



The Paddocks, Wembley

£430,000 Leasehold

A well-presented and spacious two double-bedroom ground floor apartment, ideally situated in a private gated development, and offering a balcony, garage and parking. The property benefits from an exceptionally long lease of over 900 years and low annual service charges of approximately £1,800. Internally, the accommodation features a stylish modern fitted kitchen, contemporary bathroom suite, gas central heating, and double-glazed windows throughout. An excellent opportunity for first-time buyers, downsizers, or investors alike.

- Two Double Bedroom Flat • Ground Floor • Garage • Long 900+ Year Lease • Modern Kitchen • Modern Bathroom



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FURTHER DETAILS

The accommodation of the flat comprises of an entrance hall, lounge, modern kitchen, two double bedrooms and a modern bathroom. Outside there is a garage in a block, a locked storage cupboard, communal gardens and secure gated parking.

LEASE/SERVICE CHARGE

The lease is 999 years from January 1st 1990. The ground rent is peppercorn. The annual service charge is £1800.

LOCATION

The Paddocks is a highly sought-after private residential development ideally positioned between Wembley Park and Kingsbury, offering a peaceful setting whilst remaining exceptionally well connected. Wembley Park Underground Station (Jubilee and Metropolitan Lines) is within easy reach, providing fast and direct access to Baker Street, Bond Street, King's Cross and the City. The area's extensive shopping, dining and leisure facilities include the vibrant Wembley Park neighbourhood, home to the iconic Wembley Stadium, OVO Arena Wembley and London Designer Outlet, with its wide selection of shops, restaurants, cafés and entertainment venues. Fryent Country Park, which is very close by, offers over 250 acres of open countryside, scenic walking trails and outstanding views across North West London.

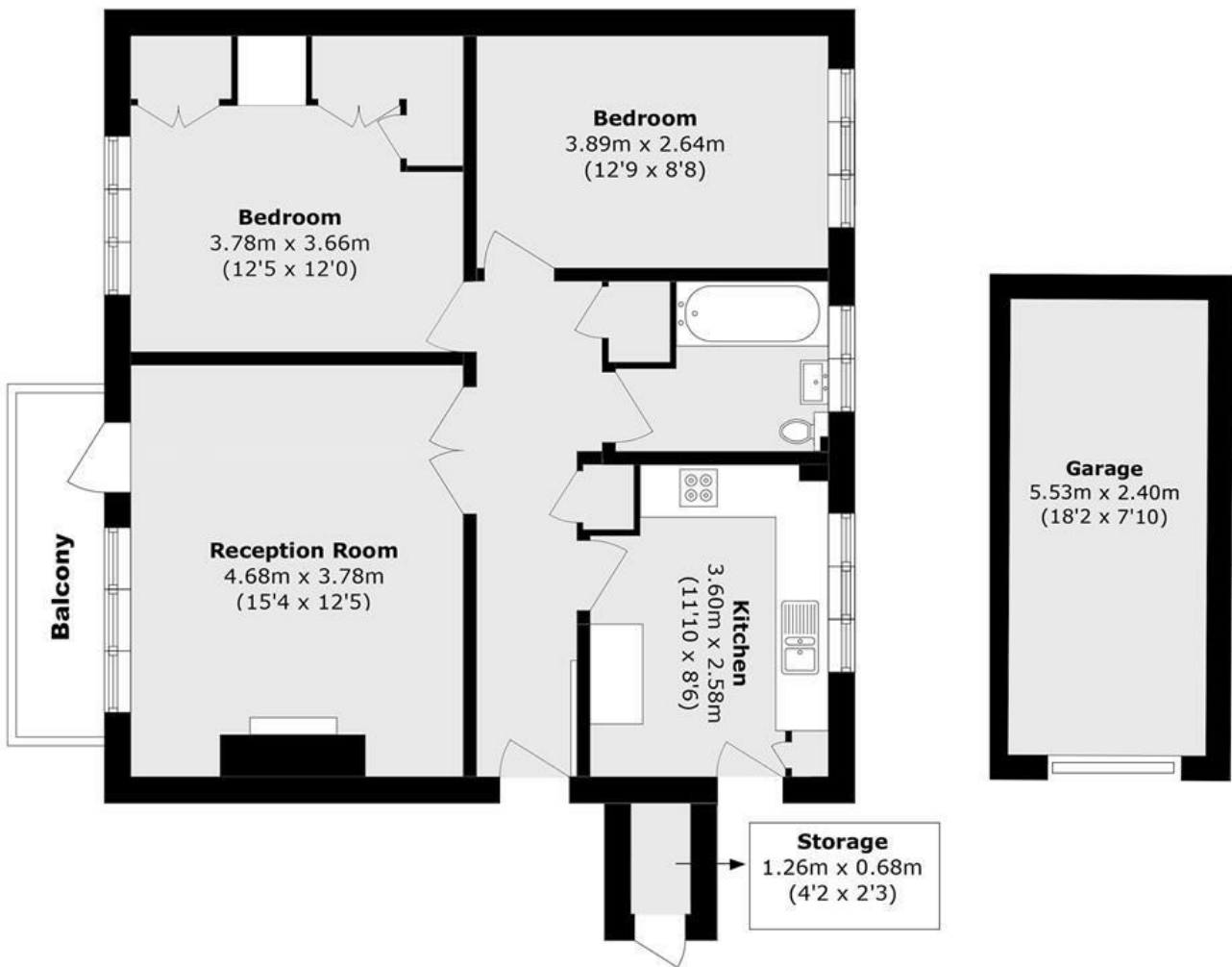
CONTACT RAWLINSON GOLD

If you would like to arrange a viewing or discuss any aspect of this property, please contact our Harrow Office by telephone on 020 8861 2020 or by email at harrow@rawlinsongold.co.uk.

FREE MARKET APPRAISAL

Please contact our Harrow Office if we can be of assistance with the sale or rental of your current property.





Total area (approx.): 66.7 sq. m (717.9 sq. ft)
 (Excluding Storage/ Balcony/ Garage)
 Balcony area (approx.): 3.9 sq. m (41.9 sq. ft)
 External Storage area (approx.): 0.8 sq. m (8.6 sq. ft)
 Garage area (approx.): 13.2 sq. m (142.0 sq. ft)