

**Sales:** 020 8900 2811  
**Lettings:** 020 8900 2121  
**Email:** wembley@danielsestateagents.co.uk  
www.danielsestateagents.co.uk

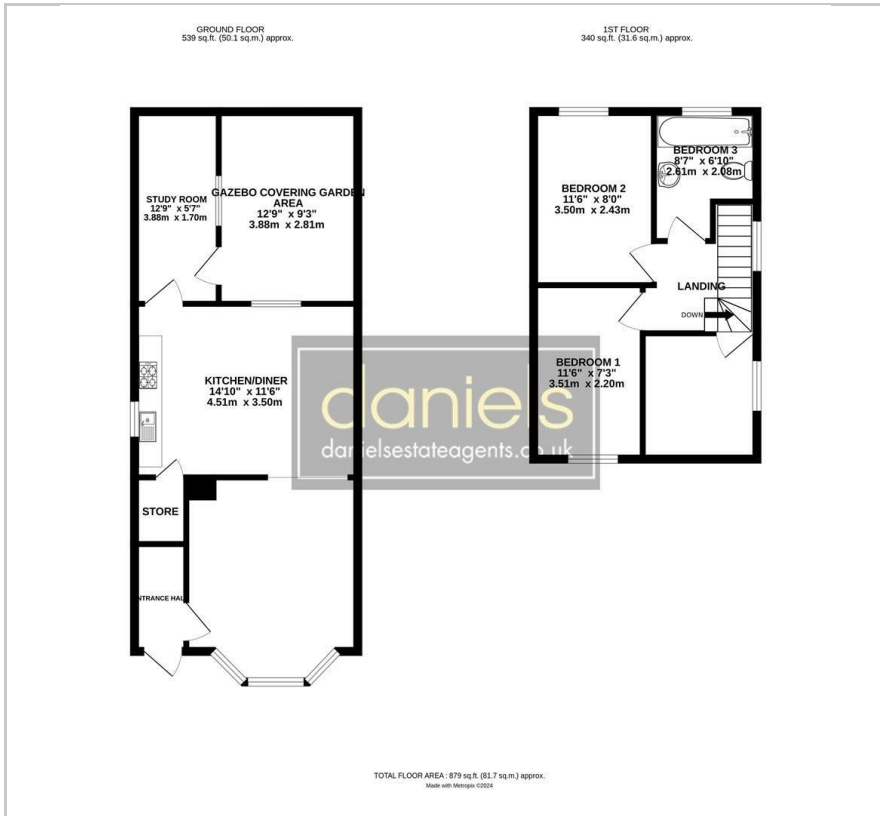


**Pembroke Road**  
Wembley, Middlesex, HA9 7PD

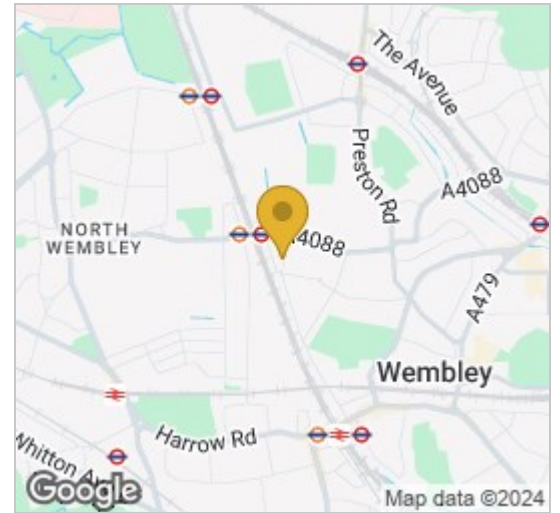
**Asking Price £399,999**



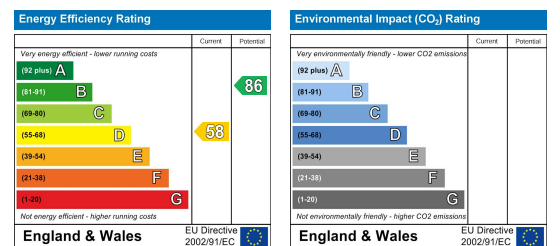
## Floor Plan



## Area Map



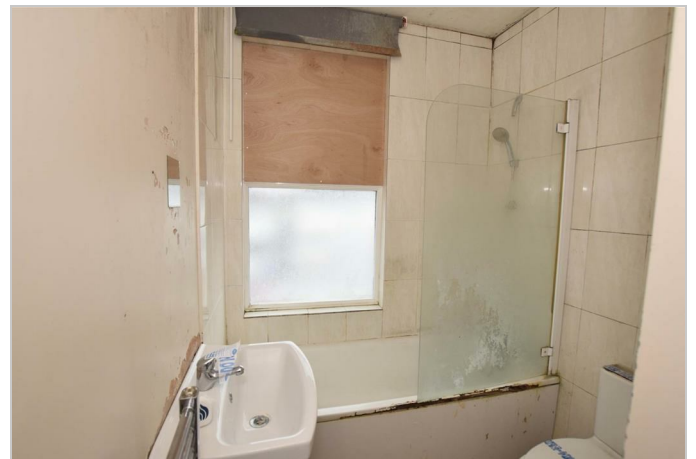
## Energy Efficiency Graph



## Viewing

Please contact our Daniels, Wembley Office on 020 8900 2811 if you wish to arrange a viewing appointment for this property or require further information.

- DETACHED
- THREE BEDROOMS
- KITCHEN/DINER
- STUDY ROOM
- N E E D S F U L L ■ NO UPPER CHAIN REFURBISHMENT



**PUBLIC NOTICE:-** 30 Pembroke Road, Wembley, HA9 7PD

We are acting in the sale of the above property and have received an offer of £370,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place. DETACHED HOUSE WITH NO UPPER CHAIN IN NEED OF A COMPLETE REFURBISHMENT.

Located within easy walking distance of local amenities inclusive of shops, restaurants, supermarket and for transport links to NORTH WEMBLEY station serving the Bakerloo & over ground trains.

Internally you have three bedrooms, reception room, dining room, kitchen, bathroo, and externally there is off street parking to thr front and a small patio as a garden (hard paved) with access only from the house.

This property is sold as seen and as stated, does needs work, we would advise an early appointment to view. Council tax band E.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

### Sudbury

35 Court Parade, Sudbury  
Middlesex HA0 3HS

Sales 020 8904 4888  
Lettings 020 8452 7999  
E sudbury@danielsestateagents.co.uk

### Wembley

438 High Road, Wembley  
Middlesex HA9 6AH

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Lettings 020 8452 7999  
E wembley@danielsestateagents.co.uk

### Neasden

352 Neasden Lane, Neasden  
London NW10 0AD

Sales 020 8452 7000  
Lettings 020 8452 7999  
E neasden@danielsestateagents.co.uk

### Willesden Green

33 Walm Lane, Willesden Green  
London NW2 5SH

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### Kensal Rise

77 Chamberlayne Road, Kensal Rise  
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