



*ESTATE & LETTINGS AGENTS*

## Bilsby Lodge, Wembley, HA9



**FOR SALE £325,000 Leasehold**

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)

## Two-Bedroom Ground Floor Flat in Wembley Park with Garage

Major Estates are delighted to present this spacious two-double-bedroom ground-floor flat, ideally located just a short walk from Wembley Park Station. This property offers comfortable living with excellent transport links and nearby amenities, making it a fantastic opportunity for homeowners and investors alike.

- **Two Double Bedrooms:** Generously sized bedrooms, perfect for families or sharers.
- **Fitted Kitchen with Breakfast Bar:** A functional and stylish kitchen with space for casual dining.
- **Spacious Living Room:** Bright and airy, providing ample room for relaxation and entertaining.
- **Bathroom and Separate WC:** Convenient layout with a fully equipped bathroom and an additional WC.
- **Garage and Communal Gardens:** The property benefits from its own garage and access to well-maintained communal gardens.
- **Lease:** 129 years remaining.
- **Service Charge:** £416 per month.
- **Ground Rent:** None to pay.
- **Close to Wembley Park Station:** Excellent transport links via the Jubilee and Metropolitan lines, providing fast connections to Central London.
- **London Designer Outlet:** Just a short walk away, offering a variety of shopping, dining, and entertainment options.
- **Local Amenities:** Surrounded by supermarkets, restaurants, and recreational facilities, all within easy reach.

This well-located flat is perfect for those seeking a comfortable and convenient home or an investment opportunity with strong rental potential in a sought-after area.

Contact us today to arrange a viewing of this fantastic two-bedroom ground-floor flat in Wembley Park and discover its full potential!



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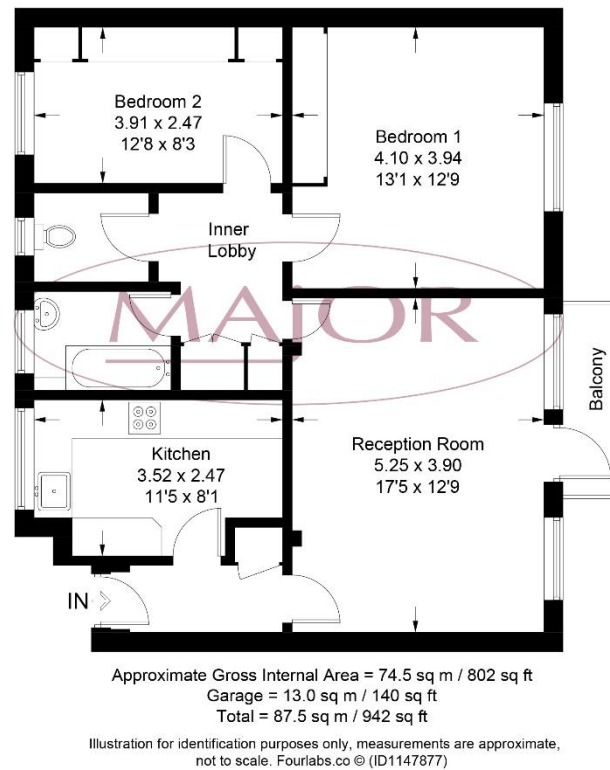
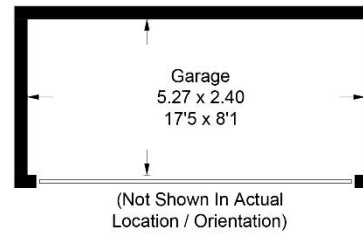




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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             | 57 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Floor Plan



### **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. Life assurance may be required. Written quotations available.

### **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.



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