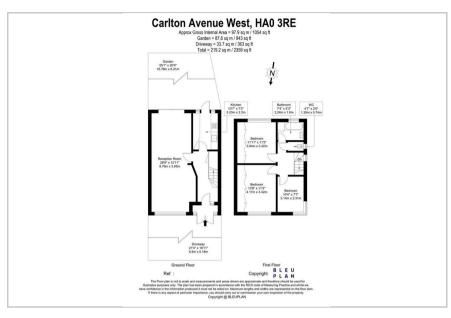
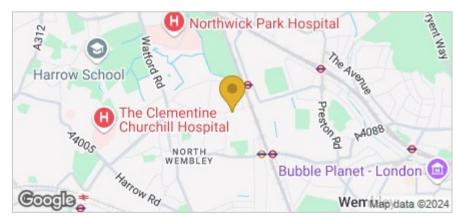


#### Floor Plan



# **Area Map**



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.

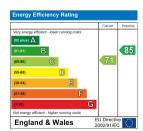
#### **Accommodation**

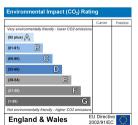
- NO UPPER CHAIN
- OFF STREET PARKING
- THROUGH LOUNGE
- FITTED KITCHEN
- FAMILY BATHROOM
- WC
- THREE BEDROOMS
- EQUIDISTANT TO BOTH NORTH WEMBLEY
  AND SOUTH KENTON STATIONS
- POTENTIAL TO EXTEND STPP
- LOCATED WITHIN 500 YARDS OF BOTH
  WEMBLEY TECH AND EAST LANE SCHOOLS-BOTH OFSTED RATED OUTSTANDING

# **Viewing**

Please contact our Daniels, Sudbury Office on 020 8904 4888 if you wish to arrange a viewing appointment for this property or require further information.

# **Energy Efficiency Graph**











## 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

Sales 020 8900 2811 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

Sales 020 8452 7000 Lettings 020 8452 7999

E willesdengreen@danielsestateagents.co.uk

#### Kensal Rise

77 Chamberlayne Road, Kensal Rise London NW10 3ND

Sales 020 8969 5999 Lettings 020 8969 5999

E kensalrise@danielsestateagents.co.uk