

Sales: 020 8900 2811
Lettings: 020 8900 2121
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Carmel Court

Kings Drive, Wembley, HA9 9JG

Asking Price £249,950



[illegible]

Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Current	Potential
(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

EU Directive 2010/6/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Rating	Current	Potential
(02 plus) A		
(01-01) B		
(00-00) C		
(-05-03) D		
(-30-04) E		
(-21-38) F		
(1-20) G		

Not environmentally friendly - higher CO₂ emissions

EU Directive 2010/6/EC

Please contact our Daniels, Wembley Office
on 020 8900 2811 if you wish to arrange a viewing appointment
for this property or require further information.

- PURPOSE BUILT FLAT
- ONE BEDROOM
- FIRST FLOOR
- NO UPPER CHAIN
- 164-YEARS LEASE
- READY TO MOVE-IN

NO UPPER CHAIN. ONE-BEDROOM FLAT. FIRST FLOOR. READY TO MOVE IN

We are delighted to offer this ready-to-move-in, purpose-built one-bedroom first-floor flat, ideally situated in the heart of Wembley Park.

The property is conveniently located within easy walking distance of a wide range of local amenities, including Lycée International Winston Churchill French School, supermarkets, restaurants and the London Designer Outlet. Excellent transport links are also close by, with Wembley Park Underground Station providing access to the Metropolitan and Jubilee lines, while the A406 is just a short drive away.

Internally, the property offers comfortable and practical accommodation, making it an ideal purchase for first-time buyers looking to get onto the property ladder or investors seeking a buy-to-let opportunity.

Offered with no upper chain and approximately 164 years remaining on the lease, this property presents an excellent opportunity for buyers looking for a straightforward purchase in a popular and well-connected location.

An early viewing is highly recommended to fully appreciate what this property has to offer. Contact us today to arrange your viewing. Council Tax Band: B

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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