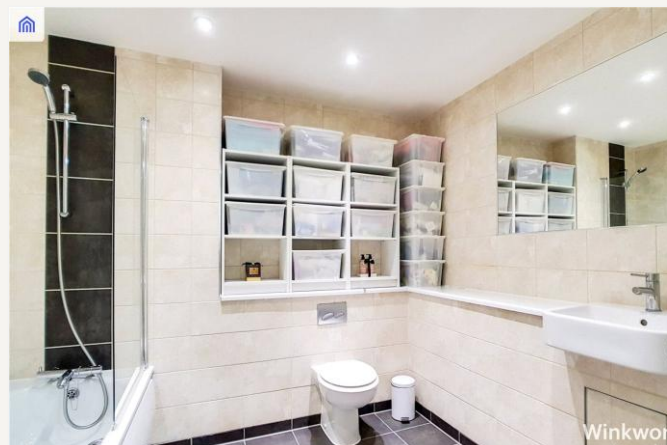
The contemporary fitted kitchen is thoughtfully designed and equipped with a range of appliances, while the generously proportioned double bedroom provides a comfortable and peaceful retreat. A sleek, modern family bathroom completes the accommodation.

Further enhancing the appeal is the abundance of built-in storage, ensuring a practical and clutter-free living environment. The private balcony is a particular highlight, offering impressive views across the London skyline — the perfect spot to unwind and enjoy the surrounding cityscape.

Elizabeth House benefits from an inviting communal entrance hall, with lift access and a staircase serving the upper floors, providing added convenience for residents.

The location is equally appealing with a wealth of local amenities that can be found nearby. Wembley continues to evolve as a vibrant destination, with ongoing regeneration bringing further residential developments, dining options, gyms and lifestyle amenities to the area.

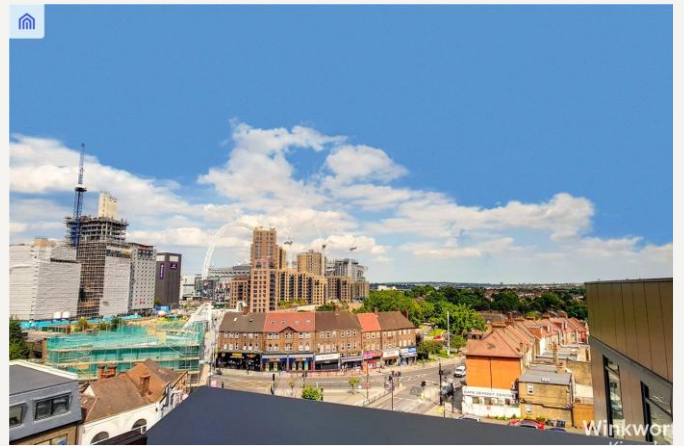
Early viewing is highly recommended.



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ROOM DESCRIPTIONS

Kitchen / Reception - 25'7" x 12'7" (7.8m x 3.84m)

Bedroom - 15'9" x 9'2" (4.8m x 2.8m)

Balcony - 11'3" x 4'11" (3.43m x 1.5m)

MATERIAL INFO

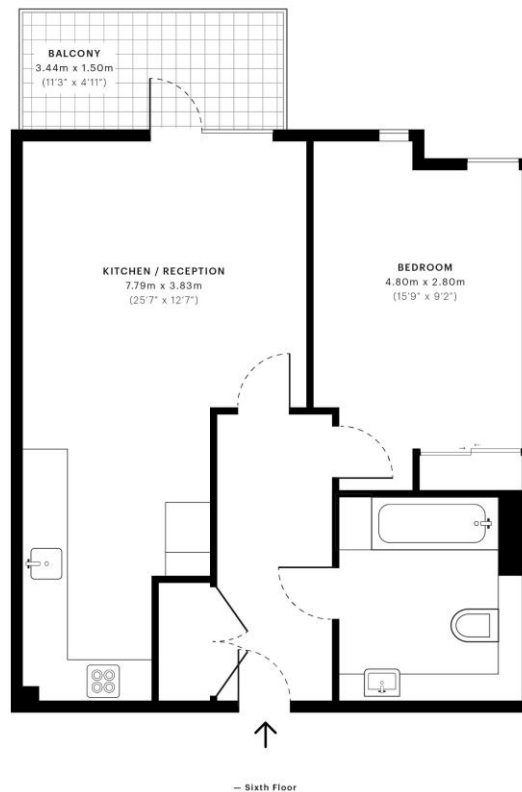
Tenure: Leasehold

Term: 112 years and 0 months

Service Charge & Ground Rent: approx. £3000 per annum (the vendor has advised)

Council Tax Band: C

EPC rating: B



GROSS INTERNAL AREA
The footprint of the property
50.4 Sqm / 542.7 Sqft

NET AREA (INTERNAL)
Excludes walls and external features
48.8 Sqm / 525.2 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
5.2 Sqm / 55.5 Sqft

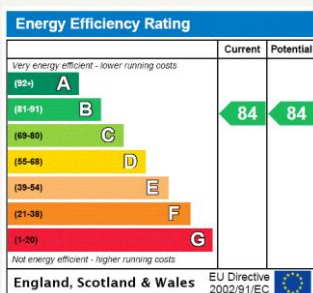
RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely.

IPMS 3B RESIDENTIAL
55.8 Sqm / 598.8 Sqft
IPMS 3C RESIDENTIAL
54.0 Sqm / 581.2 Sqft

SPEC ID
5d0ca0c254ce6c0a0321b664



<https://www.winkworth.co.uk/sale/property/KBS260459>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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