



Hatton Road, Wembley, HA0

Asking Price: £400,000

Benham
& Reeves

Hatton Road, Wembley, HA0

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

****Allocated Underground Parking Space**** A larger than average two bedroom apartment, spanning an impressive 982 square feet (approx.). This modern property boasts a spacious open plan reception, two bathrooms, and a private patio offering eastern views. The apartment is elegantly designed with high-quality finishes and features a well-maintained communal garden perfect for relaxation.

Situated within a highly sought after development offering concierge service, residents can also enjoy the convenience of nearby shopping facilities such as Sainsbury's and Loon Fung, schools, and transport links (Alperton station). With a parking space, this property offers both comfort and practicality for modern living.



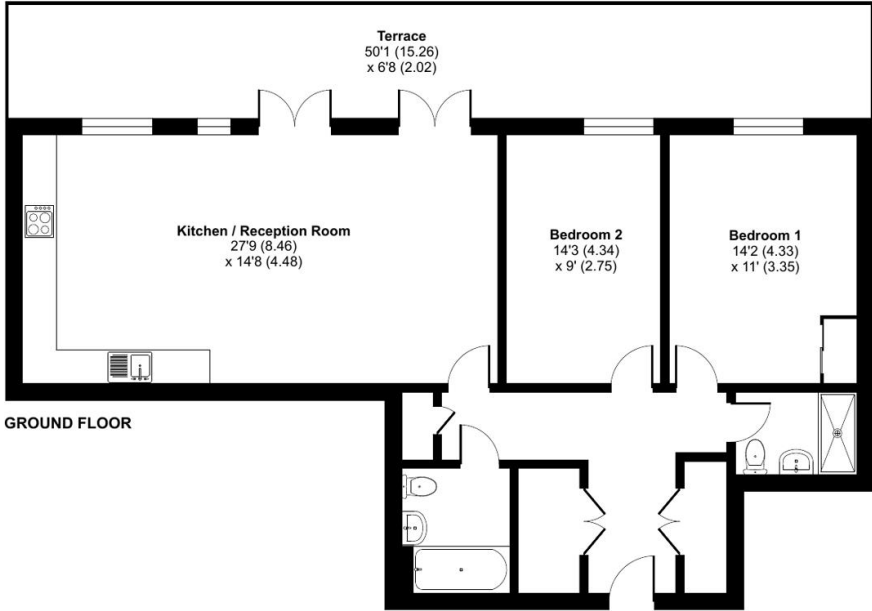


Property Features:

- Chain Free
- Allocated underground Parking Space
- Stylish Two Bedroom Apartment
- Two Bathrooms
- 982 Square Feet Approx
- Ground Floor
- Spacious East Facing Patio
- Communal Gardens & Concierge Service

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Approximate Area = 982 sq ft / 91.2 sq m
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 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.

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Tenure: Leasehold
Expires 31/10/2139
Approximately 113 Years Remaining

Ground Rent: £500.00 (per annum)
For the year of 2026

Service Charge: £3,511.09 (per annum)
for the year 2026

Anticipated Rent: £2,000.00 pcm
Approx. 6.0% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA260139

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