





## A TWO BEDROOM FIRST FLOOR MAISONETTE WITH A 50FT GARDEN, GARAGE AND EXTENDED LEASE

We are delighted to offer for sale this spacious maisonette that is conveniently situated within one mile of a selection of well regarded schools as well as major road links A40 & the North Circular Road and rail links via Stonebridge Park and Alperton stations (Piccadilly, Lioness and Bakerloo Lines).

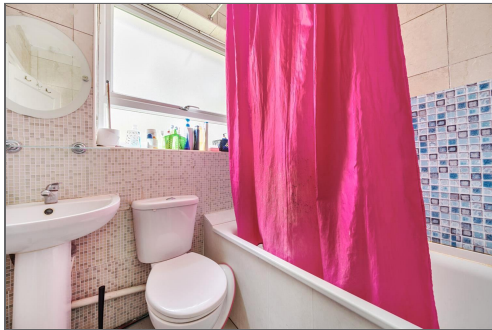
Accommodation is made up of a reception room that links in to a good size kitchen, large master bedroom, second bedroom and family bathroom.

Externally, there are gardens to front, side and rear. The rear garden is particularly large and at the far end there is a garage that is accessed via a side service road.



### KEY FEATURES

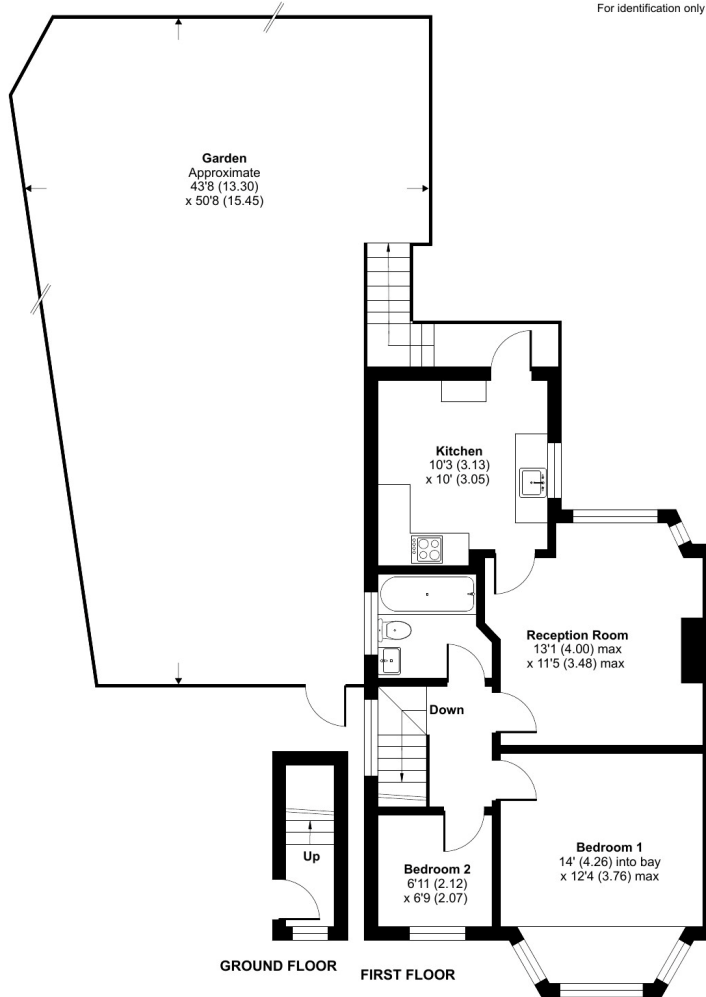
- Chain free sale
- Lease term: To be sold with an extended lease term of 125 years
- Ground rent: £60 per annum reducing to Peppercorn
- Service charge: No fixed annual service charge
- Garage
- Double glazing



# Highcroft Avenue, Wembley, HA0

Approximate Area = 629 sq ft / 58.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Salters Residential. REF: 1282918

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	67
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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