



Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

£350,000

Lulworth Avenue, Wembley, HA9



- NEWLY REFURBISHED TWO BEDROOM FLAT
- BRAND NEW LUXURY FITTED KITCHEN
- GARAGE
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- SOUGHT AFTER RESIDENTIAL LOCATION
- SHARE OF FREEHOLD
- GROUND FLOOR
- VACANT POSSESSION
- COMMUNAL GARDENS

We are delighted to offer for sale this newly refurbished 2 bedroom purpose built ground floor flat with own garage situated in a sought after location close to all amenities.

The property is in fantastic condition and briefly comprises of a new fully fitted kitchen, gas central heating, double glazed windows, bathroom combined wc, share of freehold, Entryphone, garage, just refurbished.

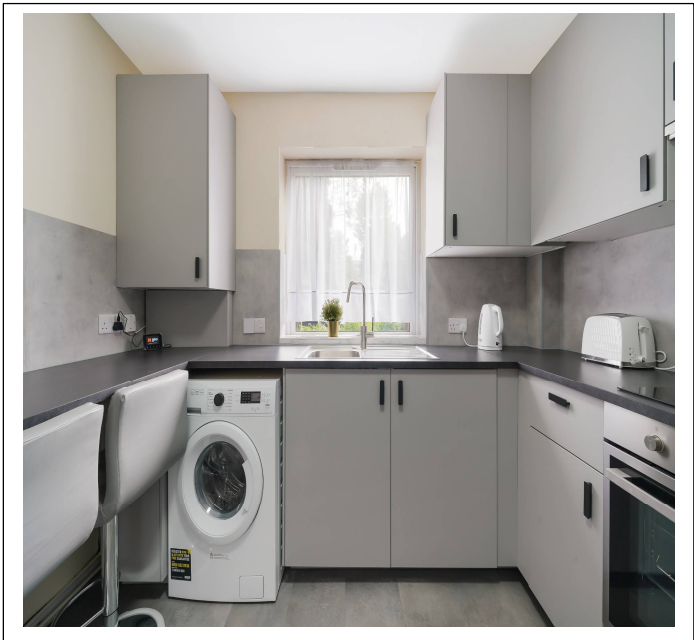
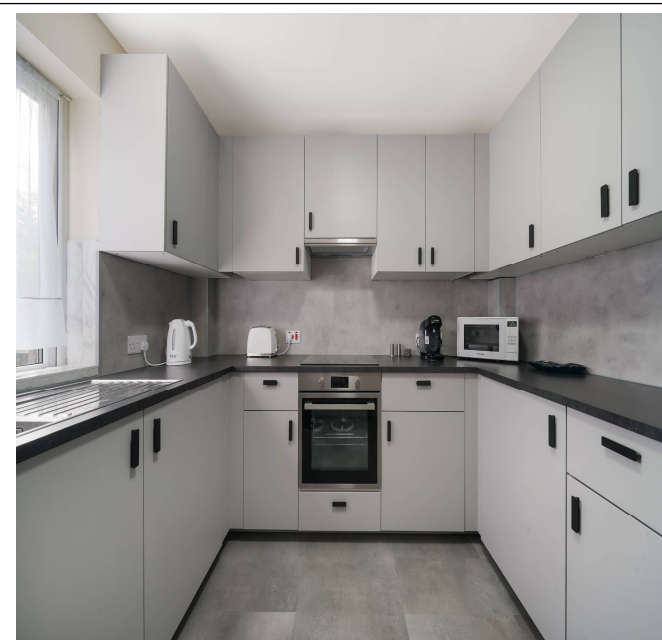
Ideal for first-time buyers, downsizers or investors seeking a sensibly priced home in a sought-after area.

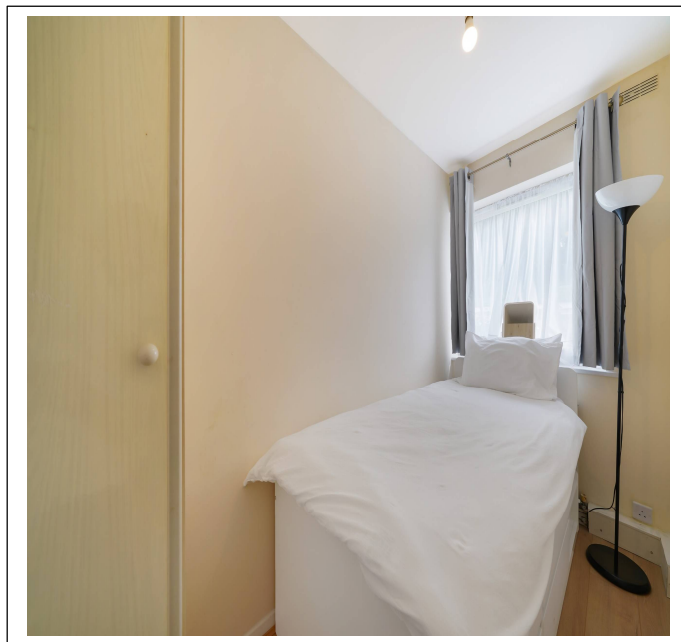
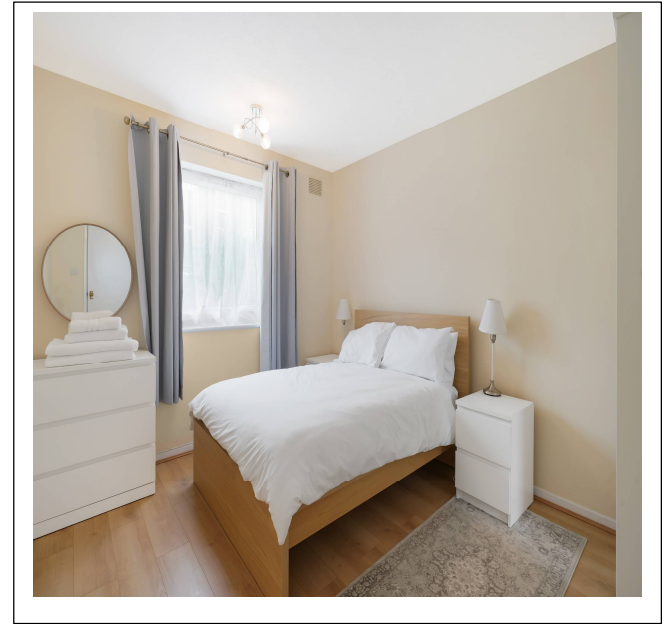
The property is in immaculate condition and ready to move into.

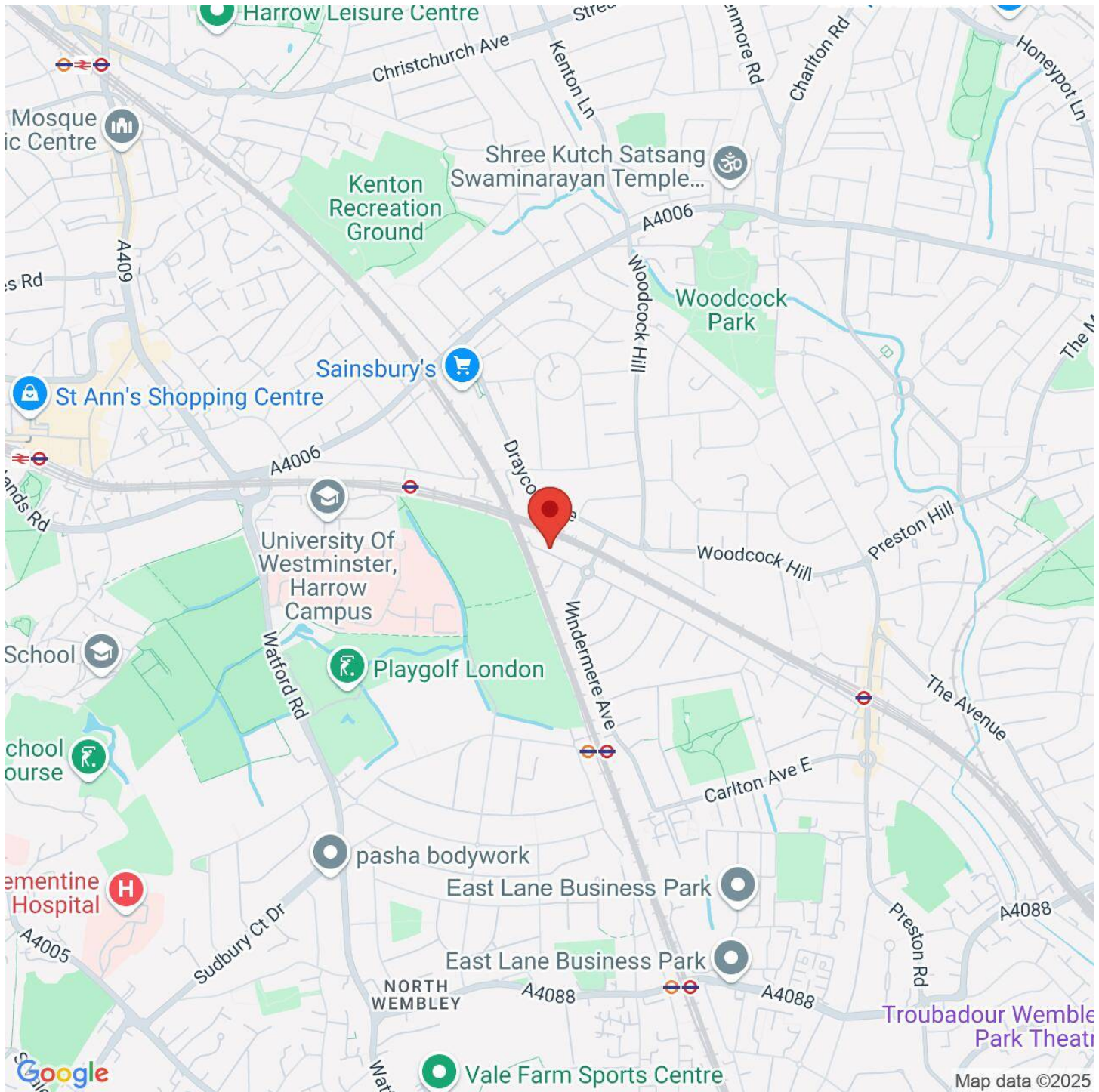
Share of freehold with a 900+ year lease
Service charge: £2200 per annum
No ground rent
Vacant possession

www.allanhoward.co.uk

Lulworth Avenue, Wembley, HA9







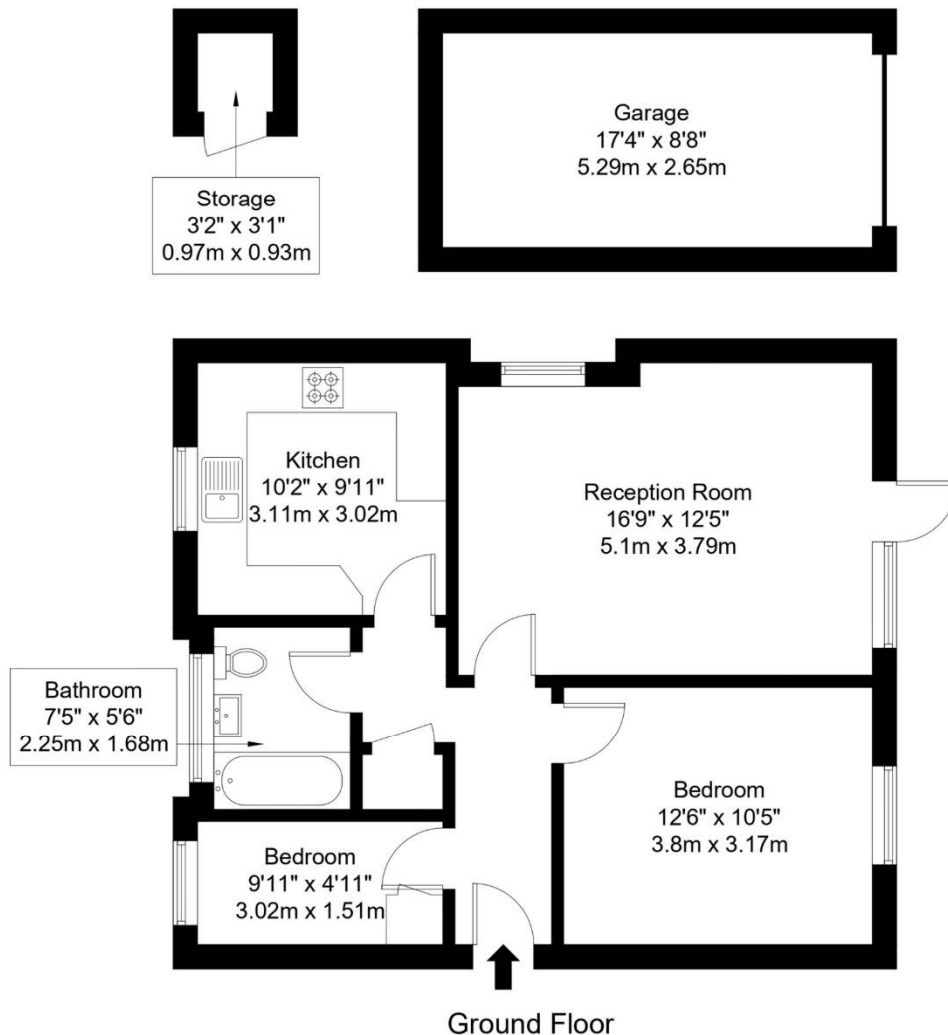
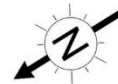
Lulworth Avenue, HA9 8TP

Approx Gross Internal Area = 58.3 sq m / 628 sq ft

Garage = 14 sq m / 151 sq ft

Storage = 1 sq m / 11 sq ft

Total = 73.3 sq m / 790 sq ft



Ref :

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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VIEWING BY APPOINTMENT WITH AGENTS ALLAN HOWARD

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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 WHATEVER 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.