



## 125 Wembley Hill Road, Wembley, Middlesex, HA9 8DT

\*AN ABSOLUTELY STUNNING TWO BEDROOM, EXTENDED, FREEHOLD FLAT WITH YOUR OWN FRONT & REAR GARDEN\* We are delighted to have been favoured with instructions to bring to the market this stunning ground floor garden flat located just seconds walk to the new London Designer Outlet which offers an array of popular shops and restaurants.

This fabulous chain free property has been completely modernised by the present owner and briefly comprises of a welcoming entrance hall with a large under stairs storage cupboard, a spacious lounge, a modern fitted kitchen with direct access into you own rear garden, two bedrooms and a tastefully designed family bathroom with underfloor heating.

Wembley is in the midst of a major regeneration programme at present, attracting investors & families from far & wide. The property is conveniently positioned within close proximity to local Schools, buses, tube stations and King Edwards Park. Major road networks close by include the A406, the A40, the M1 & the A1.

- TWO BEDROOMS
- EXTENDED GROUND FLOOR FLAT
- FREEHOLD
- OWN FRONT & REAR GARDEN WITH SIDE ACCESS
- IMMACULATE CONDITION THROUGHOUT
- MODERN FITTED KITCHEN
- MODERN FITTED BATHROOM
- CLOSE TO THE TRAIN & TUBE
- SECONDS WALK TO THE DESIGNER OUTLET
- CHAIN FREE SALE

**£450,000**

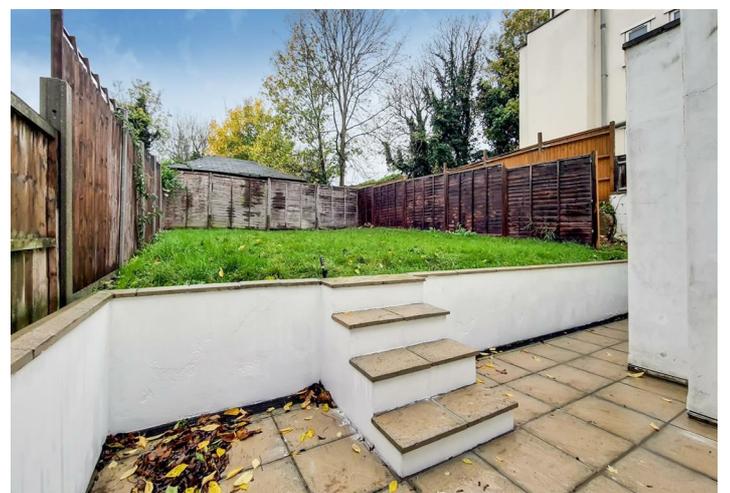
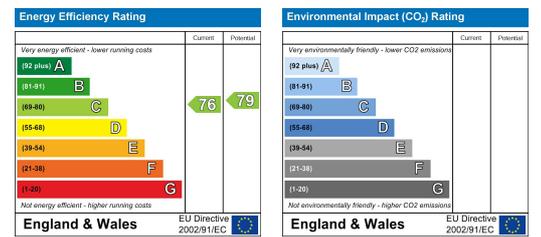
# Floor Plan



# Area Map



# Energy Efficiency Graph



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