

## 427 Wembley Park Gardens, London, HA9 8PH

**Asking Price £450,000**

An off-plan one bedroom apartment for Sale in the heart of Wembley.

This one bedroom apartment is an ideal first home or investment.

The apartment comprises a bedroom, open plan living room/kitchen with plenty of storage.

The main features of this property are it has a long lease over 900 years, a balcony and is fitted with integrated appliances.

This development is closely located to local transport links/shopping.

Wembley Park Gardens is a landmark new development in the heart of north-west London's iconic, cultural hotspot. The development will offer 454 high quality, energy efficient new one and two-bedroom apartments across five buildings which will be ready for a move in 2025.

Call Benjamin Stevens for a viewing now!

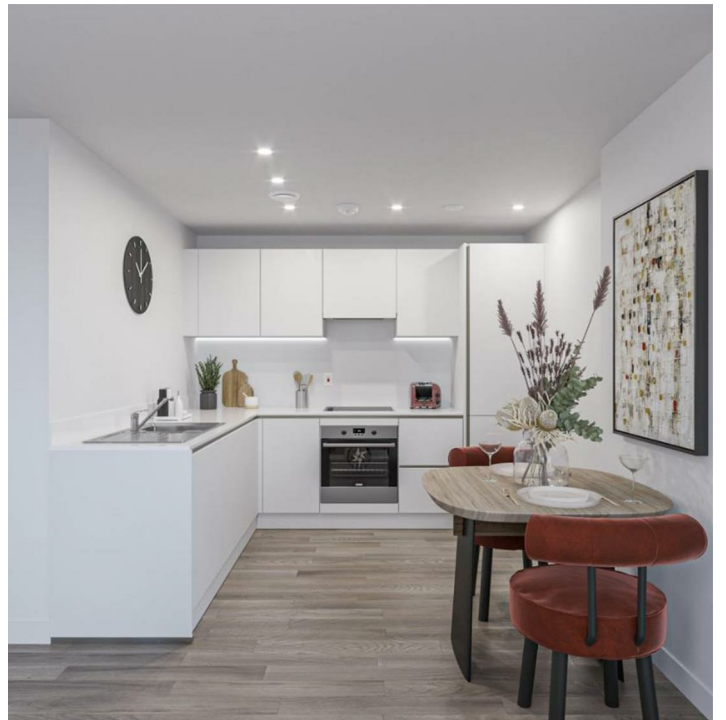
## Exterior



## Bathroom



## Kitchen



## Bedroom



## Living Room



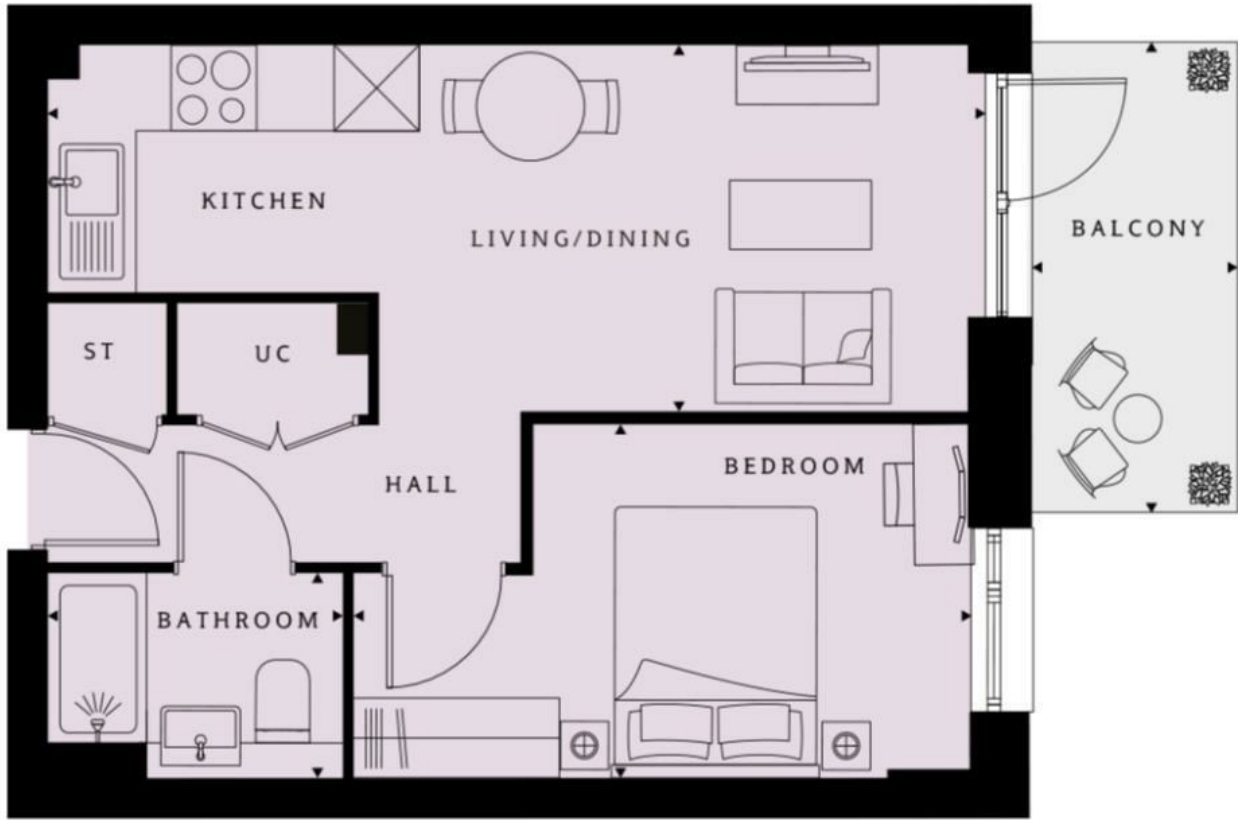
## Tenure

Lease- 998 years remaining

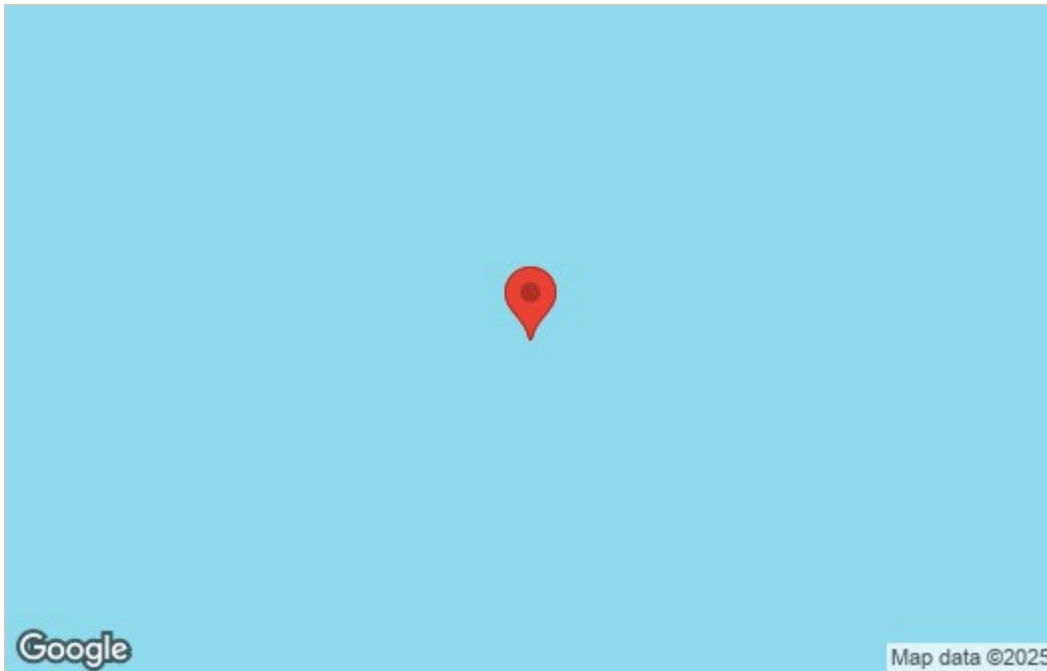
Ground Rent- £0

Estimated service charge £1,358.76

# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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