



Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

£290,000

Pempath Place, Wembley, HA9



- ONE DOUBLE BEDROOM FLAT
- SECOND FLOOR
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- 157 YEAR LEASE
- EXCELLENT CONDITION
- ALLOCATED PARKING SPACE
- VERY SPACIOUS
- BATHROOM COMBINED/WC
- NO UPPER CHAIN

We are pleased to offer for sale this spacious 1 double bedroom 2nd floor flat situated in this sought after development close to South Kenton and Preston Road stations and all local amenities.

The property is in excellent decorative order throughout and is ideal for a first time buyer or buy-to-let investor. Benefits include: gas central heating, double glazed windows, fully fitted separate kitchen, reception room, double bedroom, allocated parking space.


The lease is 157 years.

Service charge: £1450 per annum

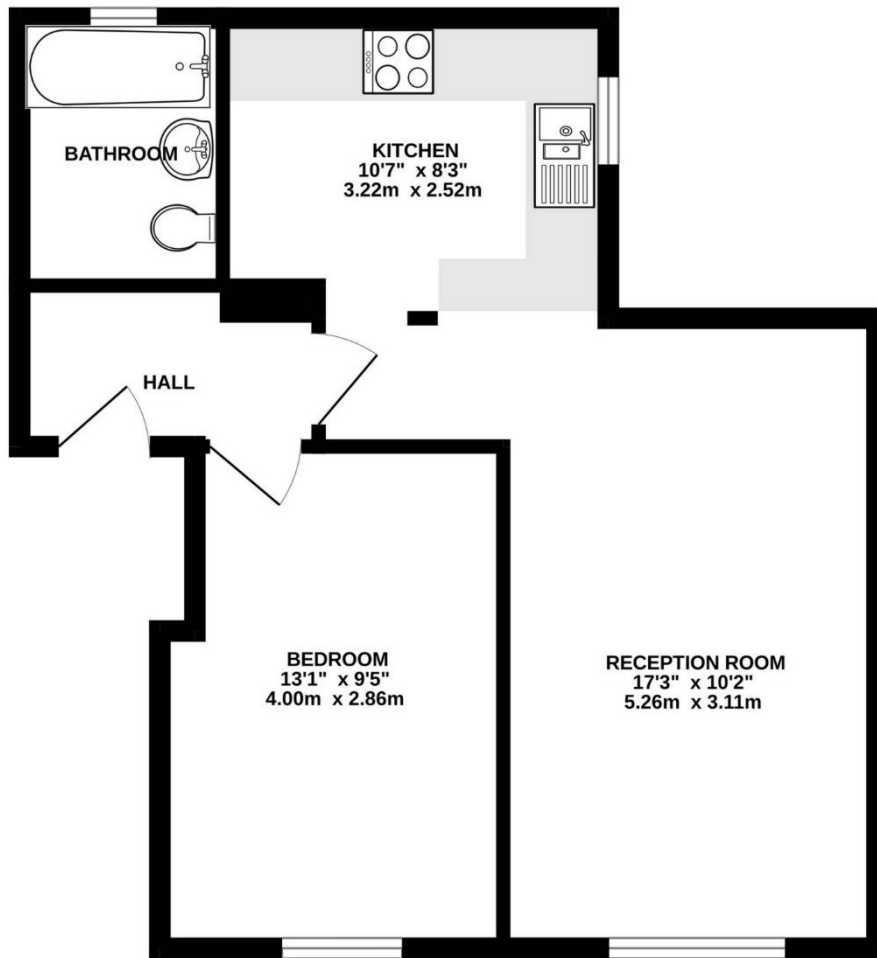
Ground rent: £90 per annum

Pempath Place, Wembley, HA9



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

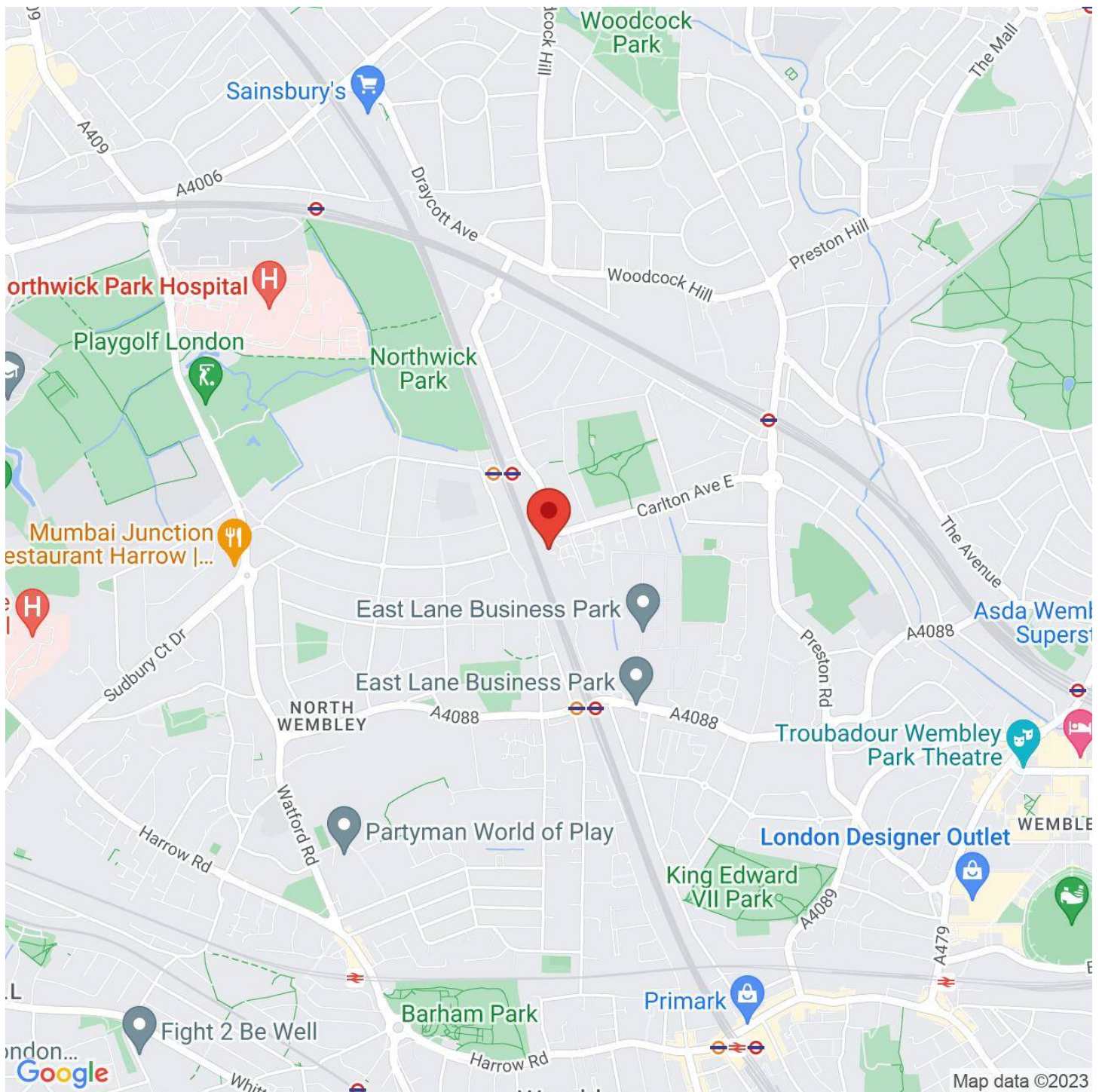
SECOND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



PEMPETH PLACE, WEMBLEY, HA9 8QR

TOTAL FLOOR AREA : 479 sq.ft. (44.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING BY APPOINTMENT WITH AGENTS ALLAN HOWARD

134a Kenton Road, Harrow, Middlesex, HA3 8AL T: 020 8907 2525 E: kenton@allanhoward.co.uk W: www.allanhoward.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ALLAN HOWARD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.