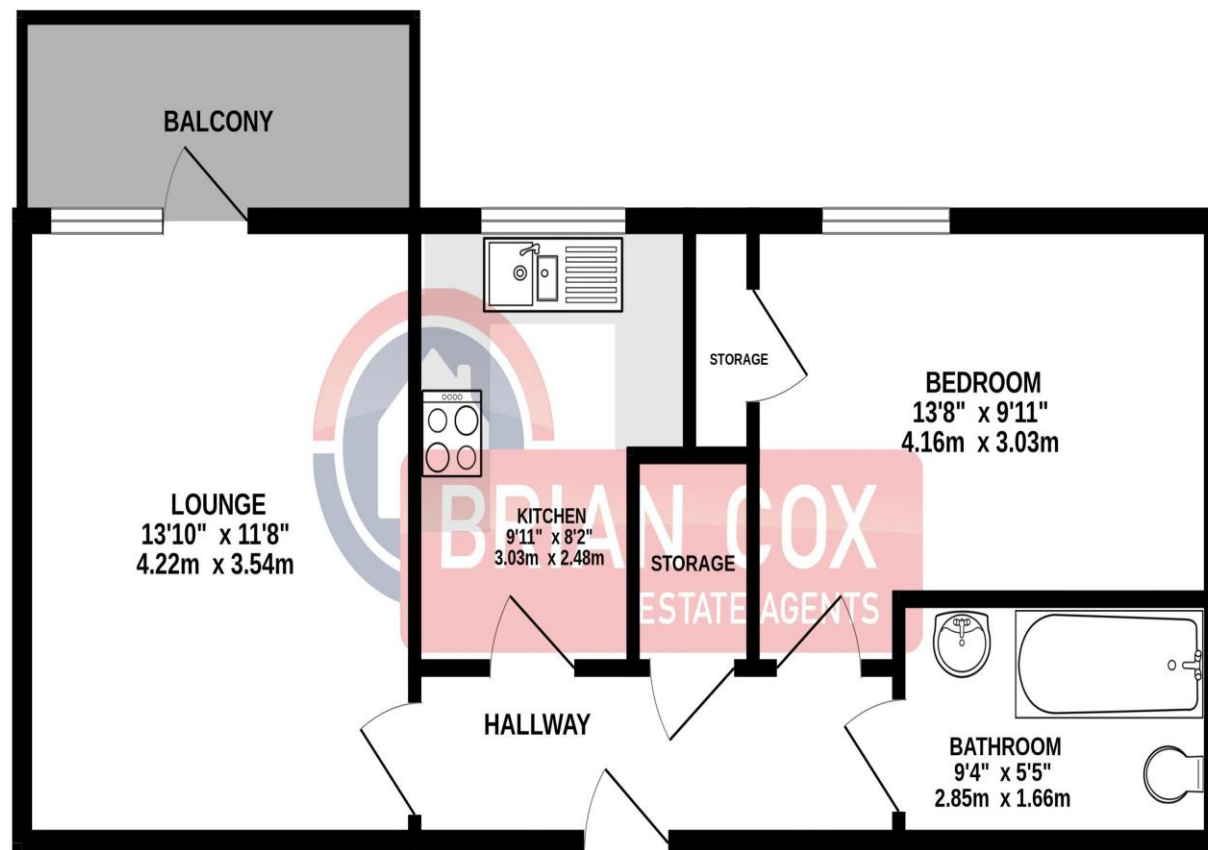


the floorplan...

SECOND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA: 489 sq.ft. (45.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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more details from...

call: **Brian Cox Greenford: 0208 912 0006**

email: **daniel.jed@brian-cox.co.uk**

web: **www.brian-cox.co.uk**



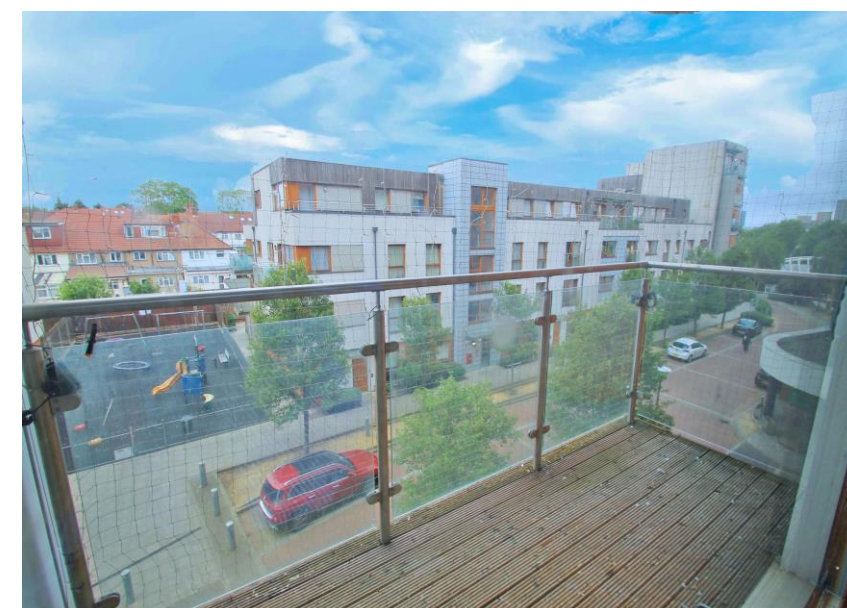
Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



0208 912 0006
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PUBLIC NOTICE Flat 8, Comstock Court, Atlip Road, Wembley, HA0 4GH We are acting in the sale of the above property and have received an offer of £190,000 Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place
EPC Rating: B ONE BEDROOM - PURPOSE BUILT APARTMENT - NO CHAIN - BALCONY. Brian Cox and Company are delighted to bring to the market this modern apartment in the heart of Alperton. The property offers a bright lounge with access to a private balcony, fitted kitchen, spacious double bedroom and a family bathroom. Comstock Court is ideally located for transport links, with Alperton Station (Piccadilly Line) just moments away, offering swift access into Central London. Local shops, canal side walks and green spaces are also within easy reach, making this an excellent choice for young professionals, couples or investors.



£210,000
Leasehold

Atlip Road, Wembley HA0 4GH



in brief...

- One Bedroom
- Purpose Built Apartment
- Balcony
- Easy Access to Alperton Station
- Close to Local Shops and Amenities
- No Chain



the location...

nearest stations ...

Alperton (0.2 miles)
Hanger Lane (0.6 miles)
Wembley Central (0.9 miles)

Wembley is an area of North West London, England, and part of the London Borough of Brent. It is home to the Wembley Arena and Wembley Stadium.

There are several Local schools in the area which include Lyon Park Primary School, Perivale Primary School, St John Fisher Catholic Primary School and West Twyford Primary School.

Wembley Arena is served by Wembley Park Station on the London Underground via Olympic Way, Wembley Stadium on the Chiltern Railways line from London Marylebone to Birmingham Snow Hill, and Wembley Central (walking via the White Horse Bridge).

The 92 bus route stops directly outside. There is also a new and modern Designer Outlet with all major high street branded shops, restaurants and a cinema.