





A TWO DOUBLE BEDROOM FLAT WITH TWO BATHROOMS AND ALLOCATED PARKING

This exceptionally spacious and well presented first floor flat is conveniently situated in order to access Preston Road, North Wembley and Wembley Park stations. The property is also within 0.7 miles of Wembley Stadium and the London Designer Outlet making this a perfect property for families and commuters.

Accommodation comprises of an entrance hallway with ample storage, a large double aspect lounge/dining room with balcony, modern fitted kitchen with appliances, master double bedroom with en-suite shower room, additional double bedroom and family bathroom.

Externally, there is an allocated parking space and numerous visitor's parking spaces. In addition, residents are entitled to an 'Event Day' parking permit.



KEY FEATURES

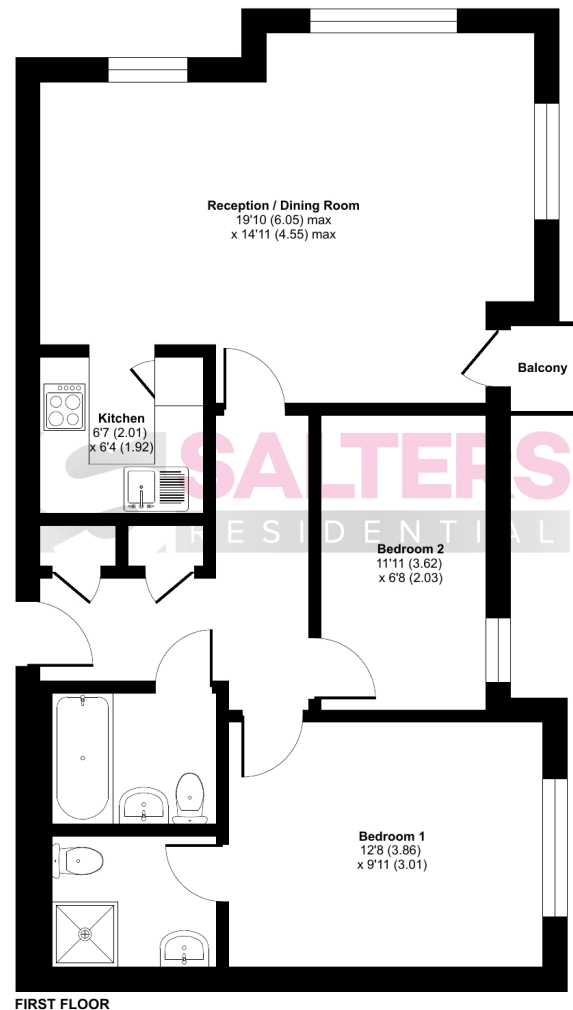
- 19ft 10' x 15ft lounge/dining room
- Several rail stations within 0.7 miles
- Entryphone security
- Allocated parking
- Lease term: 102 years remaining
- Service charge: £1443 per annum
- Ground rent: £195 per annum
- Two bathrooms



Hirst Crescent, Wembley, HA9

Approximate Area = 703 sq ft / 65.3 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). © ncthemcom 2026. Produced for Salters Residential. REF: 1401072

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		
(81-91)	B		
(69-80)	C	77	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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