



# Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

## £309,950

## Lulworth Avenue, Wembley, HA9



- TWO DOUBLE BED FLAT
- REQUIRES UPDATING
- GARAGE
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- FULLY FITTED KITCHEN/BREAKFAST ROOM
- CUL-DE-SAC LOCATION
- CHAIN FREE
- IDEAL FOR FIRST TIME BUYER OR INVESTOR
- KEYS IN OFFICE

We are delighted to offer for sale this Two double bedroom 1st floor flat with garage situated in a quiet residential cul-de-sac location close to transport links and shopping facilities.

The property is in need of updating and benefits include: gas central heating, double glazed windows, two double bedrooms, fitted kitchen/breakfast room, combined bathroom/wc , garage, store room.


Lease: approx 974 years

Service charge: £2000 per annum

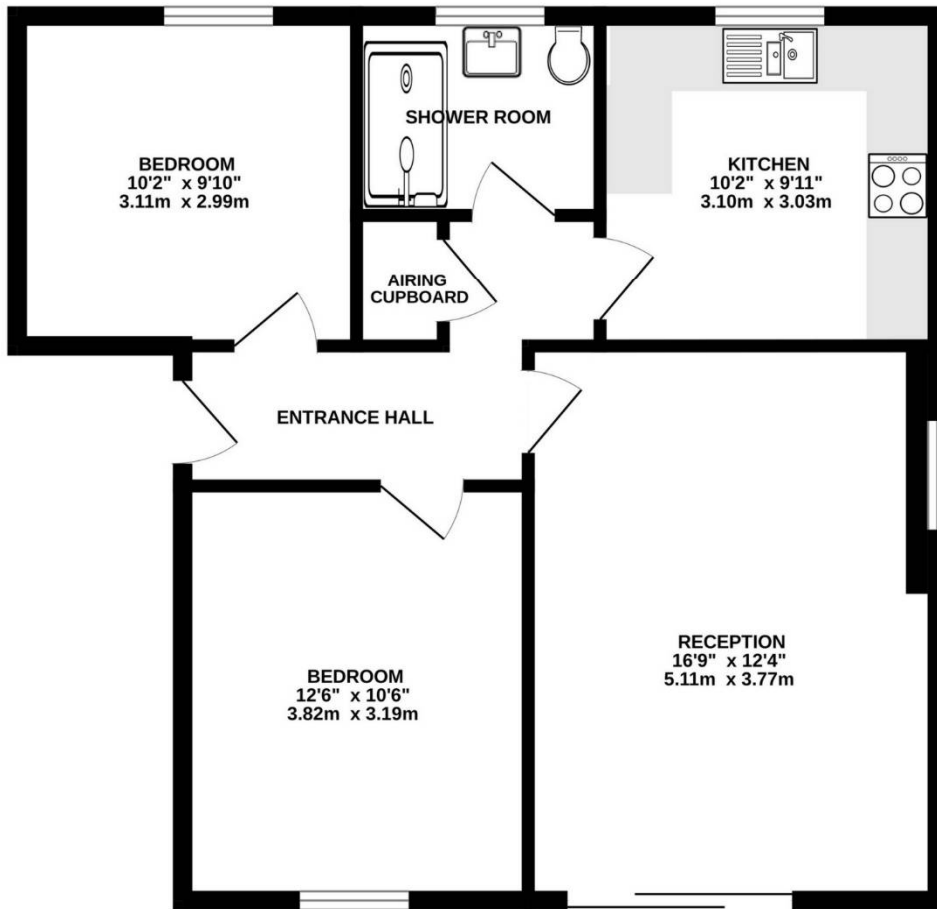
# Lulworth Avenue, Wembley, HA9





Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	68	76
England, Scotland & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		

**FIRST FLOOR**  
**674 sq.ft. (62.6 sq.m.) approx.**

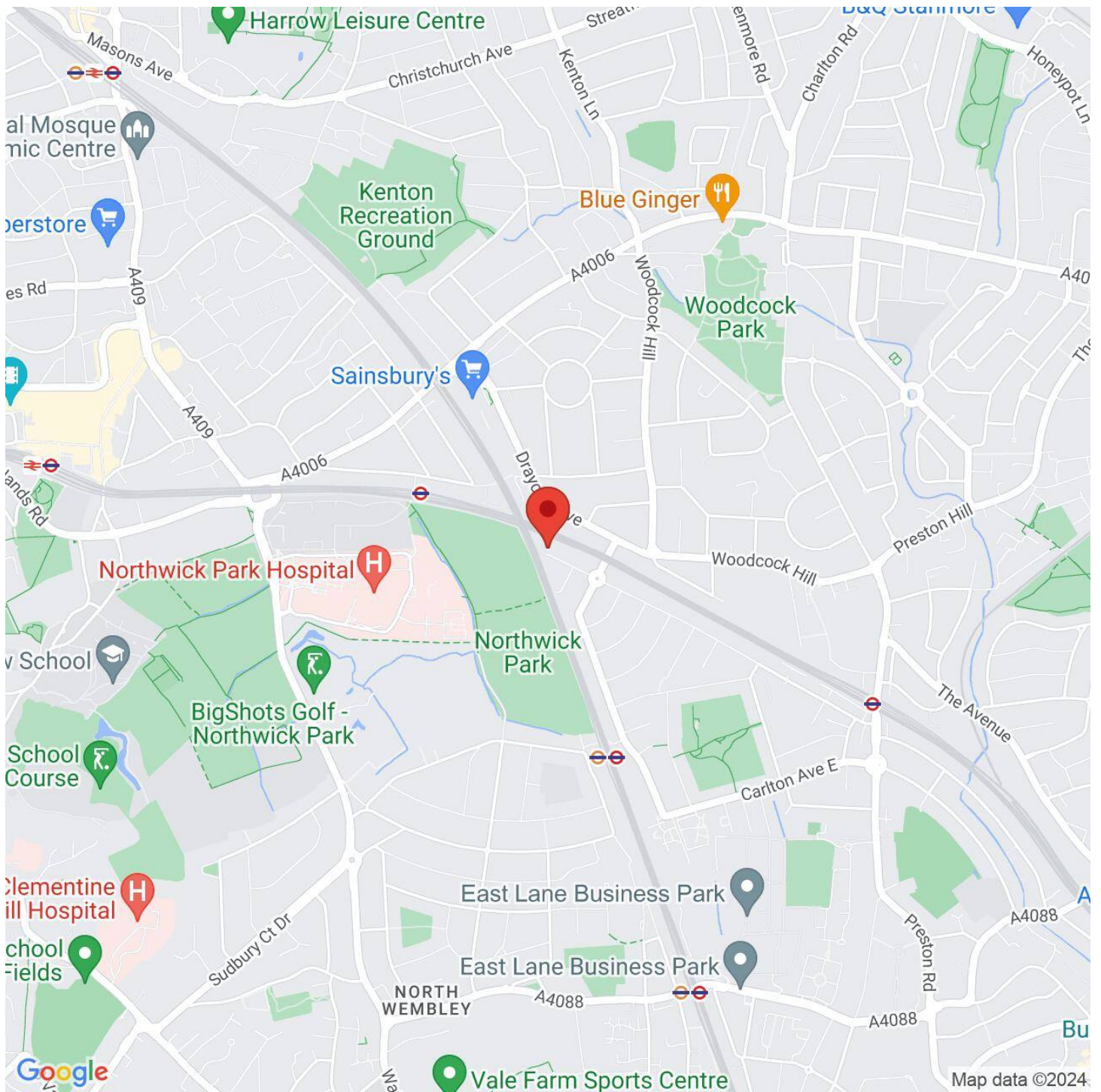


LULWORTH AVENUE, WEMBLEY, HA9 8TP

TOTAL FLOOR AREA : 674 sq.ft. (62.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**VIEWING BY APPOINTMENT WITH AGENTS ALLAN HOWARD**

134a Kenton Road, Harrow, Middlesex, HA3 8AL T: 020 8907 2525 E: kenton@allanhoward.co.uk W: www.allanhoward.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ALLAN HOWARD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.