



3

Bedrooms



1

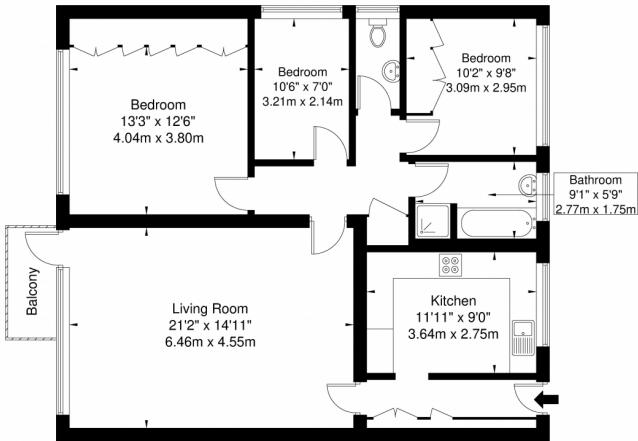
Bathroom



Offered with Share of Freehold and Garage is this larger than normal Three Bedroom ground floor flat. Internally the property could benefit from some updating but offers a spacious living area with a lounge/dining room, three good size bedrooms, bathroom, separate WC and modern family kitchen. Externally you will find the property has a balcony with steps leading to well-maintained communal gardens. All in all, this is one not to be missed.

Marsh Hall, Talisman Way, HA9 8JJ

Approx. Gross Internal Area = 98.6 sq m / 1061 sq ft



Ref

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BLEU
PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





The Preston

Carlton Ave E

Preston Rd

Carlton Ave E

Tarsin Transport

BOC Gas & Gear

East Lane Business Park

Preston Manor High School

A4088

The Avenue

Eversley Ave

Newland Ct

A4088

Brook Ave

Wembley Park

Bridge Rd

Main Dr

SIXT Car & Van Hire - London Wembley

Aroma Lounge

Wembley Primary School

Oakington Ave

Elliott Ct

N End Rd

Wembley Park Dr

McDonald's

BOXPARK Wembley

Fulton Rd

Wembley International

Meadow Way

Castleton Ave

Kingsway

Hillcroft Cres

The SSE Arena,

WEMBLEY PARK