



## HIGH ROAD, WEMBLEY, HA9

£1,650

Goldman Greg are delighted to present this newly refurbished luxury one bedroom apartment situated in the heart of Wembley.

The property comprises a bright and spacious open plan reception area, fully integrated kitchen, double bedroom, modern bathroom and features double glazing and gas heaters throughout, with access to the private balcony / terrace.

Easy access to local amenities, bus stops and Wembley Central Tube Station.



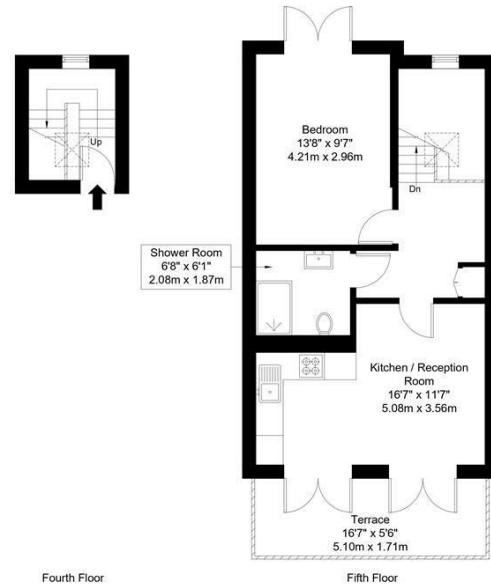
Goldman Greg

# High Road, HA9 7AY

Approx Gross Internal Area = 45.13 sq m / 486 sq ft

Terrace = 8.72 sq m / 94 sq ft

Total = 53.85 sq m / 580 sq ft



Ref :

BLEU  
PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ BLEUPLAN



| Energy Efficiency Rating                                 |         |                         |
|--|---------|-------------------------|
|  | Current | Potential               |
| Very energy efficient - lower running costs<br>(92 plus) | A       |                         |
| (81-91)  | B       |                         |
| (69-80)  | C       | 73                      |
| (55-68)  | D       | 73                      |
| (39-54)  | E       |                         |
| (21-38)  | F       |                         |
| (1-20)   | G       |                         |
| Not energy efficient - higher running costs              |         |                         |
| England & Wales  |         | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Goldman Greg  
143 Leman Street  
London  
E1 8EY

02079770018  
leads@goldmangreg.co.uk  
www.goldmangreg.co.uk

