

LEASEHOLD



Flat - Purpose Built (EPC Rating:)

FLAT 26, SMITH HOUSE MATTHEWS CLOSE,
WEMBLEY, HA9 8FD

£450,000



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2



2



1



2 Bedroom Flat - Purpose Built located in Wembley

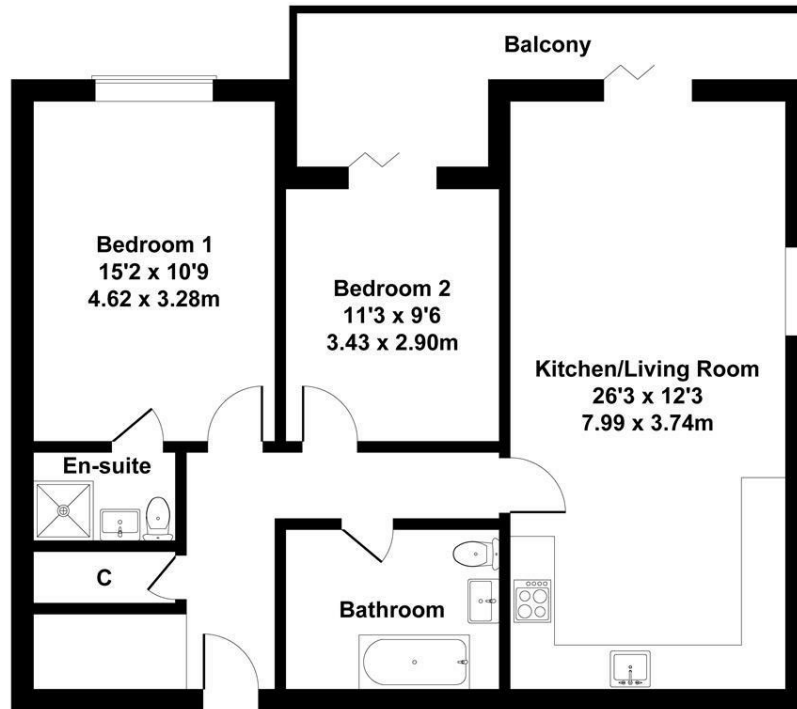
Presenting this 6th floor 2 double bedroom 2 bathroom (one en-suite) flat set in a modern block built in circa 2015 and comprising of plan Livingroom / fitted kitchen with direct access to private balcony which is also accessed from the second bedroom. The property benefits from double glazed windows and electric heating. Ideally situated within minutes to Wembley Park station and also local schools. The London Designer Outlet with all its amenities including cinema complex, bars and restaurants is also within close proximity. The property is offered with a long lease in excess of 100 years plus years, makes this an ideal first time purchase or as a buy to letting investment. Viewing highly recommended.





26 Smith House, Matthews Close, Wembley. HA9

Approximate Gross Internal Area
840 sq ft - 78 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Council Tax Band D

Lease: 114 Years Approx

Service Charge: £2,844 PA

Ground Rent: £300 PA

Energy Performance Graph

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

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.



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