



CHAMBERLAYNE AVENUE, WEMBLEY, MIDDLESEX, HA9

OFFERS IN THE REGION OF £365,000 LEASEHOLD

TWO BEDROOM TWO BATH GROUND FLOOR HOME

- SERVICE CHARGE APPROX £2,460 PER ANNUM
- GROUND RENT APPROX £480 PER ANNUM

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

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DESCRIPTION: A wonderful opportunity to acquire this lovely two bedroom, two-bathroom ground floor apartment in a fantastic location. It comprises a spacious living room, two bathrooms, modern fitted kitchen/diner and further benefits from maintained communal gardens plus one allocated parking space. The property is offered chain free and is perfect for first time buyers or investors alike. Located walking distance to Preston Road Station and Wembley Park Station serving the Metropolitan & Jubilee Lines. Various bus routes, schools, and local shops are in its vicinity. This property must be viewed to avoid disappointment.



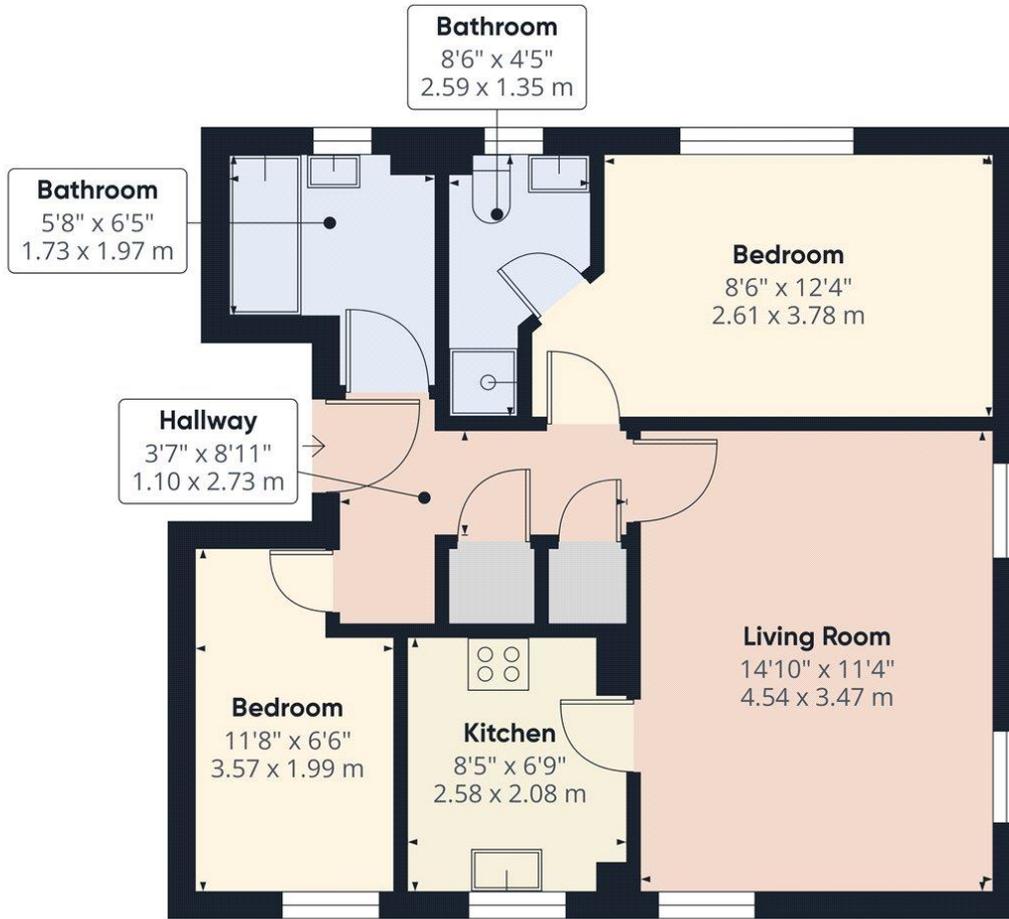
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Approximate total area⁽¹⁾
 546.37 ft²
 50.76 m²

(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. Calculations are based on RICS IPMS 3C standard.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 972 year and 11 months

Service Charge: £2,460 per annum approx

Ground Rent: £ 480 per annum approx

Council Tax Band: D - Brent

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

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