



## Wembley Park Drive, Wembley HA9 8HN

£1,100

RETIREMENT HOME - OVER 60s ONLY

This charming retirement property offers a cosy retreat for those aged 60 and above. The property is located on Wembley Park Drive within walking distance to Wembley Park station, allowing for easy access to transportation links.

This flat boasts a spacious reception room, perfect for entertaining guests or simply relaxing after a day out. With one bedroom and one bathroom, this home provides a comfortable living space for its residents.

Built in 1988, this property exudes a timeless charm while offering modern conveniences. The ground floor location ensures easy access for all, making everyday living a breeze. Off street parking is available on site, providing added convenience for those who like to explore the surrounding areas.

For those who appreciate the outdoors, the communal garden offers a tranquil space to relax and unwind amidst nature.

Whether you're looking to downsize or seeking a peaceful retirement retreat, this property on Wembley Park Drive is sure to captivate your heart.

# Wembley Park Drive, Wembley HA9 8HN

**Kitchen**  
7'6" x 5'6" (2.29 x 1.68)



**Bathroom**  
8'7" x 6'9" (2.62 x 2.07)

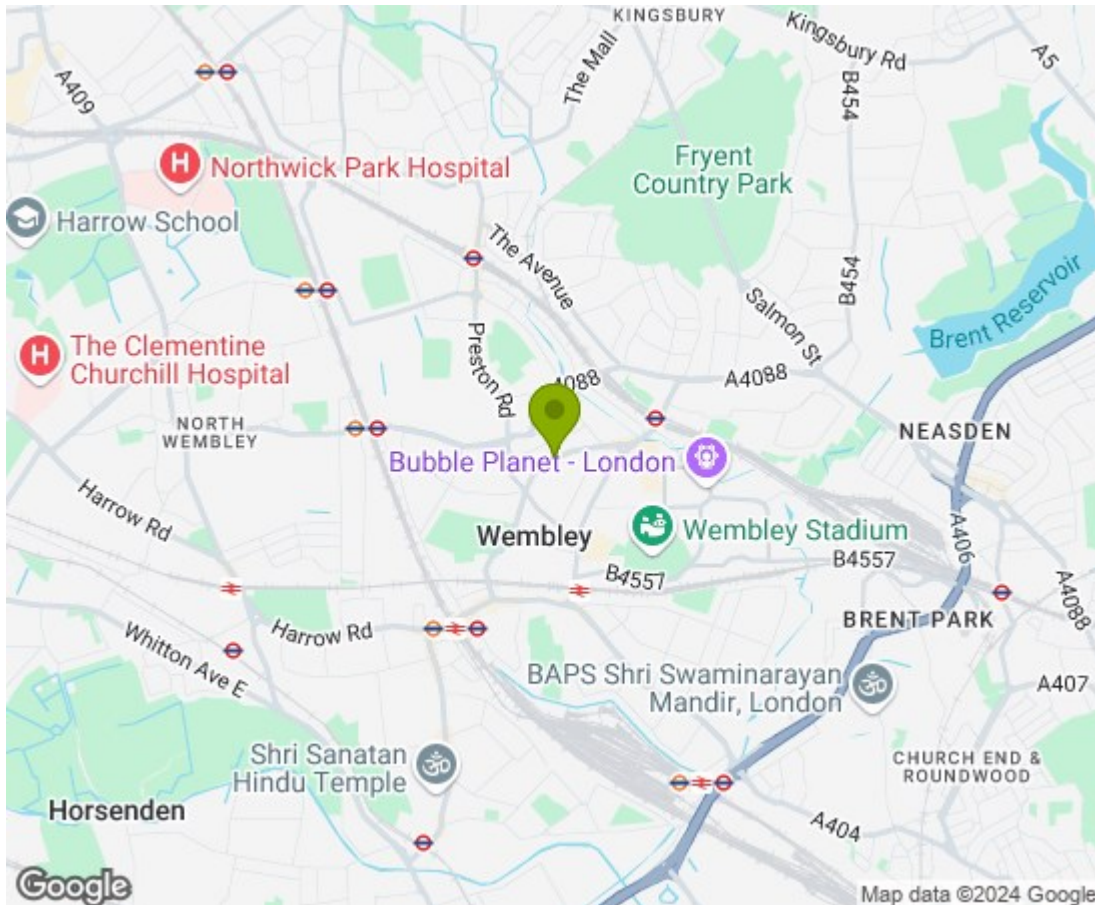


**Reception Room**  
14'4" x 12'2" (4.37 x 3.71)



**Bedroom**  
17'7" x 8'5" (5.38 x 2.59)





### Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|   | 76      | 79        |

### England & Wales

EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

### England & Wales

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