



## Flat 40, Loxley House Hirst Crescent, Wembley, HA9 7HL

\*A LARGER THAN AVERAGE TWO DOUBLE BEDROOM FIRST FLOOR FLAT\* We are delighted to bring to the market this stunning first floor property, measuring circa 800sqft, which is offered in immaculate condition throughout. The property boasts excellent room sizes and benefits from a long lease.

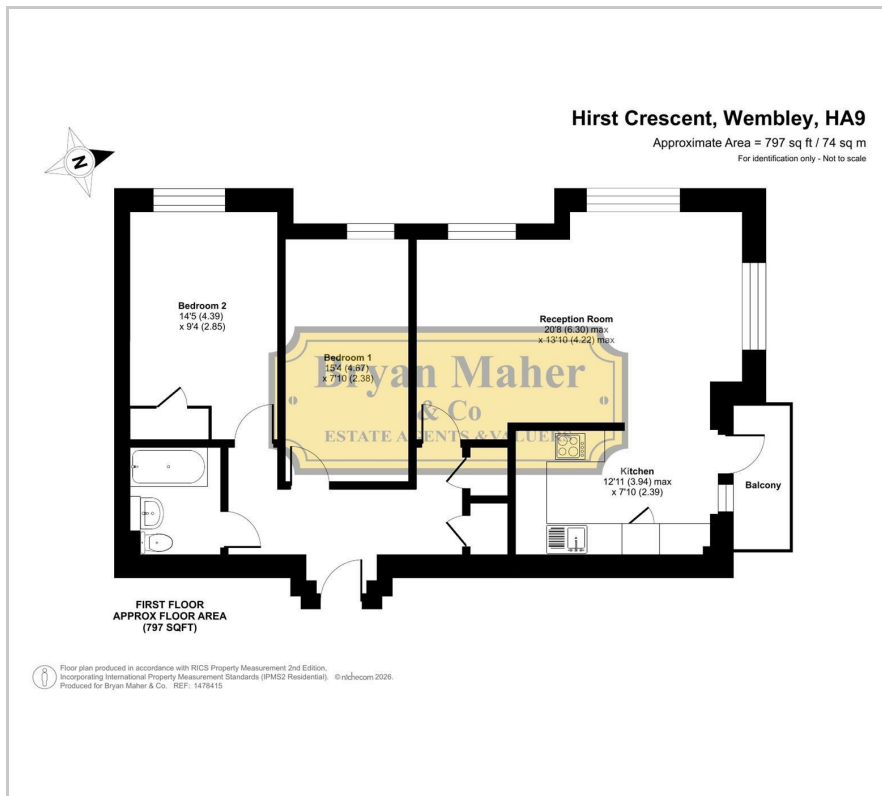
Internally this superb property briefly comprises of a large welcoming entrance hallway with convenient built in storage, a beautiful modern fitted kitchen, a huge lounge/dining room, two double bedrooms, a fitted family bathroom & a private balcony.

The property is located within close proximity to highly regarded schools, along with the Overground, Bakerloo & Metropolitan line tube stations, making this a convenient option for travelling throughout London & the surrounding areas.

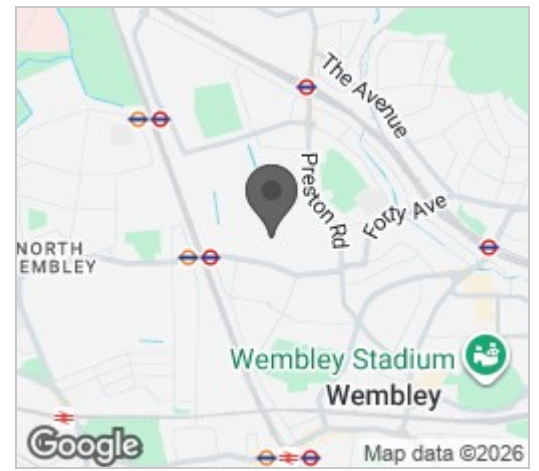
- EXTREMELY SPACIOUS TWO BEDROOM FLAT
- FIRST FLOOR PROPERTY
- MODERN FITTED KITCHEN
- HUGE LOUNGE / DINING ROOM
- LONG LEASE & PRIVATE BALCONY
- GAS CENTRAL HEATING & DOUBLE GLAZING
- HIGHLY REGARDED LOCAL SCHOOLS CLOSE BY
- WALKING DISTANCE TO THE BAKERLOO LINE TUBE
- CLOSE PROXIMITY TO THE OVERGROUND & METROPOLITAN LINE TUBE

**£319,950**

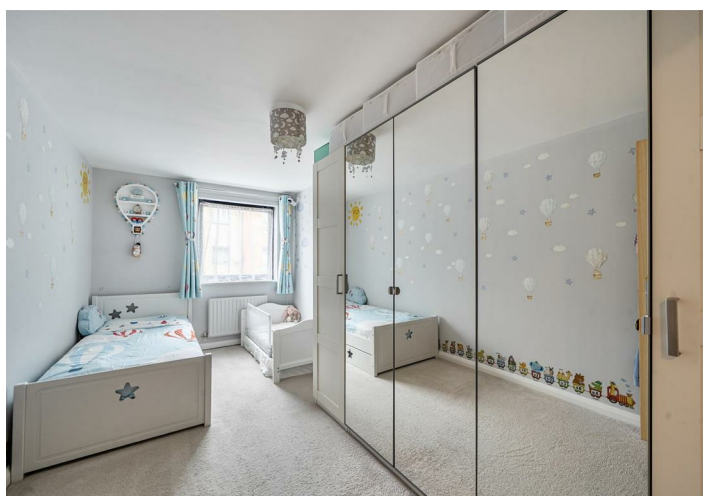
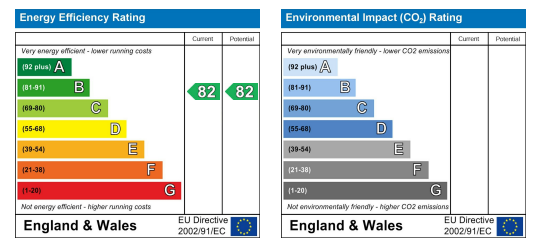
# Floor Plan



# Area Map



# Energy Efficiency Graph



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