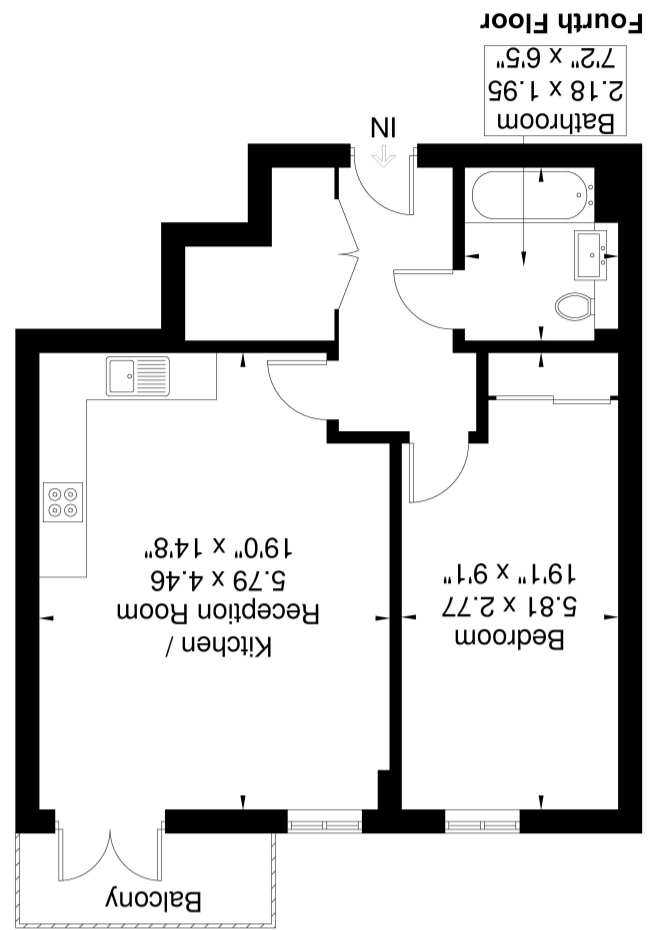
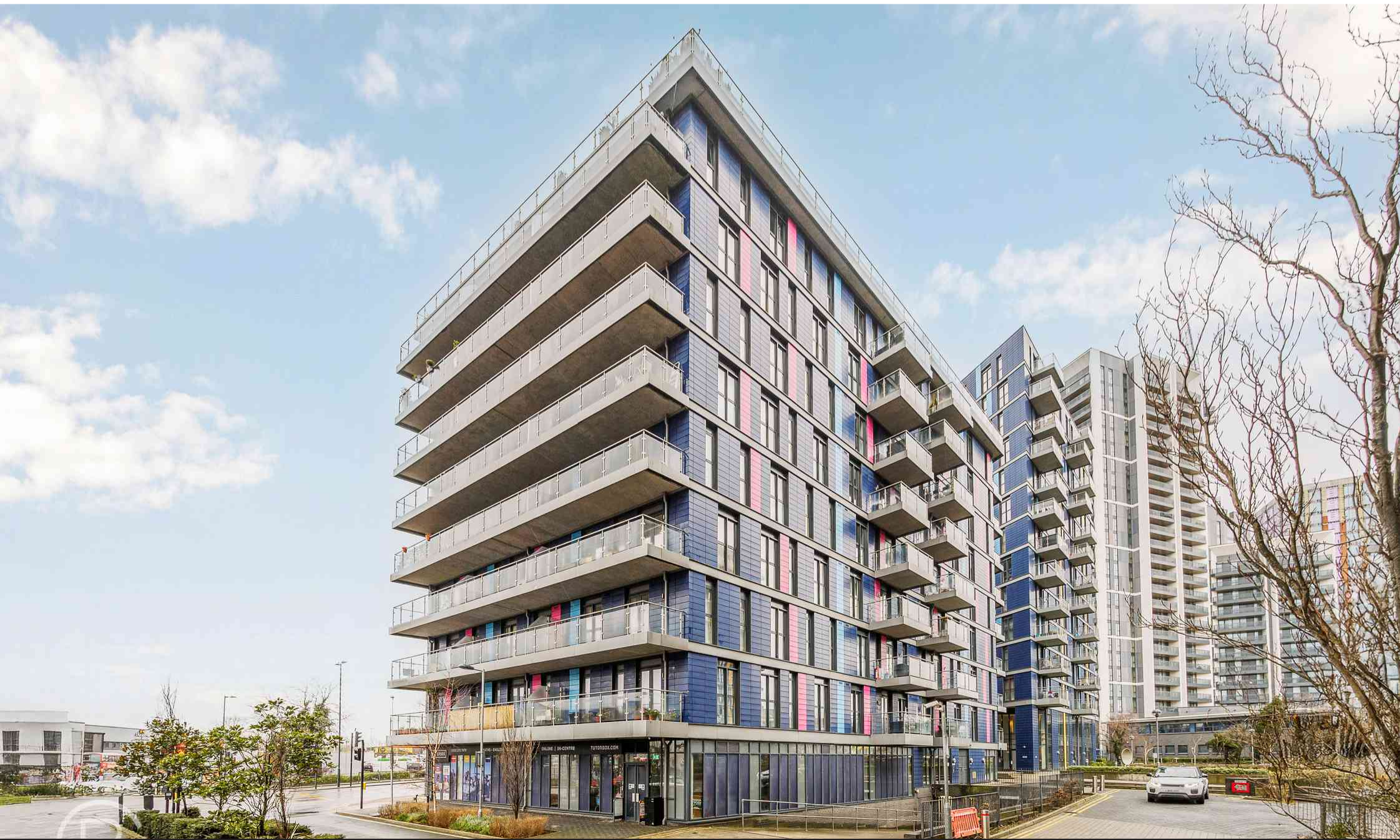


Energy Efficiency Rating	
Current	Potential
86	86
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale. © www.perspective.co.uk



Cosgrove House  
 Approximate Gross Internal Area = 54.5 sq m / 586 sq ft



34 Cosgrove House, Hatton Road, Alperton, Wembley, Brent. HA0 1RQ.

£112,000

35% Shared Ownership of this modern fourth floor spacious one bedroom flat located in the heart of the local area of Alperton with a large range of local amenities, including supermarkets and local shops all with in a short walk. The contemporary open plan space with its floor to ceiling windows, has a fully fitted kitchen with white units and black worktops. The kitchen comes with a range of integrated appliances and laminated flooring with underfloor heating in the living area. Outside there is a large balcony with views across London.

There are nearby parks like the Tokyngton Recreation Ground where residents can enjoy outdoor activities. The Grand Union canal is also meters away from the apartment.access to public transportation, as Alperton Underground Station (Piccadilly Line) is just a short walk from the apartment and Hangar Lane (Central line) a little further. As well as multiple bus routes to surrounding areas and hospitals.

100% Ownership at £320,000 is also available, as well as potential percentages between.

#### Open Plan Reception / Kitchen

19' 0" x 14' 8" (5.79m x 4.47m) Floor to ceiling windows and doors to balcony, underfloor heating, spot lights

#### Kitchen

Range of eye and base level units, with electric hob with oven under and extractor hood over, single drainer sink, integrated fridge / freezer, washing machine, spot lights, underfloor heating

#### Bathroom

7' 2" x 6' 5" (2.18m x 1.96m) Panel enclosed bath with shower, low level WC, wall mounted hand wash basin, spot lights, tiled walls and floor

#### Bedroom

19' 1" x 9' 1" (5.82m x 2.77m) Floor to ceiling window, fitted mirrored wardrobe, spot lights

