



The Gables, Manor Drive, HA9

£300,000 *Leasehold*



MATERIAL INFO

Tenure: Leasehold

Term: 93 year and 7 months

Service Charge: £1175 per annum

Ground Rent: £ 200 Annually (subject to increase)

Council Tax Band: C -Brent

KEY FEATURES

- PARKING SPACE
- CONVENIENTLY LOCATED IN THE HEART OF WEMBLEY
- OPEN PLAN LIVING
- CLOSE TO TRAIN STATION
- 15 MINS TO MARLEBONE BY TRAIN
- CHAIN FREE



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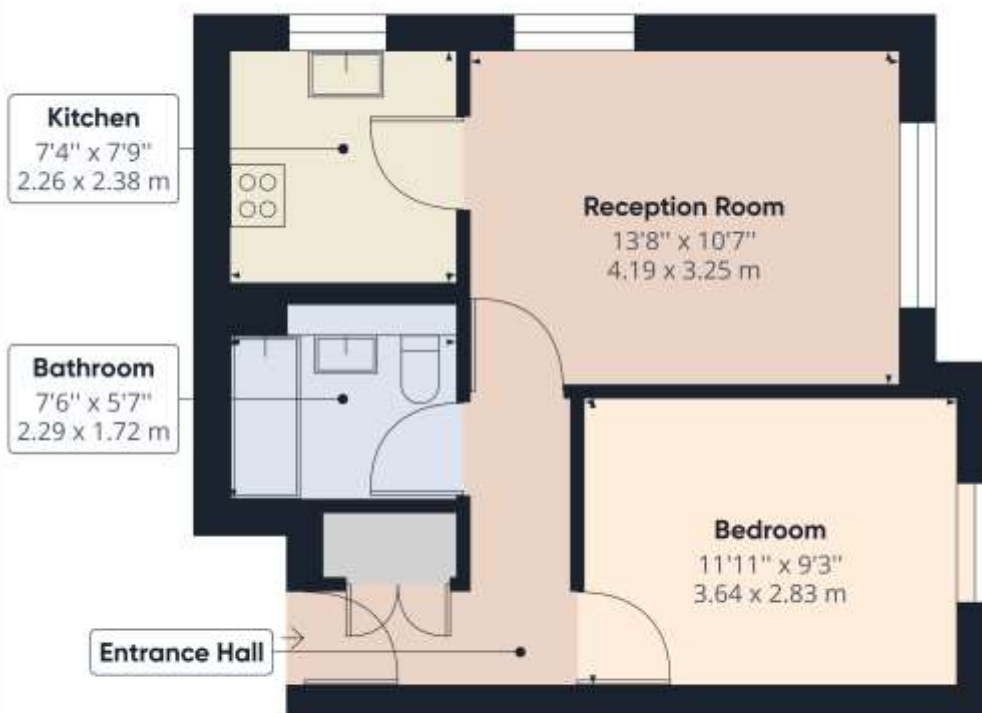
for every step...



EPC rating: D

A lovely one bedroom first floor apartment situated in a modern, secure gated development in the heart of Wembley. Entering the apartment, a generous entrance hall leads you through to a lounge/diner, a well-designed fitted kitchen with a range of appliances, a double bedroom, and a simplistic family bathroom. There is ample storage in the property making everyday living tidy and convenient. A secured parking bay is inclusive as well as communal gardens. Located in a desirable area, with a number of acclaimed schools in the catchment area, recreation grounds, local shops, amenities, and eateries are within close proximity. Transport wise, the apartment is conveniently located between Wembley Central Tube Station (Bakerloo Line & Overground), and Wembley Park Tube Station (Metropolitan and Jubilee Line) just a five minute walk. Wembley Stadium station (National Rail) - Taking you to Marylebone in fifteen minutes. London Designer Outlet and Wembley Stadium are also a five minute walk away. Chain free. An internal viewing is a must.



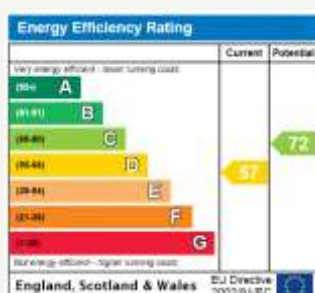


Approximate total area⁽¹⁾
420.58 ft²
39.07 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFTEAG



<https://www.winkworth.co.uk/sale/property/KBS230036>

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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