



## 29a Brent Way, Wembley, HA9 6JN

\* RE-ADVERTISED\* A UNIQUE ONE BEDROOM FLAT WITH PARKING, A GARAGE & A REAR GARDEN\* We are delighted to have been favoured with instructions to bring to the market this excellent first floor flat which benefits from a long lease, no service charge and no onward chain.

The property briefly comprises of a communal entrance with stairs leading to the first floor, a fitted kitchen, a good size lounge, a double bedroom and a spacious bathroom. There may be further potential to utilise the garage and convert this into additional habitable space subject to the usual consents being obtained.

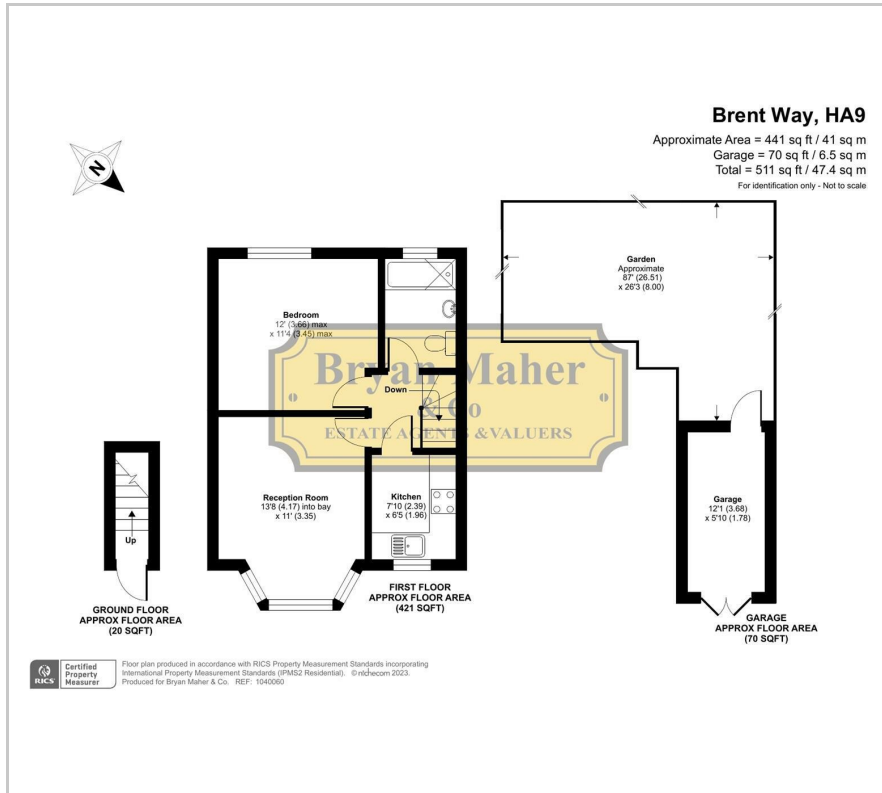
The front of the property provides your own off street parking and there is a large garden to the rear, perfect for playing & entertaining.

We strongly feel this is a perfect opportunity for first time buyers or the buy to let market, capitalising on the increasing rental figures currently being achieved.

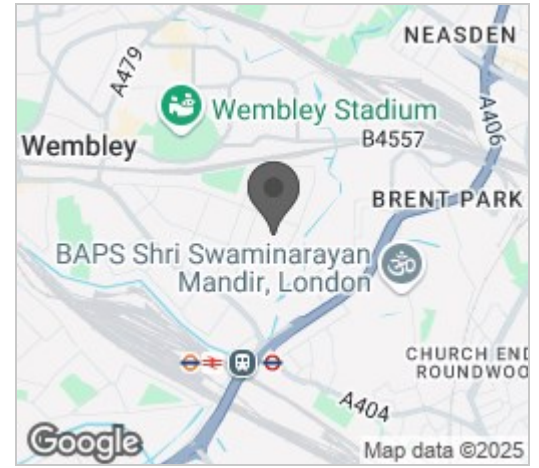
**£249,950**

- ONE BEDROOM
- FIRST FLOOR FLAT
- OFF STREET PARKING
- GARAGE TO THE SIDE
- REAR GARDEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- LONG LEASE WITH NO SERVICE CHARGE
- POSSIBLE FUTURE POTENTIAL
- CHAIN FREE SALE

# Floor Plan



# Area Map



# Energy Efficiency Graph



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.

