



ELIZABETH HOUSE, WEMBLEY, HA9  
**£290,000 LEASEHOLD**

## A STUNNING ONE BEDROOM APARTMENT

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## DESCRIPTION:

Introducing a first time nest for a professional or new family. This beautiful one bedroom apartment is located in a modern development in the heart of Wembley.

As you enter the apartment, the large entrance hall leads you through to a lounge/diner, a well-designed modern fitted kitchen with a range of appliances, a double bedroom and a modern family bathroom.

There is ample storage in the property which making everyday living extremely convenient. The balcony area offers stunning views over the London skyline.

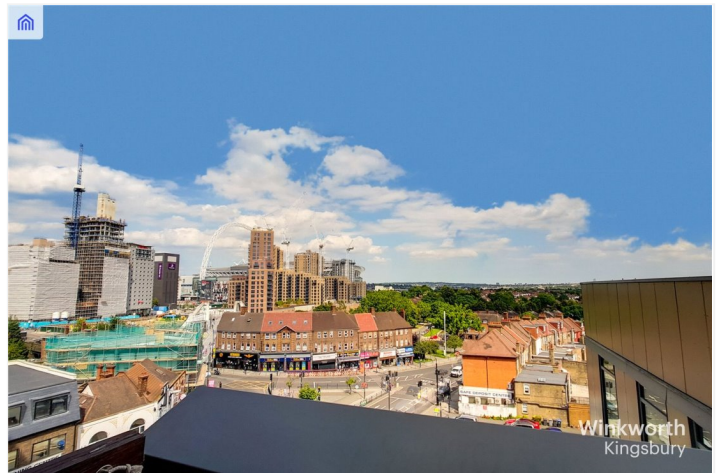
Elizabeth House benefits from a welcoming communal hall giving access to two lifts and stairwell to the upper floors.

## AT A GLANCE

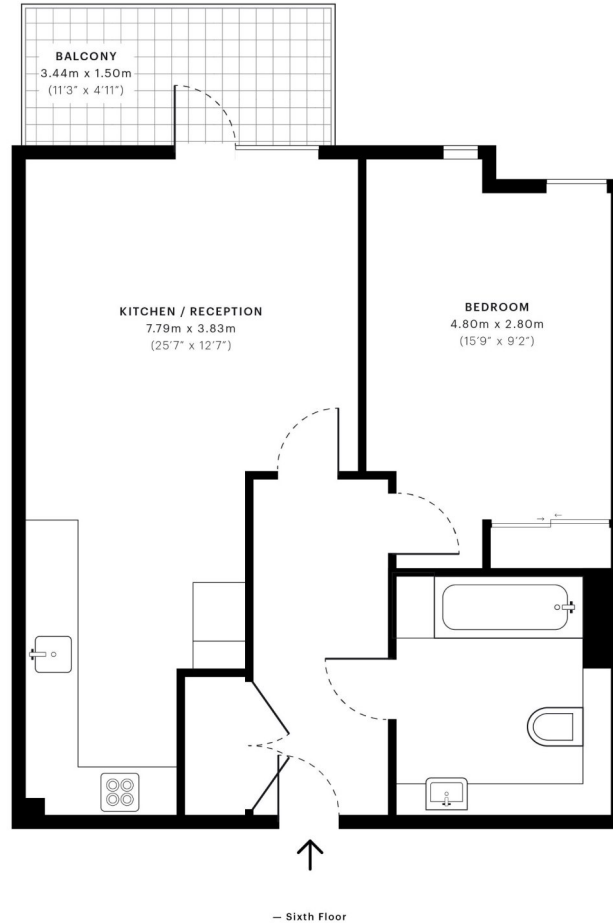
- CONVENIENTLY LOCATED IN THE HEART OF WEMBLEY
- OPEN PLAN LIVING
- EWS1 REPORT AVAILABLE
- CLOSE TO TRAIN STATION
- 15 MINS TO MARLEBONE BY TRAIN
- CLOSE TO SCHOOLS
- LONG LEASE
- COMMUNAL TERRACES







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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  
55.6 Sqm / 598.6 Sqft

IPMS 3C RESIDENTIAL  
54.0 Sqm / 581.2 Sqft

SPEC ID:  
5d0cacc254ce6c0a0321b664

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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