



Williams Way, Wembley, HA0 2FW

£320,000

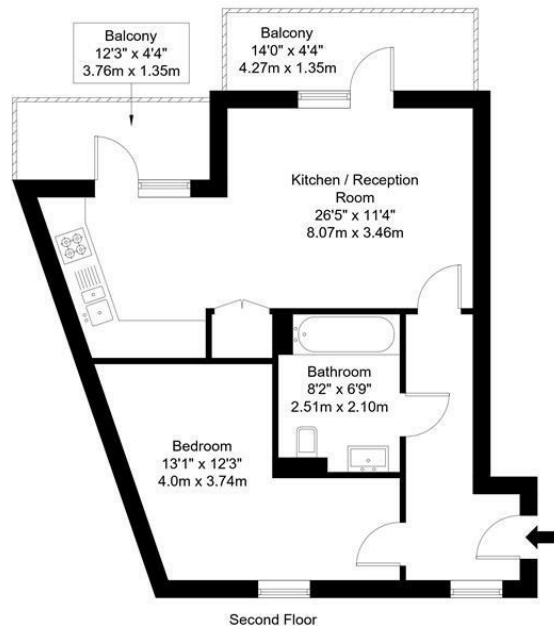
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## Williams Way, HA0 2FW

Approx Gross Internal Area = 50.06 sq m / 539 sq ft

Balconies = 10.84 sq m / 117 sq ft

Total = 60.9 sq m / 656 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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Welcome to this charming modern apartment located on Williams Way. This purpose-built flat boasts a stylish open plan kitchen/living room, perfect for entertaining guests or relaxing after a long day.

The property features one bedroom, ideal for a single professional or a couple looking for a cosy space to call home. The private balcony offers a lovely spot to enjoy your morning coffee or unwind in the evening.

Conveniently situated just 0.2 miles away from Sudbury Town's various shops, you'll have everything you need right at your doorstep. Additionally, both Sudbury Town Station (Underground) and Sudbury & Harrow Road Station (Overground) are only 0.3 miles away, providing easy access to transportation links for your daily commute or weekend adventures.

Don't miss out on the opportunity to make this delightful flat your own and experience the best of what Wembley has to offer. Contact us today to arrange a viewing and take the first step towards your new home!



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Sudbury

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Middlesex HA0 3HS

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Lettings 020 8452 7999

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### Wembley

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### Neasden

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### Willesden Green

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