



LEA GARDENS, WEMBLEY, HA9
£400,000 FREEHOLD

2 BEDROOM FREEHOLD FIRST FLOOR MAISONETTE

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

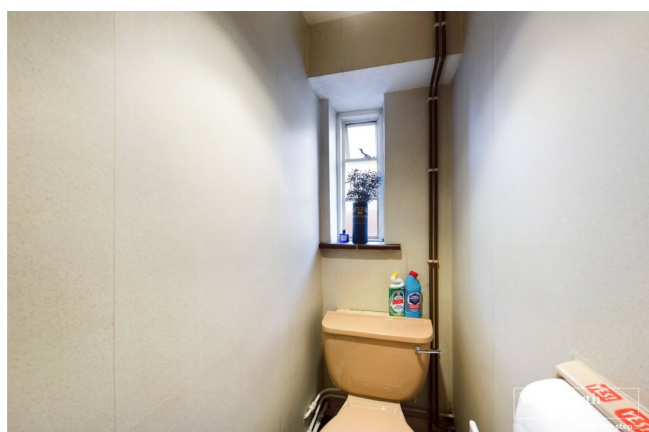


for every step...

winkworth.co.uk



DESCRIPTION: LOCATION, LOCATION LOCATION...This is a rare opportunity to purchase the Freehold interest of this spacious two bedroom one bathroom maisonette. Within walking distance from Wembley High Road, London Designer Outlet and close distance to King Edward VII park as well as Wembley Central, North Wembley and Wembley Park's shopping & transport facilities. There is a bright and large 16 x 11 ft lounge area and a spacious kitchen. There are two good sized bedrooms and a family bathroom as well as the loft which can be converted in the future (STPP). With the added benefit of a balcony and a rear garden, there is also a separate garage demise to the title. This property benefits from coming on to the market with a no service charge and no ground rent. An ideal purchase for a first time buyer or a buy to let investment, a viewing is highly recommended.

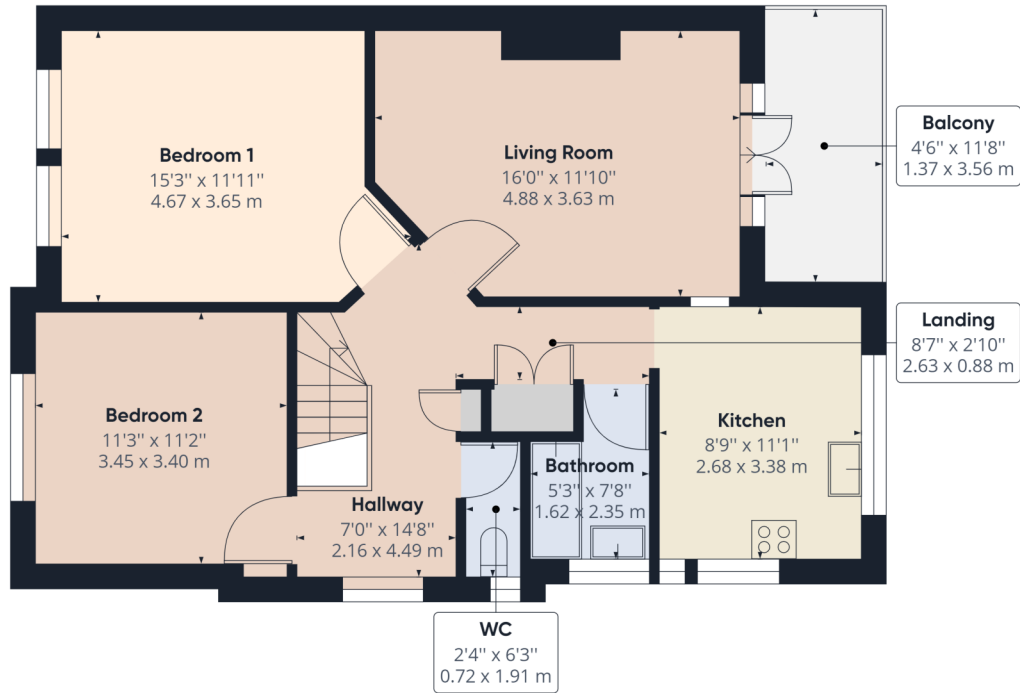


for every step...



Winkworth

for every step...



Approximate total area⁽¹⁾
734.70 ft²
68.26 m²

Landing
8'7" x 2'10"
2.63 x 0.88 m

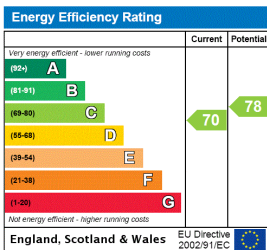
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 1

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.



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

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.