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CURIE HOUSE, WEMBLEY, MIDDLESEX, HA9
£270,000 LEASEHOLD APPROX 85 YEARS REMAINING

TWO BEDROOM FLAT

MOMENTS FROM THE HEART OF WEMBLEY

- **GROUND RENT £10 PER ANNUM APPROX**
- **SERVICE CHARGE £1,884 PER ANNUM APPROX**

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



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DESCRIPTION: Nestled in a prime location, this purpose-built two-bedroom flat offers an incredible opportunity for investment or for someone looking to take their first steps on the property ladder. Situated moments from Wembley Park Station, providing convenient access to the Metropolitan and Jubilee lines, the property is perfectly positioned to take full advantage of Wembley's vibrant lifestyle. Boasting residents parking, and an array of local amenities, residents will find themselves within easy reach of supermarkets, schools, and renowned landmarks such as the Wembley Designer Outlet, Stadium, and Theatre. Set on the first floor, the flat features two well sized bedrooms, a spacious reception room, a separate kitchen, and a bathroom. A canvas awaiting modernisation. An internal viewing is advised.

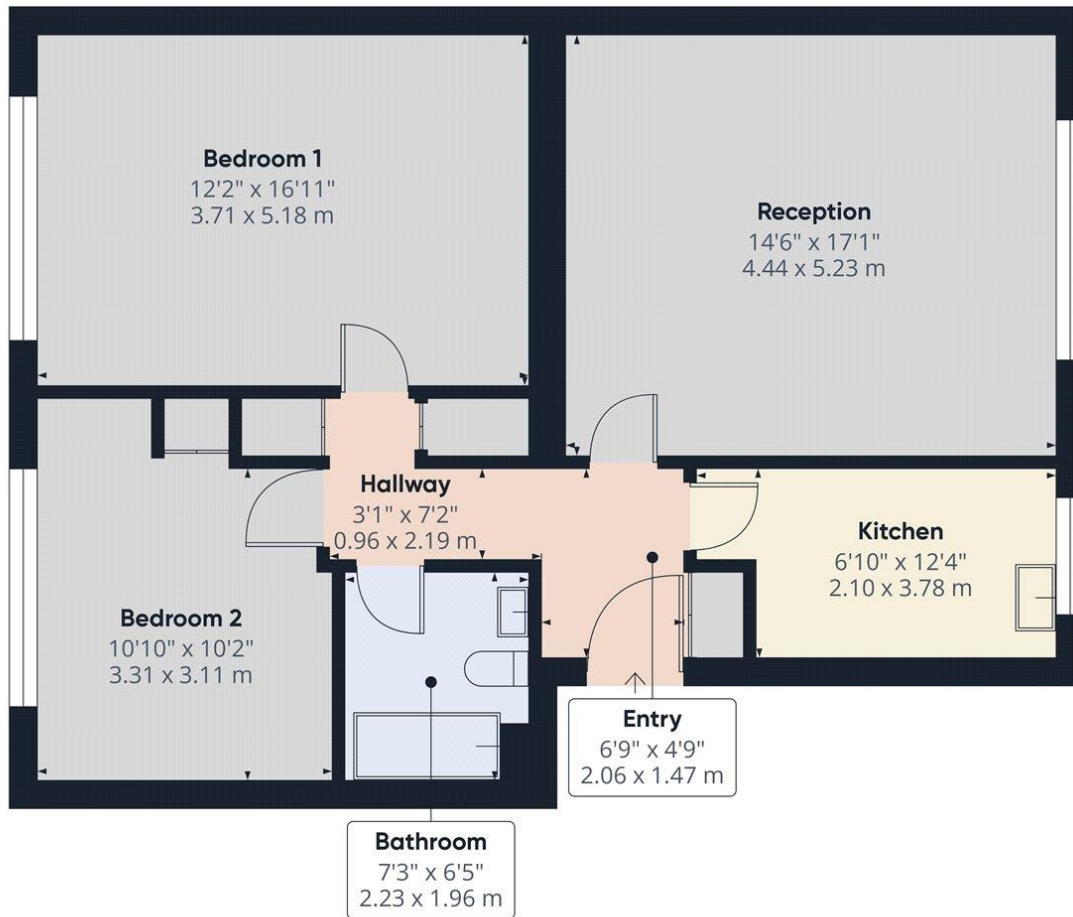


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Approximate total area⁽¹⁾
792.02 ft²
73.58 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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: 86 year and 5 months

Service Charge: £1,884 Annually approx.

Ground Rent: £ 10 Annually (subject to increase)

Council Tax Band: C - 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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