



Pempath Place, Wembley

- Excellent public transport access
- Near green parks
- Well-proportioned master bedroom
- Ideal for first-time buyers
- Affordable council tax band
- Close to local amenities
- Potential for modernisation
- Spacious reception room
- Investment opportunity
- Desirable neighborhood location

Asking Price £280,000

Tenure: Leasehold

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Pempath Place, Wembley

DESCRIPTION

Hunters Stanmore is delighted to offer this one-bedroom flat, ideally located within easy reach of excellent transport links, local amenities and nearby parks. Perfect for first-time buyers and investors, the property offers superb potential for modernisation, allowing the new owner to create a personalised and contemporary home.

The spacious living/dining room provides a bright and welcoming space, featuring neutral décor, light wood flooring and a large window that floods the room with natural light. There is ample space for both a comfortable seating area and a dining set, with a practical built-in storage area and an open archway leading to the kitchen.

The kitchen is well laid out with generous white cabinetry, dark worktops, and modern black subway-style tiles. A built-in oven, hob and washing machine are included, while a window above the sink ensures good light and ventilation.

The well-proportioned bedroom offers a peaceful retreat, with soft neutral décor, carpeted flooring and plenty of room for a double bed and storage. The bathroom is neatly presented with stone-effect tiling, a bath with shower, WC and vanity unit, complemented by a mirrored cabinet and a window for natural ventilation.

Externally, the flat is set within a well-maintained residential block featuring a traditional brick façade, landscaped greenery and mature trees, offering a pleasant and peaceful setting. With a Council Tax Band C and an EPC rating of C, this property represents an affordable and appealing opportunity.

Ideally positioned close to shops, transport and leisure facilities, this flat offers great potential to create a comfortable home in a highly convenient location. Early viewing is recommended.



Pempath Place, Wembley, HA9 8QR

Council Tax: C



Floor Plan
Floor area 50.9 sq.m. (547 sq.ft.)

Total floor area: 50.9 sq.m. (547 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Hunters Stanmore Office on 0203 667 1333 if you wish to arrange a viewing appointment for this property or require further information.
6 Station Parade, Harrow, HA3 8SB
Tel: 0203 667 1333 Email: stanmore@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE
CERTIFICATE

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

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

