



185 Chamberlayne Avenue, Wembley, HA9 8ST

A STUNNING TWO BEDROOM, TWO BATHROOM, GROUND FLOOR FLAT We are delighted to bring to the market this beautifully presented purpose built flat located within close proximity to Preston Road Metropolitan line tube station, offering easy access throughout London & the surrounding areas. The property benefits from a long lease of approximately 973 years and is being sold chain free.

Internally, the property offers bright, spacious living accommodation which briefly comprises of a welcoming entrance hall, a modern fitted kitchen, a large dual aspect lounge, two bedrooms, a modern fitted bathroom and an en-suite shower room.

Externally, this modern development offers private allocated parking and communal gardens.

An early viewing is strongly advised to avoid disappointment.

- EXQUISITE GROUND FLOOR FLAT
- TWO BEDROOMS & TWO BATHROOMS
- STUNNING MODERN KITCHEN
- SPACIOUS DUAL ASPECT LOUNGE
- BEAUTIFUL MODERN BATHROOM
- ALLOCATED PRIVATE PARKING
- CLOSE TO PRESTON RD MET' LINE TUBE
- CHAIN FREE SALE
- CIRCA 973 YEARS LEASE

£329,950

Chamberlayne Avenue, Wembley, HA9

Approximate Area = 578 sq ft / 53.6 sq m

For identification only - Not to scale

Bedroom 1
15' (4.58) max
x 8'8" (2.65) max

Reception / Dining Room
15'2" (4.62)
x 11'6" (3.50)

Kitchen
8'7" (2.62)
x 6'11" (2.11)

Bedroom 2
11'10" (3.60) max
x 6'5" (1.96) max

GROUND FLOOR
APPROX FLOOR AREA
(578 SQFT)

Bryan Maher & Co.
ESTATE AGENTS & VALUERS

1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Bryan Maher & Co. REF: 1416582

Energy Efficiency Rating

Rating	Current (2009/10)	Potential (2020/21)
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current Score: 63		Potential Score: 77

EU Directive 2002/91/EC

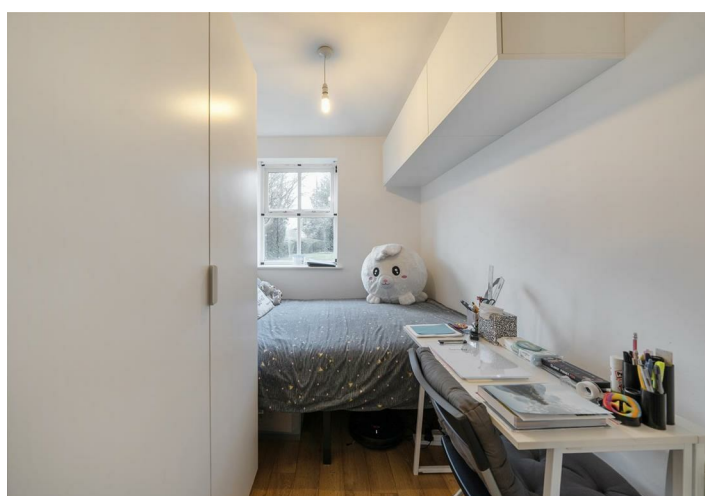
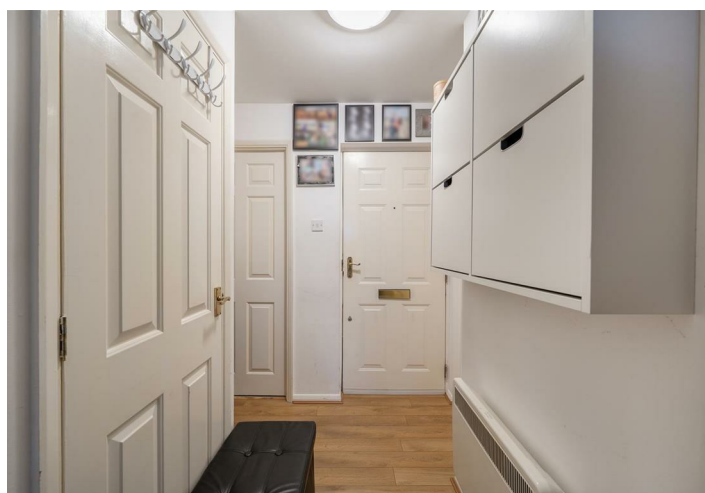
England & Wales

Environmental Impact (CO₂) Rating

Rating	Current (2009/10)	Potential (2020/21)
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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PROTECTED

