



# Hatton Road, Wembley, HA0

Offers in excess of: £375,000

 Benham  
& Reeves

# Hatton Road, Wembley, HA0

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This modern two-bedroom, two-bathroom apartment offers contemporary living in a convenient and well-connected location. Situated on the second floor, the property extends to approximately 798 sq ft and is ideal for first-time buyers, professionals, or investors alike.

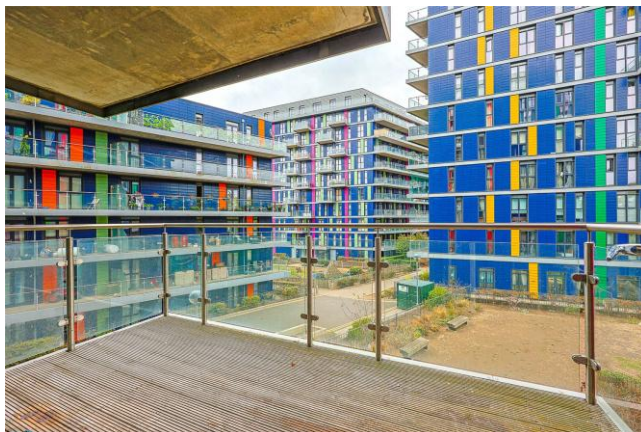
The apartment features a bright and spacious open-plan living and kitchen area, providing an ideal space for both relaxing and entertaining. The west-facing balcony offers a lovely spot to enjoy the afternoon and evening sunshine.

The property comprises two well-proportioned bedrooms, including a principal bedroom with an en-suite bathroom, alongside a second bathroom for added convenience.

Further benefits include an allocated parking space, adding practicality and value to this attractive home.

Ideally located close to local amenities, transport links, and green spaces, the apartment offers an excellent balance of modern comfort and everyday convenience, making it a fantastic opportunity for both homeowners and investors.

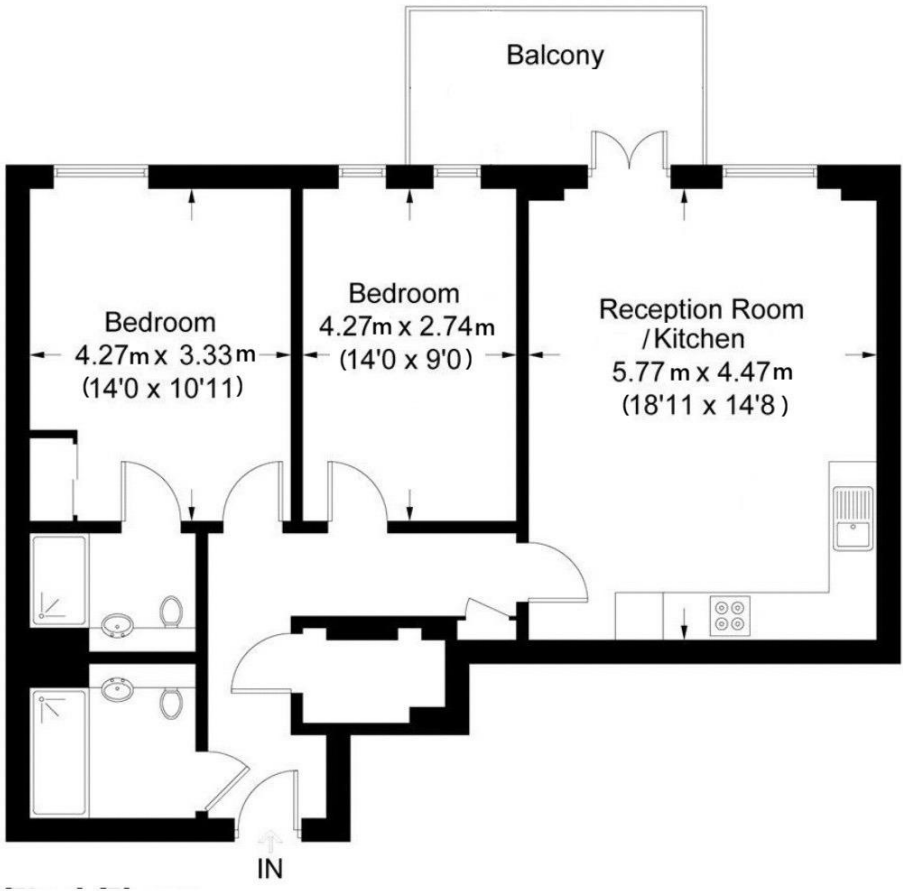




## Property Features:

- Chain Free
- Allocated Parking Space Included
- Two Bedroom Stylish Apartment
- Two Bathrooms
- Second Floor
- Approximately 798 sq ft of living space
- Private West Facing Balcony
- Alperton Underground Station (Piccadilly Line)

2nd Floor  
Total Gross Internal Area  
74.1 Sq/m - 798 Sq/ft



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 83 B    | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

|                      |                                                                      |
|----------------------|----------------------------------------------------------------------|
| Offers in excess of: | £375,000                                                             |
| Tenure:              | Leasehold<br>Expires 31/10/2139<br>Approximately 113 Years Remaining |
| Ground Rent:         | £480.00 (per annum)<br>For the year of 2026                          |
| Service Charge:      | £2,940.00 (per annum)<br>For the year of 2026                        |
| Anticipated Rent:    | £2,250.00 pcm<br>Approx. 7.2% Yield                                  |

### Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA260017

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