



*ESTATE & LETTINGS AGENTS*

40 Longley Avenue, Wembley, HA0 1NQ



**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)

Major Estate is delighted to present this spacious and beautifully finished one-bedroom ground floor massionate, ideally located in a highly sought-after residential area.

Larger than average, this well-presented property offers versatile living space and is perfectly suited to first-time buyers and investors alike. Upon entering, you are welcomed by a bright and inviting hallway leading to a stylish front reception room. The spacious living/dining area, making it ideal for both everyday living and entertaining.

The property boasts a generously proportioned double bedroom with fitted wardrobes and quality bedroom furniture, alongside a modern family bathroom.

Externally, the property benefits from off-street parking at the front. To the rear, a good-sized private garden provides the perfect outdoor retreat, complete with a storage unit offering excellent practicality or potential for further use.

Additional highlights include:

- Long lease with approximately 87 years remaining
- Exceptionally low outgoings with £600/approx. per year service charge and ground rent of only £10 per year

The location is superb, with Alperton, Stonebridge Park, and Hanger Lane stations (Central & Piccadilly Lines) all within close proximity, ensuring excellent transport connections. Families will also appreciate the property's position within the catchment area of several Ofsted 'Outstanding' schools, including St Joseph's Catholic Junior School and Alperton Community School.

This rarely available property combines space, quality, and a prime location — making it an excellent opportunity not to be missed. Early viewings are highly recommended.





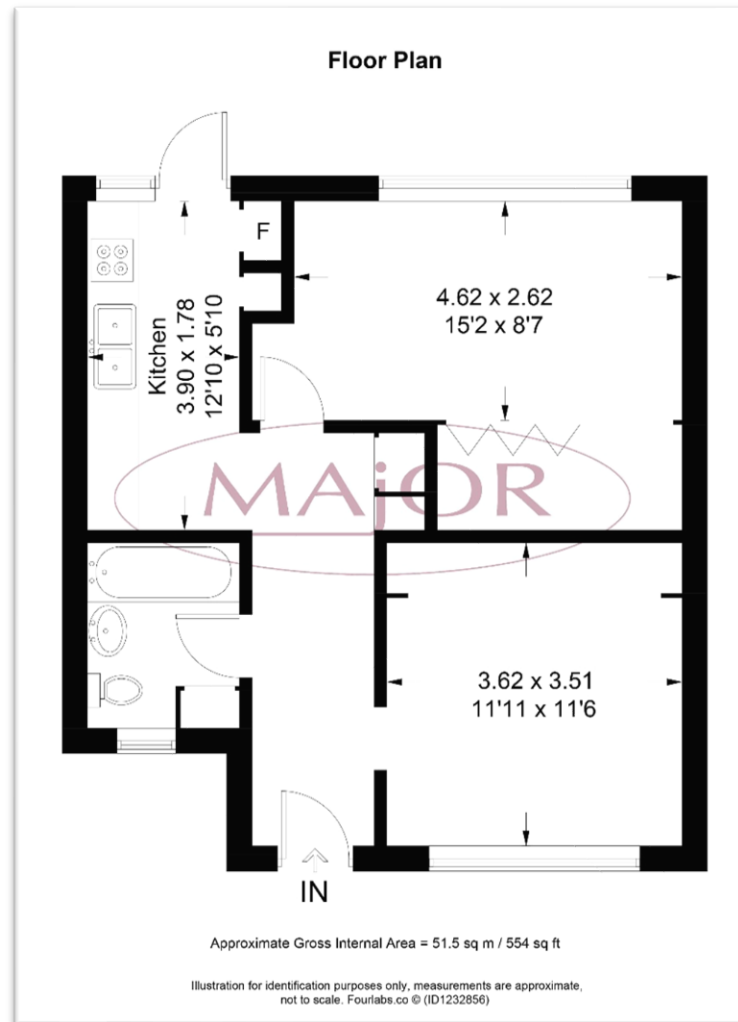
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Score	Energy rating	Current	Potentia
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	69 C	74 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



### **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.

