

CENTURY HOUSE, FORTY AVENUE, WEMBLEY, HA9

£365,000 LEASEHOLD

UPPER FLOOR TWO BEDROOM PURPOSE BUILT FLAT

- APPROXIMATELY 975 YEARS LEASE REMAINING
- APPROXIMATELY £3,000 SERVICE CHARGE PA
- APPROXIMATELY £120 GROUND RENT PA

Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk

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Winkworth are delighted to introduce to the market this two-bedroom purpose-built flat, situated on the top floor with convenient lift access, offering a seamless blend of comfort and convenience.

The property hosts an ample and inviting open plan kitchen and reception room, perfect for both relaxing and entertaining guests. Both bedrooms are of a generous size with one hosting an en-suite providing privacy and convenience, along with a second family bathroom. The inclusion of residents' parking spaces adds to the ease of living in this sought-after location, ensuring hassle-free commuting. Perfectly positioned within close proximity to esteemed schools such as Ark Academy and Park Lane Primary, Additionally, the property is within walking distance to the vibrant London Designer Outlet, offering a myriad of shopping, dining, and entertainment options as well as transport links of Wembley Central (Bakerloo Line and London Overground) and Wembley Park (Jubilee and Metropolitan Lines). Enhancing the allure of this property is the presence of large communal gardens, providing residents with an idyllic retreat amidst the urban landscape. Whether for a leisurely stroll or children to play. Moreover, the property benefits from a long lease, offering peace of mind and long-term security to discerning buyers. An internal viewing is recommended.



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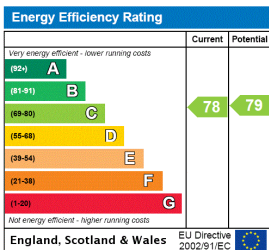
Approximate total area⁽¹⁾
 618.84 ft²
 57.49 m²

(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.

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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 - 20/02/2999
Service Charge: £3000 per annum.
Ground Rent: £ 120 Annually (subject to increase)
Council Tax Band: D

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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