



# Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

## £339,000

## Bell House, Hirst Crescent, North Wembley, HA9



- TWO BEDROOM  
TWO BATHROOM  
FLAT
- NEWLY RE-  
FURBISHED  
THROUGHOUT
- OPEN PLAN  
KITCHEN/LIVING  
ROOM
- NEW WOOD FLOOR
- VACANT  
POSSESSION
- ALLOCATED  
PARKING SPACE
- BALCONY
- VERY CLOSE TO  
NORTH WEMBLEY  
STATION
- DOUBLE GLAZED  
WINDOWS
- VIEWING HIGHLY  
RECOMMENDED

Set within a sought-after residential block a wonderful opportunity to acquire this newly re-furbished 2-bedroom, 2 bathroom 2nd floor flat which offers an open plan living space with a private balcony and 2 well-appointed bedrooms.

Hirst Crescent offers a convenient location very close to North Wembley station and the amenities of North Wembley. The amenities of Preston Road and Wembley Park are also close by.

Benefits include: entryphone, new wood floor, newly re-furbished, two bathrooms, balcony, allocated parking space. No chain. Vacant possession.

Ideal for first time buyer or investor.

Lease: 103 years

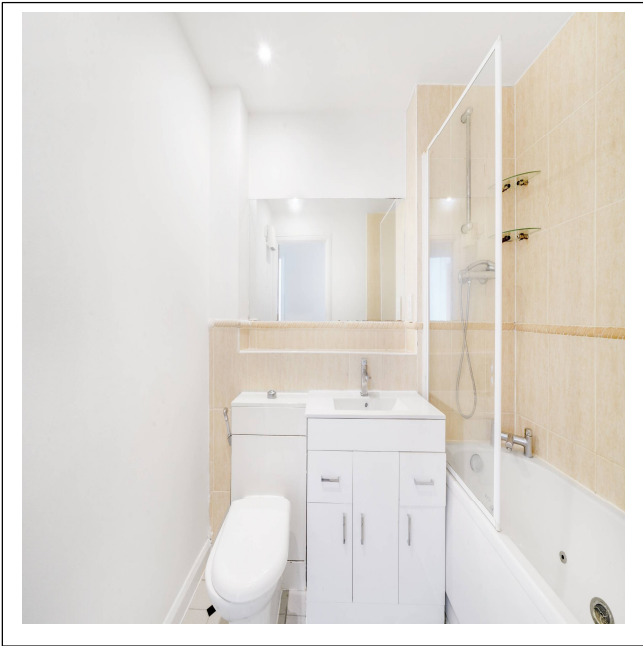
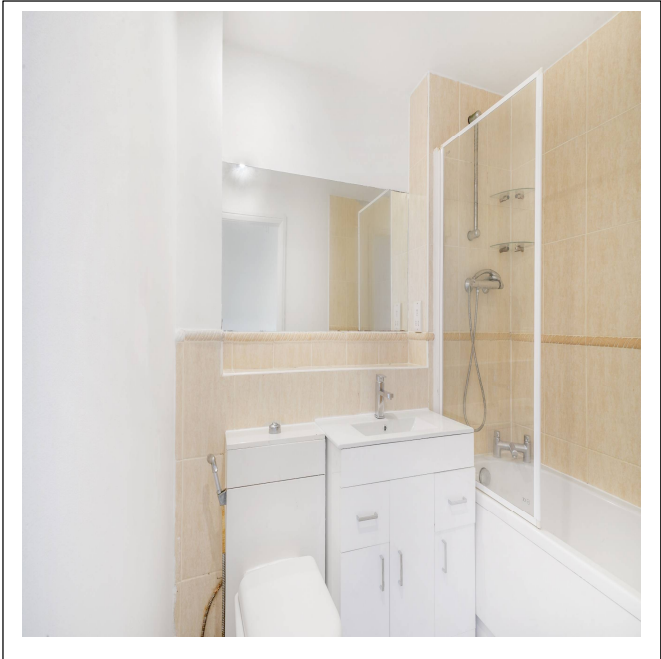
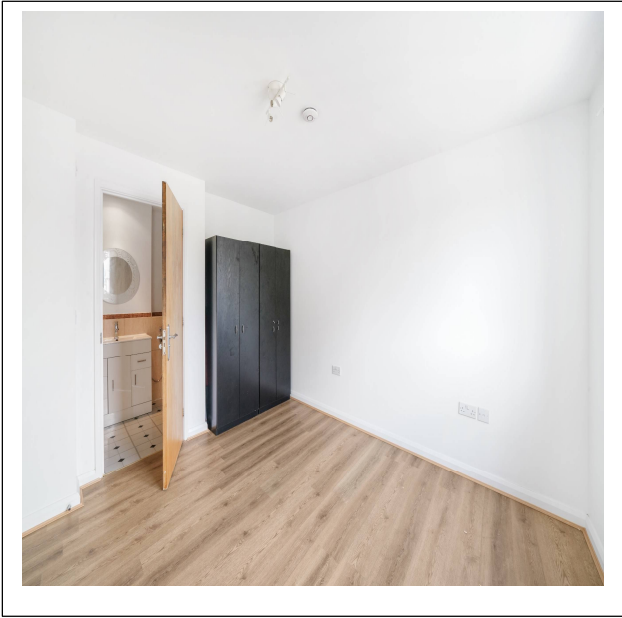
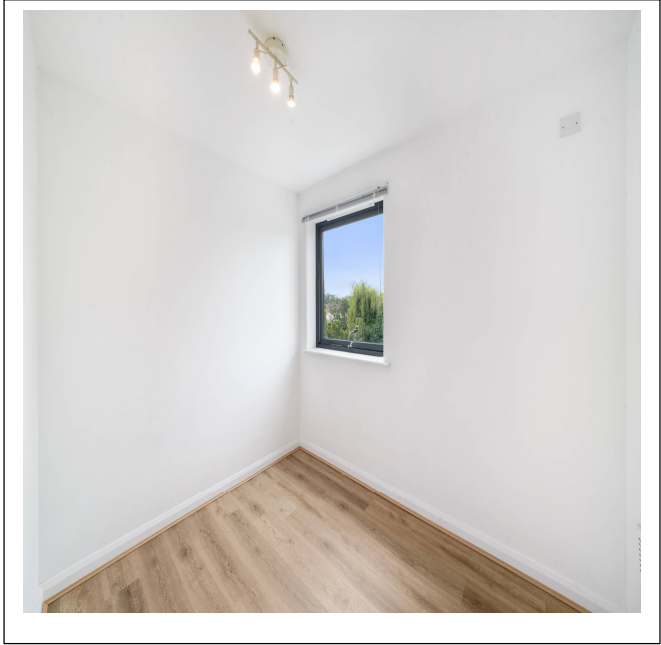
Service charge: £1443 per annum

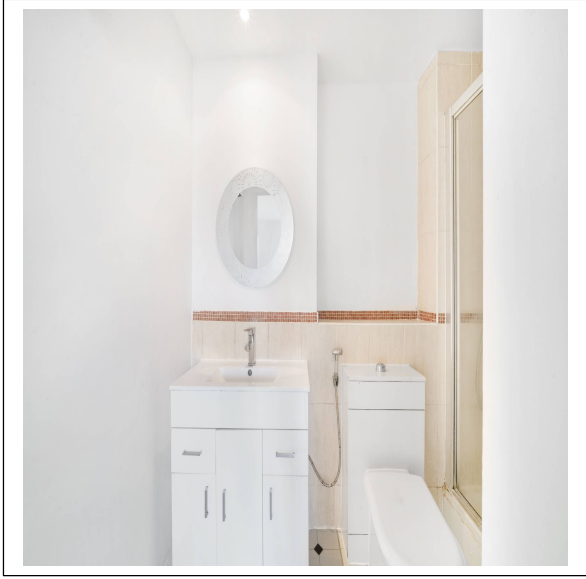
Council Tax: £1771

Viewing highly recommended.

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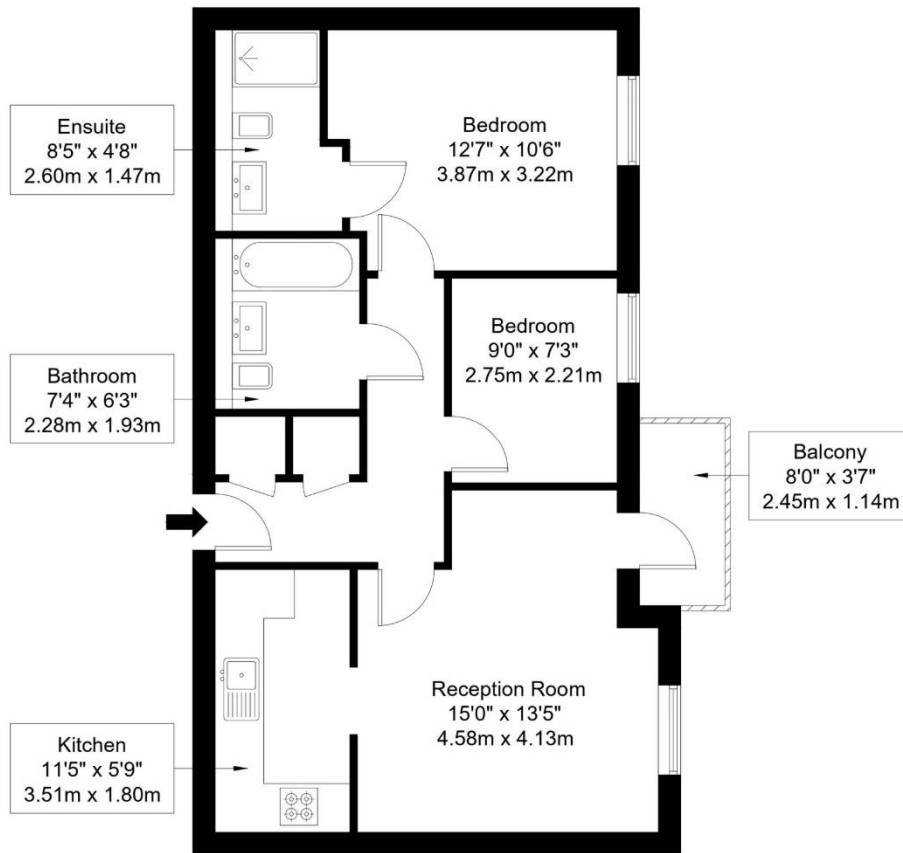


# Hirst Crescent, HA9 7HE

Approx Gross Internal Area = 59.18 sq m / 637 sq ft

Balcony = 2.79 sq m / 30 sq ft

Total = 61.97 sq m / 667 sq ft



Second Floor

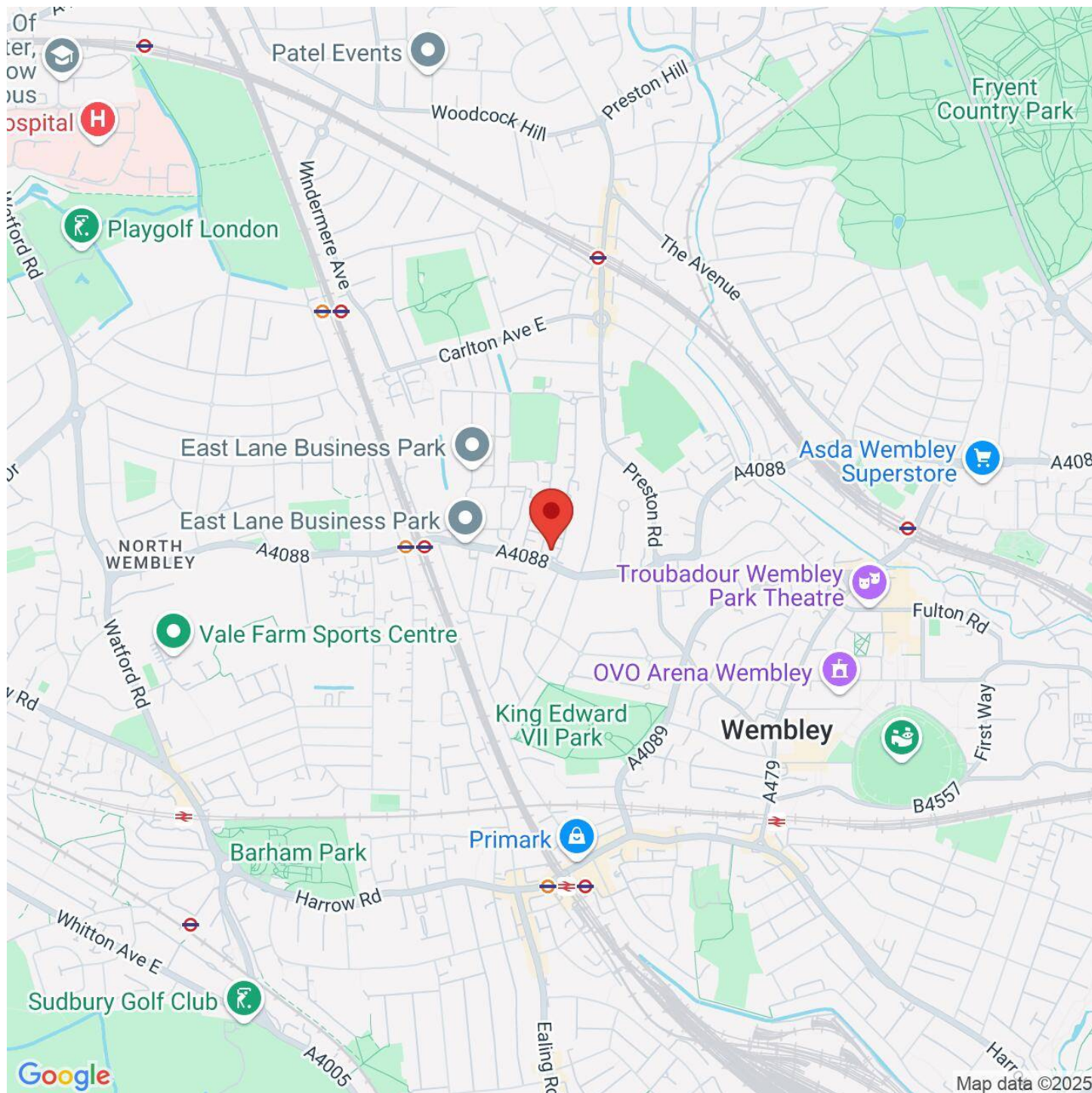
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**BLEU**  
**PLAN**

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.

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