



## Forty Avenue, HA9

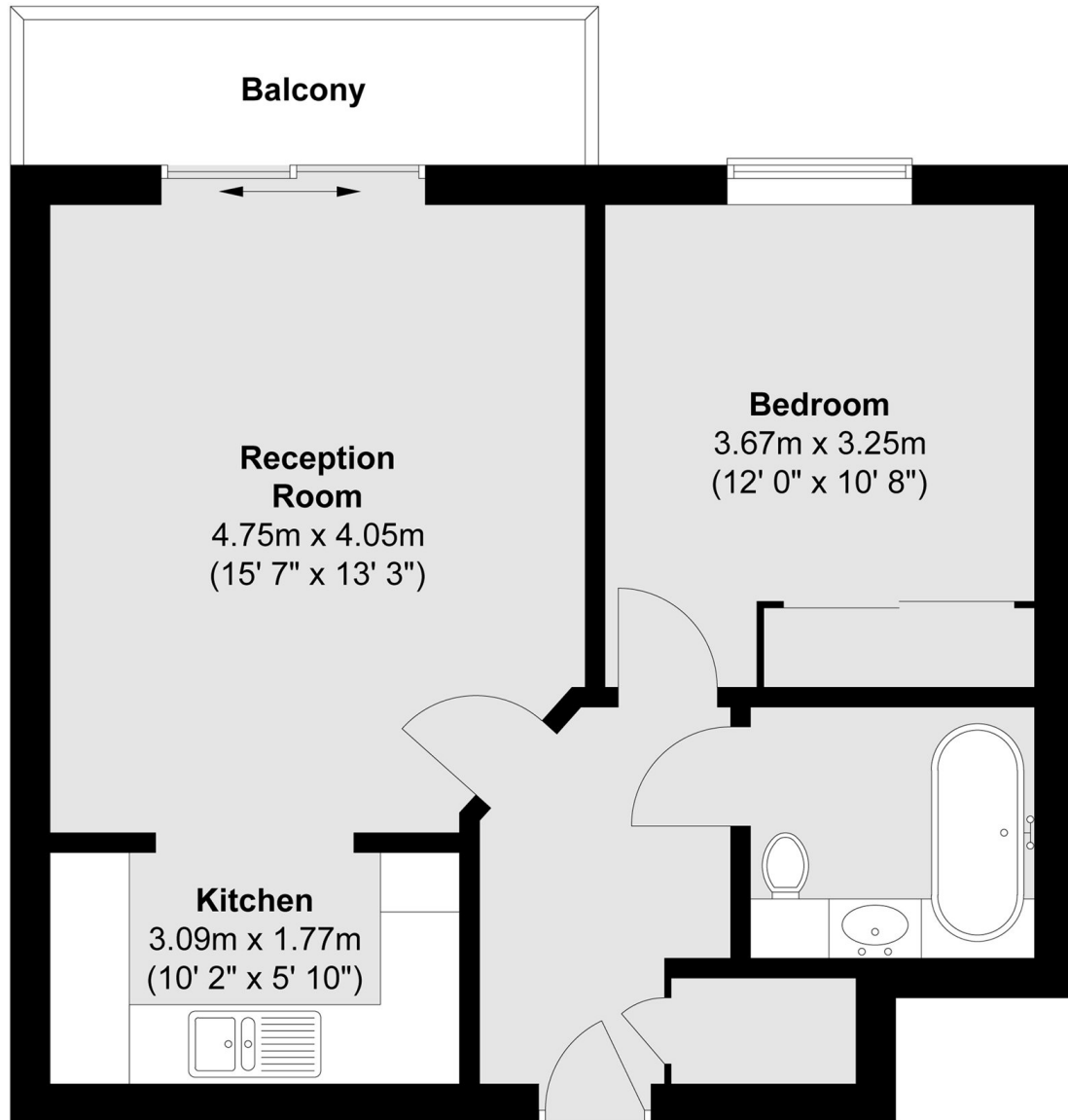
**£275,000**

A well-presented one-bedroom second floor apartment offering approximately 525 sqft of accommodation, set within a modern development on Forty Avenue. The property features a spacious reception room with wood flooring and sliding doors opening onto a private balcony, a separate fitted kitchen, a double bedroom with fitted wardrobes and a bathroom. The property further benefits from allocated gated parking and an energy rating of B.

Westside Court is conveniently located on Forty Avenue, within easy reach of Wembley Park, local shops, bus routes and transport links, together with the wider range of amenities available in Wembley.

- Second Floor • Private Balcony • Spacious Reception Room •
- Allocated Gated Parking • Leasehold • No Upper Chain •

## Second Floor



Total area (approx.) : 48.8 sq. m (525 sq. ft)  
Total balcony area (approx.) : 4.4 sq. m (47 sq. ft)

David Conway  
020 8422 5222

Energy Rating: B We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.