



Wakeling Lane, Wembley, HA0 3HT
Asking Price £385,000

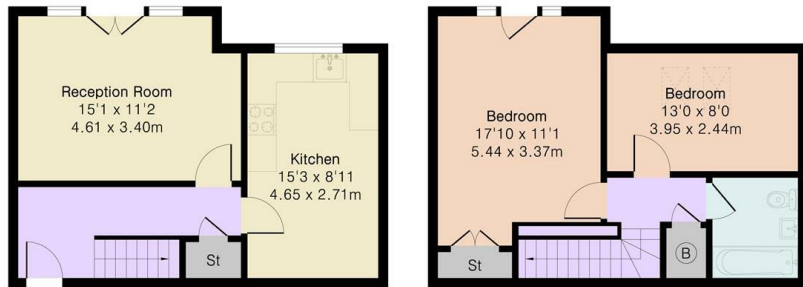
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Floor Plan

Approximate Gross Internal Area 806 sq ft - 75 sq m

Second Floor Area 406 sq ft – 38 sq m

Third Floor Area 400 sq ft – 37 sq m



Second Floor

Third Floor

This charming two-bedroom split level flat offers house like accomodation laid out over two floors. The property offers a perfect blend of size, comfort and convenience. The property boasts a well-presented interior, ensuring that you can move in with ease and start enjoying your new home right away.

The split-level design provides spacious accommodation with spacious lounge and kitchen on the 2nd floor with stairs to the two bedrooms and family bathroom on the third floor. The property also benefits from gated parking, adding an extra layer of security and convenience for residents.

One of the standout features of this home is its location. Situated in a sought-after residential area, you will find yourself within easy reach of local amenities, schools, and transport links, making it an excellent choice for families and professionals alike.

With no upper chain, this property is ready for you to make it your own without the hassle of lengthy waiting periods. Additionally, the lease has 167 years remaining, providing peace of mind for future ownership.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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