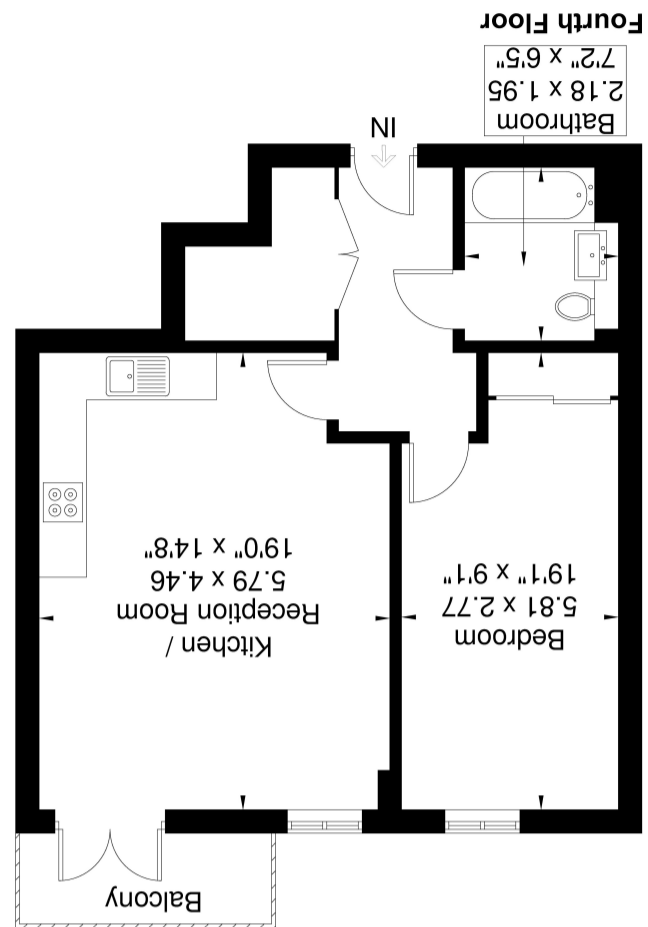


Energy Efficiency Rating	
Current	Potential
86	86

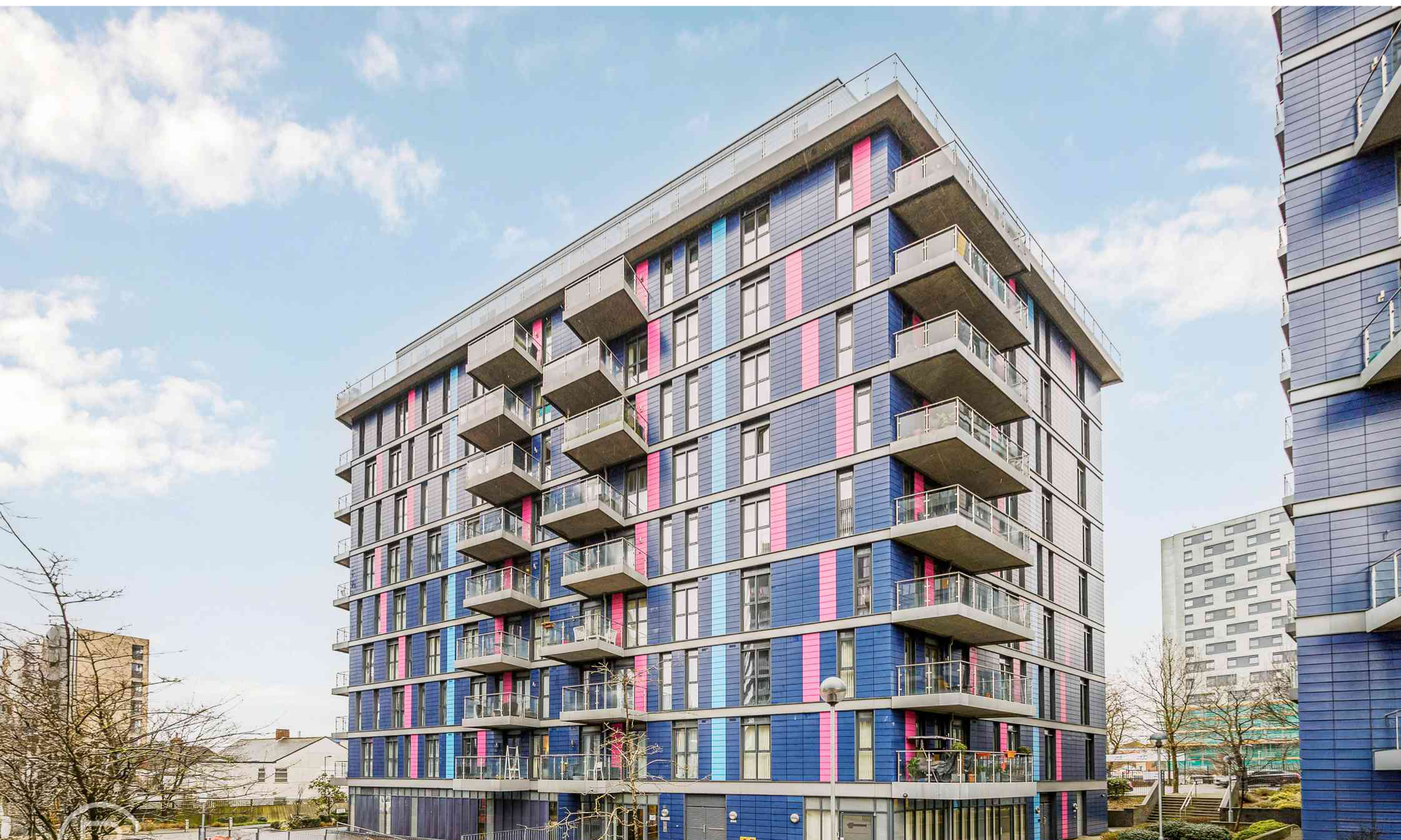
Energy Efficiency Rating	
Very energy efficient - lower running costs	
A	(92+)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	

England, Scotland & Wales
 EU Directive 2002/91/EC

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.
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Cosgrove House
 Approximate Gross Internal Area = 54.5 sq m / 586 sq ft



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

£320,000

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 within 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.

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

