





## A TWO DOUBLE BEDROOM GROUND FLOOR MAISONNETTE WITH AN 85FT GARDEN - CHAIN FREE

This spacious and well presented ground floor maisonette is situated within just a few minutes walk from the Preston Road Metropolitan line station and the numerous cafes and independent shops along Preston Road. In addition, the property is within very close proximity of the Wembley Park station, bus services and a choice of highly regarded schools. Perfect for families and commuters!

Accommodation consists of an entrance hallway, front aspect reception room, kitchen, two double bedrooms and bathroom.

Externally, the property features an 86ft x 49ft garden and off-road parking for 5/6 cars.



### KEY FEATURES

- Chain free sale
- Highly sought after location
- Tenure: 999 year lease and share of freehold
- High ceilings
- Ground rent: Peppercorn
- Potential for a rear extension (stp)



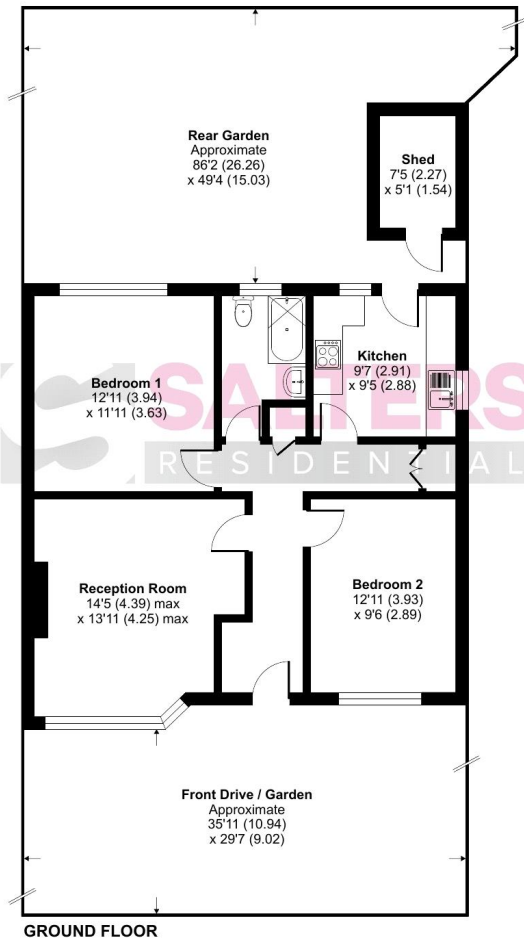
## The Avenue, Wembley, HA9

Approximate Area = 746 sq ft / 69.3 sq m

Outbuilding = 38 sq ft / 3.5 sq m

Total = 784 sq ft / 72.8 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). © nchecomm 2025. Produced for Salters Residential. REF: 1316724

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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