



KINGS DRIVE, WEMBLEY, MIDDLESEX, HA9

**£340,000 LEASEHOLD APPROX 90 YEARS REMAINING**

## WELL MAINTAINED TWO BEDROOM FIRST FLOOR FLAT

- SERVICE CHARGE APPROX £1,100 PER ANNUM
- GROUND RENT APPROX £10 PER ANNUM

Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk

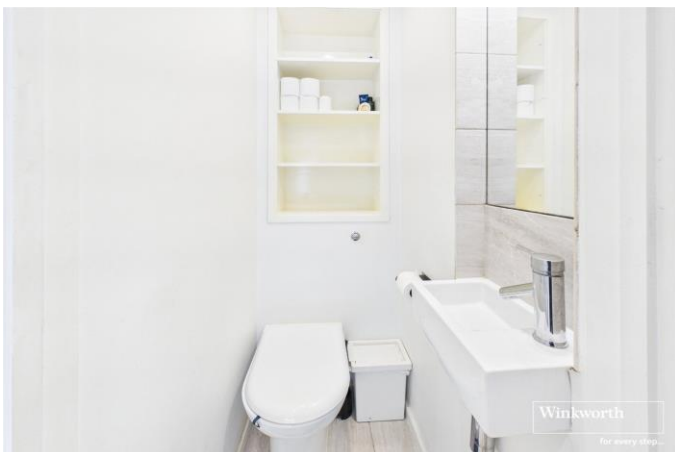
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This well-maintained two-bedroom first-floor flat is situated within a well-kept purpose-built residential block, offering a fantastic opportunity for first-time buyers or investors alike. The property presents a bright and comfortable living space with fresh, neutral décor throughout, providing a lovely blank canvas for its new owners. The accommodation comprises two well-proportioned bedrooms, a modern bathroom, and the added convenience of a separate second W/C. A private balcony offers a delightful outdoor space to relax and unwind. Ideally positioned within walking distance of Wembley Park Station (Jubilee & Metropolitan lines), the flat enjoys excellent connectivity to central London. Additionally, it is just moments away from Wembley's vibrant amenities, iconic landmarks, and the popular London Designer Outlet, ensuring a lifestyle of convenience and leisure. An internal viewing is advised.



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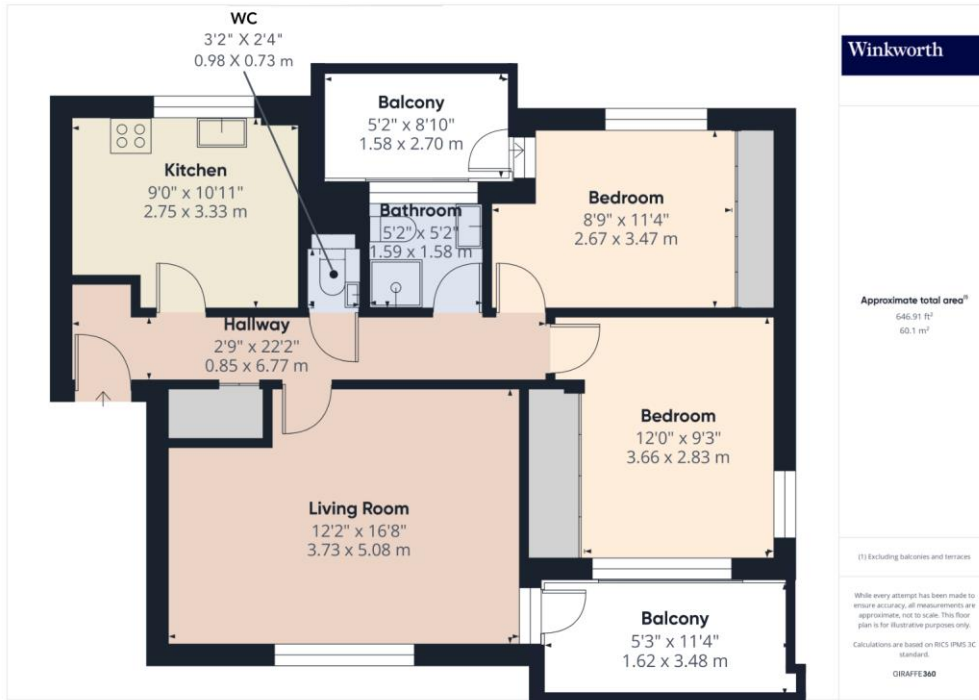
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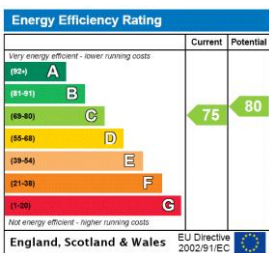
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Leasehold

**Term:** 90 year and 9 months

**Service Charge:** £1100 per annum

**Ground Rent:** £ 10 Annually (subject to increase)

**Council Tax Band:** B - Brent

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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