

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



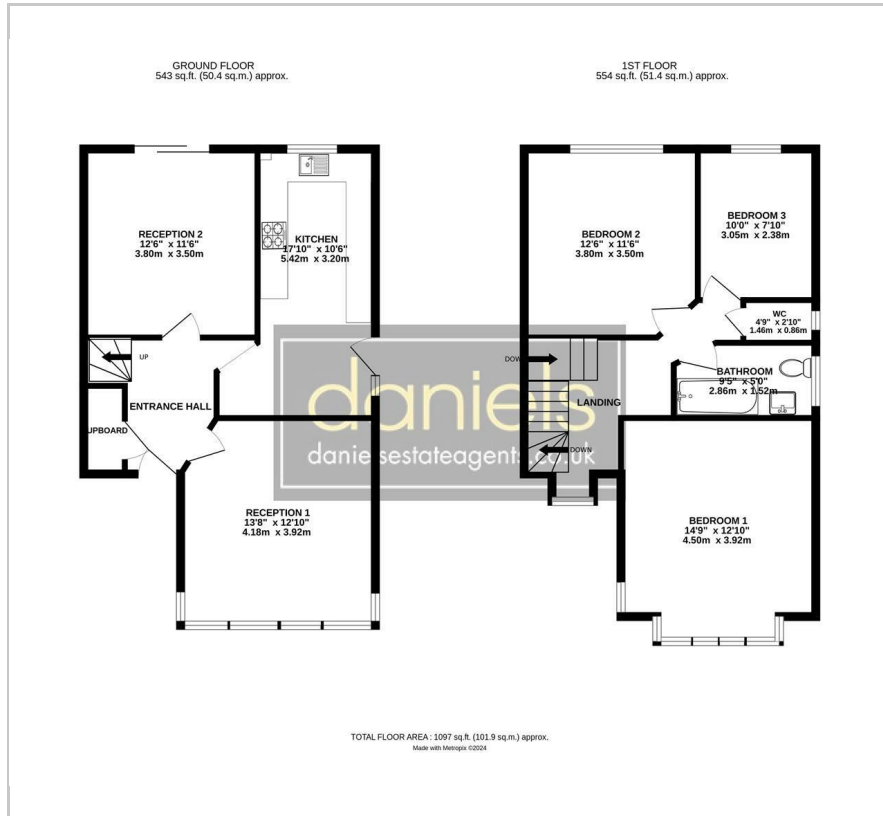
## Princes Court

Wembley, Middlesex, HA9 7JJ

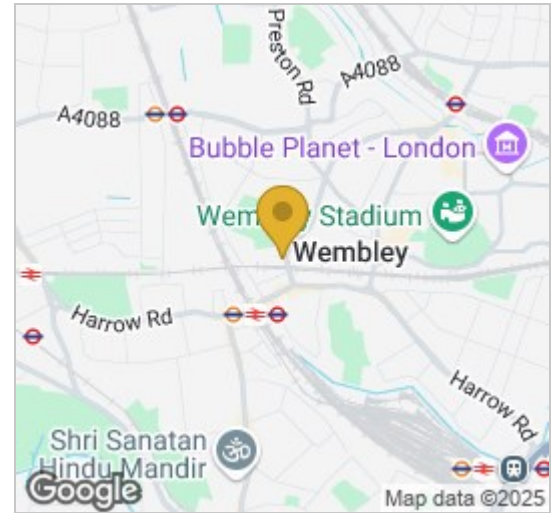
**Asking Price £650,000**



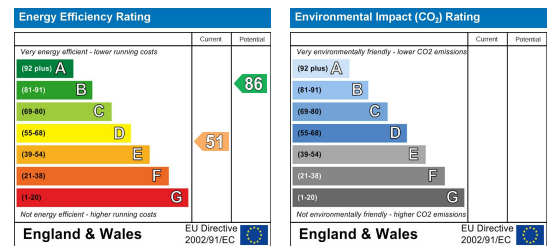
## Floor Plan



## 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.

- SEMI-DETACHED
- TWO RECEPTIONS
- THREE BEDROOMS
- NO UPPER CHAIN
- EXCELLENT POTENTIAL
- OFF STREET PARKING (stp)

NO UPPER CHAIN on this SEMI-DETACHED HOME with EXCELLENT POTENTIAL TO EXTEND (stp).

Located in a POPULAR and SOUGHT AFTER location within walking distance from Wembley High Road with access to a selection of different amenities inclusive of restaurants, superstores, post office and many more, Wembley Central train station is also located off the High Road and has a direct service into Central London via the Bakerloo and overground.

Internally this HOME offers you THREE BEDROOMS, KITCHEN/BREAKFAST ROOM, TWO RECEPTIONS, FAMILY BATHROOM, the house is in need of attention and is sold as seen.

We would encourage calling and booking 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 these 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

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

## Kensal Rise

77 Chamberlayne Road, Kensal Rise  
London NW10 3ND

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