



EMPIRE WAY, HA9

OFFERS IN THE REGION OF £270,000 LEASEHOLD APPROX 89 YEARS

TWO BEDROOM UPPER-LEVEL PURPOSE BUILT FLAT IN THE HEART OF WEMBLEY - CHAIN FREE

- **APPROX £600 SERVICE CHARGE PER ANNUM**
- **APPROX £800 GROUND RENT PER ANNUM**

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Winkworth

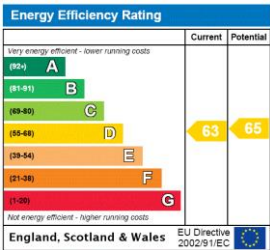
for every step...

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Welcome to this full of potential two-bedroom purpose-built flat located on the third floor, situated in the heart of the vibrant and fast-growing Wembley Park. Whilst in need of some TLC and modernization, this property offers a fantastic canvas for renovation and personalization. Boasting a prime location just a stone's throw away from iconic landmarks such as Wembley National Stadium, London Designer Outlet, and transport links such as Wembley Park Station (served by the Jubilee and Metropolitan lines), convenience and connectivity are at your doorstep. Offering leasehold tenure of approximately 90 years remaining, this flat presents an excellent buy-to-let investment opportunity in one of London's most exciting and sought-after areas. Whether you're looking to add value through renovation or seeking a lucrative investment, this property offers immense potential for both homeowners and investors alike.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Leasehold
Term: Expires - 31/07/2114
Service Charge: £600 per annum approx.
Ground Rent: £800 per annum approx.
Council Tax Band: B - Brent
All figures that are shown were correct at the time of printing.

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