



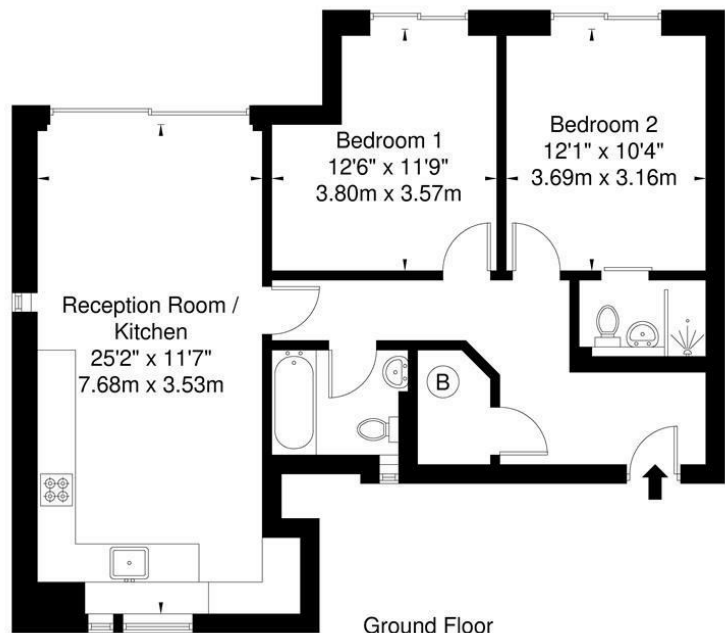
16 Rayners Close, Wembley, HA0 2JU  
Asking Price £500,000



## Floor Plan

### Rayners Close, Harrowdene Road, HA0 2JU

Approx. Gross Internal Area = 74.6 sq m / 802 sq ft



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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- Help To Buy Available
- Boutique Development
- Ground Floor
- Lift
- Private Garden
- Parking
- Sought After Location
- 70 Sq. M / 753 Sq. Ft.
- New 125 Years Lease
- £1,800 Service Charge / £250 Ground Rent Per Annum.

Direct Access to Private Garden & Help To Buy Available!

A stunning two bedroom ground floor flat has been finished to an extremely high standard throughout. The development has been constructed using modern and energy efficient solutions while boasting communal gardens, allocated parking and a lift to all floors.

The flat itself has a large open plan kitchen / living room with direct access to private garden. There are two bedrooms, ensuite shower room and family bathroom. It has been completed to a high standard and boasts high end kitchen / bathrooms, under floor heating and oak doors.

Located in a sought after residential area it provides easy access to local amenities such as shops, supermarkets, restaurants, bus and road links and stations with Wembley Central being just 0.5 miles away.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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