



*ESTATE & LETTINGS AGENTS*

**Bilsby Lodge, Wembley, HA9**



**FOR SALE £300,000 Offers Over LEASEHOLD**

Stunning 2 bedroom purpose built apartment moments away from Wembley Park. This beautiful property has been totally refurbished and is offered for sale in 'move in' condition and has a floor area of close to 800sq foot.

There will be a new lease of 144 years and the flat offers spacious living spaces. The newly fitted kitchen has integrated washing machine/fridge/freezer and dishwasher, larger than average reception room with a balcony, 2 double bedrooms and bathroom with bathtub and shower enclosure. There is also a Garage and communal gardens.

- Ideal First Time Buyer or A Buy to Let Investment
- Long Lease
- Refurbished
- Spacious First Floor 2 Bedroom Apartment
- Shared Communal Garden
- Garage

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ  
T: 020 8424 8686 ~ E: [sales@majorestate.com](mailto:sales@majorestate.com) ~ [www.majorestate.com](http://www.majorestate.com)

### Common Entrance:

Common entrance leading to the first floor apartment.

### Hallway:

Wooden door into hallway with laminated wood flooring, radiator, storage cupboard with shelves and meters, entry phone system mounted on wall and power points.



### Kitchen:

3.52m x 2.49m (11'55 x 8'17)

Units to eye and base level, work top surfaces, double glazed window to front aspect, radiator, tiled flooring, stainless steel sink unit with mixer tap, stainless steel gas hob with oven below and extractor above, integrated fridge/freezer, integrated washing machine, integrated dishwasher and power points.



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**Living Room:**

5.25m x 3.9m (17'52 x 12'97)

Double glazed window to rear aspect, double glazed door to balcony, radiator, laminated wood flooring, TV point and power points.







**Inner Lobby:**

2.35m x 1.73m (7'73 x 5'58)

Laminated wood flooring, storage cupboard, doors to bathroom, WC, bedroom one and bedroom two.

**Bedroom 1:**

4.1m x 3.94m (13'17 x 12'94)

Double glazed window to rear aspect, radiator, laminated wood flooring and power points.





**Bedroom 2:**

3.91m x 2.47m (12'83 x 8'31)

Double glazed windows to front aspect, radiator, laminated wood flooring, fitted wardrobe and power points.



**Bathroom:**

2.14m x 1.56m (7'05 x 5'14)

Double glazed window to front aspect, tiled flooring, tiled enclosed bath tub with mixer tap, shower enclosure, extractor fan and heated towel rail.





**WC:**

Double glazed window to front aspect, radiator, tiled flooring and low level WC.



**Communal Garden:**

Large communal garden.



**Garage:**

Garage in block, up and over door.



**Lease:**

144 Years Remaining

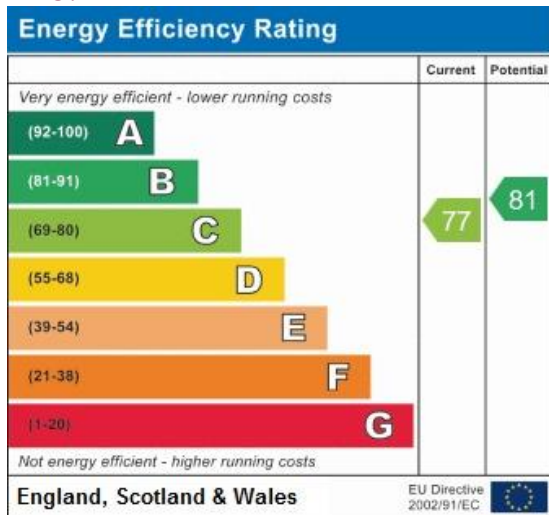
**Service Charge:**

£333.00 per month TBC

**Ground Rent:**

£30.00 Per Year

**EPC:**

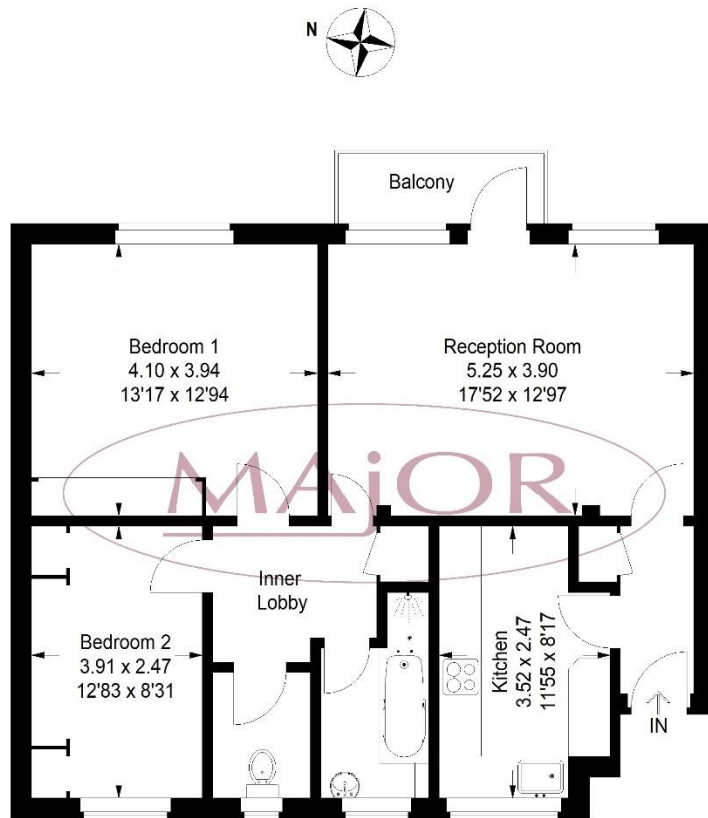


**Address:**

Bilsby Lodge, HA9



## Floor Plan



Approximate Gross Internal Area  
73.7 sq m / 793 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
FloorplansUsketch.com © 2020 (ID 685067)

### **BOROUGH:** Borough of Brent

#### Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information.

#### Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status. Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it. Life assurance may be required. Written quotations available.



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