

LEASEHOLD



Flat (EPC Rating: C)

**14 THE GABLES, MANOR DRIVE, WEMBLEY
PARK, MIDDLESEX, HA9 8DJ**
Or Nearest Offer

£315,000



HAYMILLS
Expertise Experience Engagement



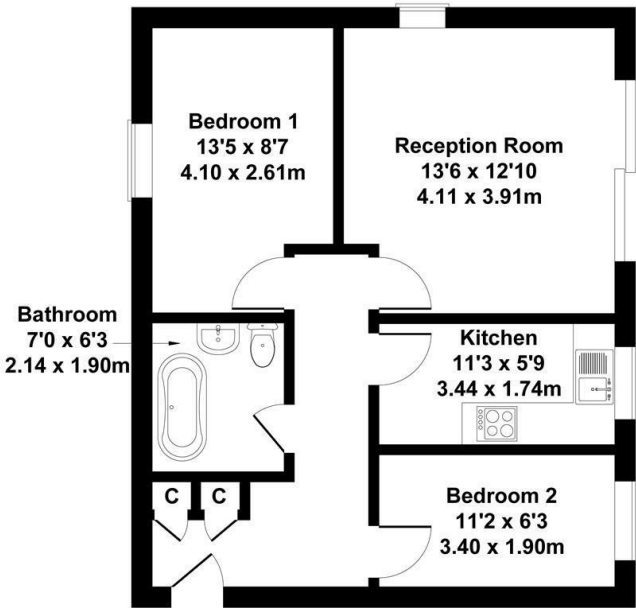
C

2 Bedroom Flat located in Wembley Park

Spacious Ground Floor Apartment with Garden Access in Gated Development – Close to Wembley Park. Located within a select and secure gated development with allocated parking bay, this well-maintained ground floor apartment is ideal for both first-time buyers and investors seeking a property in a prime location. The apartment offers direct access to a garden, making it perfect for relaxing or entertaining, and features a spacious living and dining area filled with natural light. The fitted kitchen is practical and modern, while the contemporary bathroom is finished to a high standard. Additional benefits include electric heating and double glazing throughout. Situated just a short walk from Wembley Park Station, offering access to the Jubilee and Metropolitan Lines, the property is also close to good local schools, making it a convenient choice for families. GP surgeries, dental clinics, and several bus routes are all within easy walking distance, and the area is well served by local amenities, green spaces, and shopping facilities. With a lease of 94 years remaining, a service charge of approximately £2,050 per annum, and ground rent of £200 per annum, this property represents a fantastic opportunity to step onto the property ladder or secure a sound rental investment. Based on an estimated rental income of £1,800 -£2,000 per calendar month, the property offers a strong gross rental yield of approximately 5.9% - 7.9% Early viewing is highly recommended.

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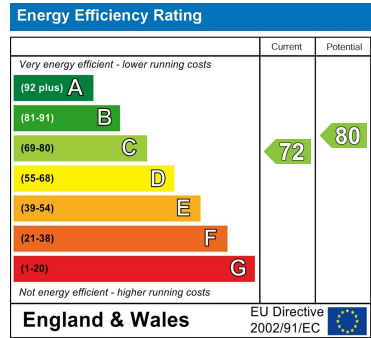
Approximate Gross Internal Area
581 sq ft - 54 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Council Tax Band
D
Energy Performance Graph

Call us on
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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 are advised to recheck the measurements.