Bryan Maher & Co
ESTATE AGENTS & VALUERS

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020 8904 8904

188 Preston Road • Wembley • Middlesex • HA9 8PA
email: info@bryanmaher.co.uk • web: www.bryanmaher.co.uk

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.

£450,000

- 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
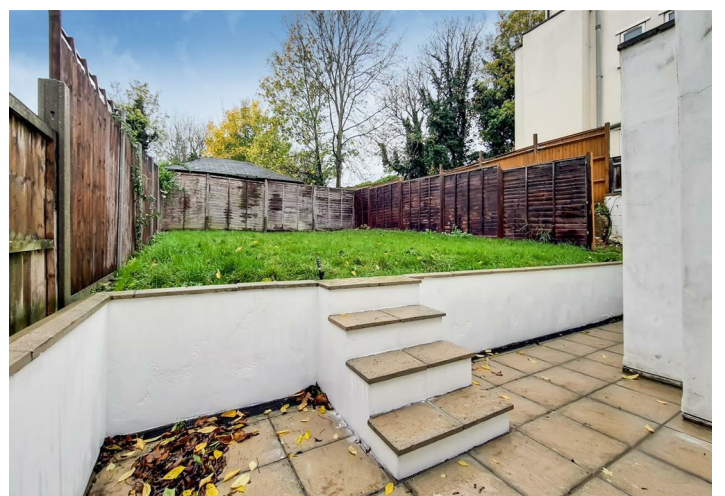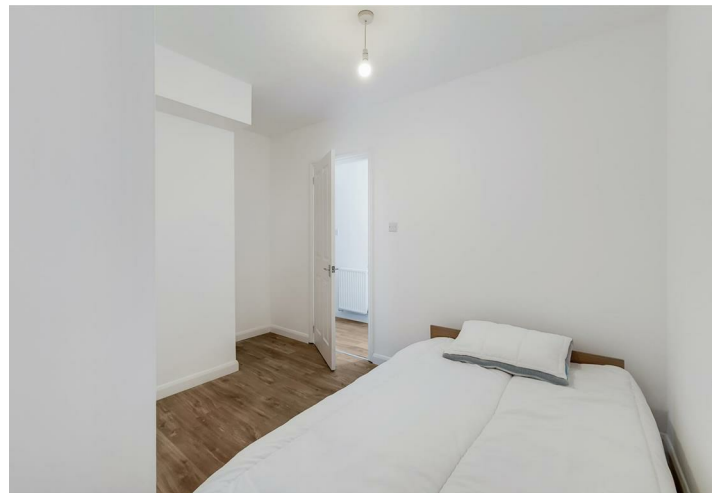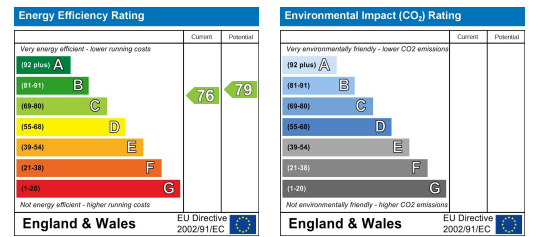- SECONDS WALK TO THE DESIGNER OUTLET
- CHAIN FREE SALE

Floor Plan

GARDEN
12.99m x 7.42m
(42'7 x 24'4)
Approx.

KITCHEN
4.22m x 3.33m
(13'10 x 10'11)

BEDROOM 2
3.66m x 2.87m
(12'0 x 9'5)

MAIN BEDROOM
4.90m x 3.51m
(16'1 x 11'6)

RECEPTION
5.19m x 3.82m
(17'0 x 12'6)

— Ground Floor

Area Map

Map data ©2023

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	76	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales   EU Directive 2002/91/EC

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