



EMPIRE WAY, HA9  
**£320,000 LEASEHOLD**

## TWO BEDROOM UPPER LEVEL PURPOSE BUILT FLAT IN THE HEART OF WEMBLEY.

- APPROX 90 YEARS LEASE REMAINING
- APPROX £600 SERVICE CHARGE PER ANNUM
- APPROX £800 GROUND RENT PER ANNUM

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Welcome to this full of potential two-bedroom purpose-built flat located on the third floor, situated in the heart of the vibrant and fast-growing Wembley Park. Whilst in need of some TLC and modernization, this property offers a fantastic canvas for renovation and personalization. Boasting a prime location just a stone's throw away from iconic landmarks such as Wembley National Stadium, London Designer Outlet, and transport links such as Wembley Park Station (served by the Jubilee and Metropolitan lines), convenience and connectivity are at your doorstep. Offering leasehold tenure of approximately 90 years remaining, this flat presents an excellent buy-to-let investment opportunity in one of London's most exciting and sought-after areas. Whether you're looking to add value through renovation or seeking a lucrative investment, this property offers immense potential for both homeowners and investors alike.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92)  | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 63                      | 65        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

**Tenure:** Leasehold  
**Term:** Expires - 31/07/2114  
**Service Charge:** £600 per annum  
**Ground Rent:** £ 800 Annually (subject to increase)  
**Council Tax Band:** B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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