



KINGS DRIVE, WEMBLEY, MIDDLESEX, HA9  
**OFFERS IN EXCESS OF £300,000 LEASEHOLD APPROX 91 YEARS REMAINING.**

## CHAIN FREE TWO BEDROOM TWO BALCONY FIRST FLOOR FLAT

- SERVICE CHARGE APPROX £1,100 PER ANNUM
- GROUND RENT APPROX £150 PER ANNUM

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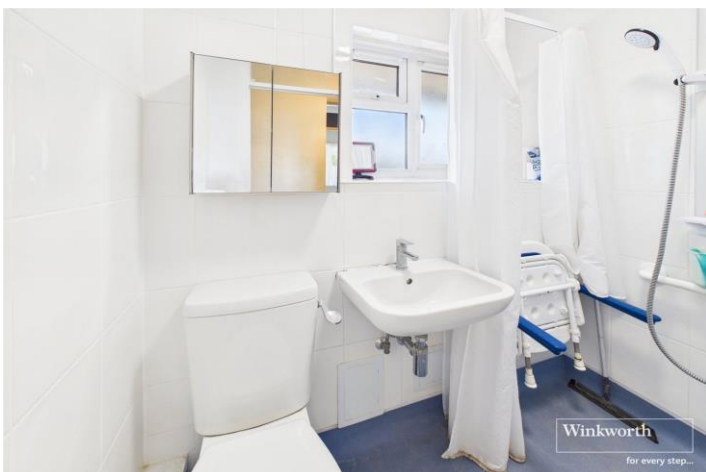
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**DESCRIPTION:** This two-bedroom, first-floor flat is situated within a purpose-built residential block, offering a fantastic opportunity for first-time buyers or investors alike. The property is in need of modernisation throughout and presents a generous amount living space. The accommodation comprises two well-proportioned bedrooms, a bathroom, a functional kitchen, and two private balconies. Situated within walking distance of Wembley Park Station (Jubilee & Metropolitan lines), the flat enjoys excellent connectivity to central London. Additionally, it is just moments away from Wembley's vibrant amenities, iconic landmarks, and the popular London Designer Outlet, ensuring a lifestyle of convenience and leisure. An internal viewing is advised.



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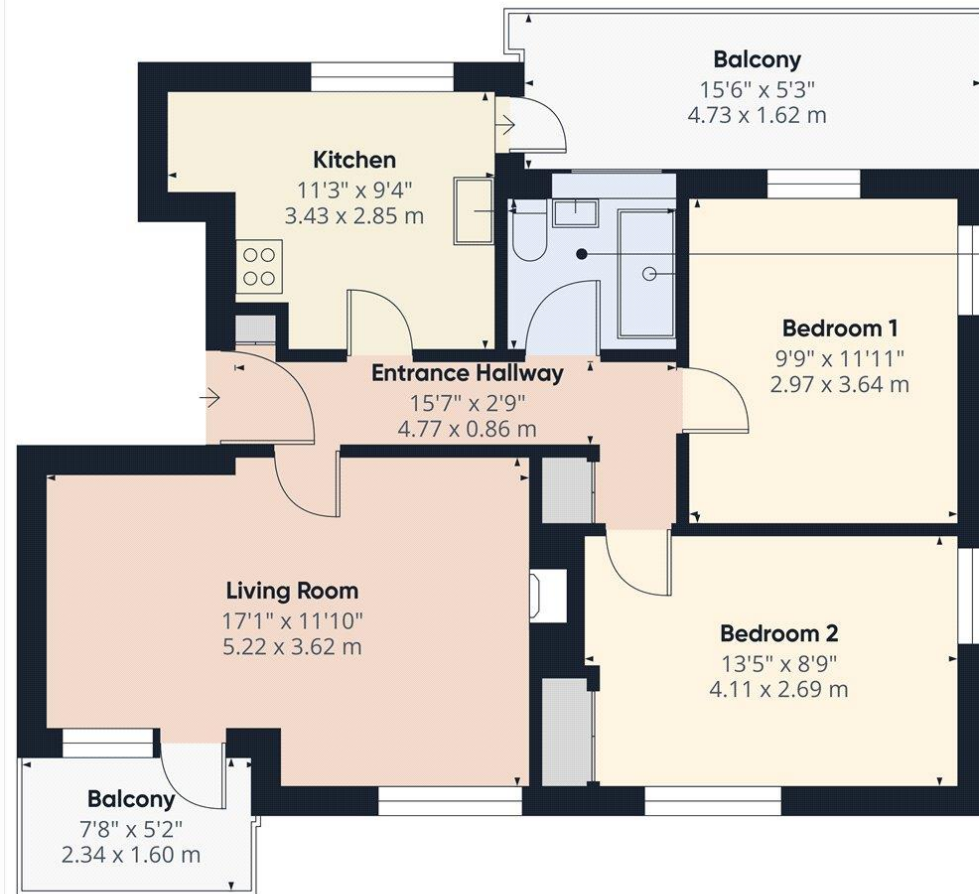




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Approximate total area<sup>(1)</sup>

602 ft<sup>2</sup>  
56 m<sup>2</sup>

Balconies and terraces

124 ft<sup>2</sup>  
11.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 91 year and 3 months

**Service Charge:** £1,100 per annum

**Ground Rent:** £ 150 per annum

**Council Tax Band:** B - Brent

All figures that are shown were correct at the time of printing.

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