

020 8578 6704

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BREWERY CLOSE, WEMBLEY, HA0 2XB

£185,000 Leasehold



PURPOSE BUILT, TWO BEDROOM FIRST FLOOR FLAT

Constructed during the 1980s the property is located in a residential side street off Harrow Road, within approximately ½ mile of Sudbury & Harrow Road mainline station and Sudbury Town Piccadilly Line station.

Local shops, and bus routes are within ¼ mile.

*** GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** 14' x 13' RECEPTION ROOM ***

*** FITTED WARDROBES TO MASTER BEDROOM ***

*** NO UPPER CHAIN ***

ACCOMMODATION

(approximate dimensions)	Reception	14' x 13'	(4.23m x 3.9m)	Light wood effect wall and base units.
	Kitchen	11' x 6'11"	(3.29m x 2.1m)	Fitted wardrobes
	Bedroom 1	12'3 x 10'10"	(3.65m x 3.28m)	
	Bedroom 2	10'6 x 5'4"	(3.17m x 1.61m)	White suite
	Bathroom/ wc			

OUTSIDE

Communal gardens & residents' parking.

LEASE

99 years from 24 June 1989

SERVICE CHARGE

We understand from the Vendor that the current service charge is £273 per quarter.

GROUND RENT

£200 per annum

**ENERGY
PERFORMANCE
CERTIFICATE**

AWAITED

VIEWING

By appointment via **WESTBROOK: 020 8578 6704**