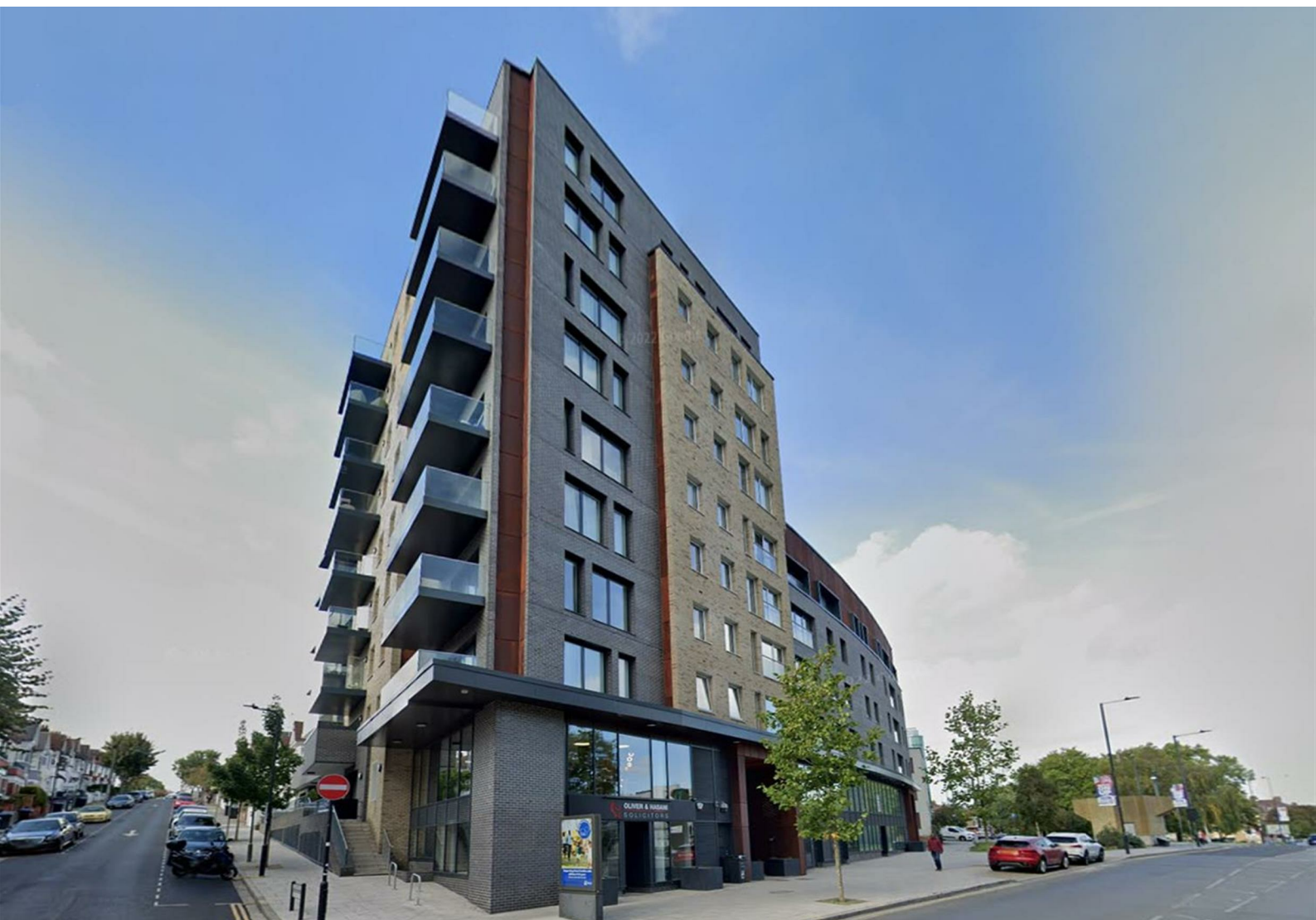


**Sales:** 020 8900 2811  
**Lettings:** 020 8900 2121  
**Email:** wembley@danielsestateagents.co.uk  
www.danielsestateagents.co.uk



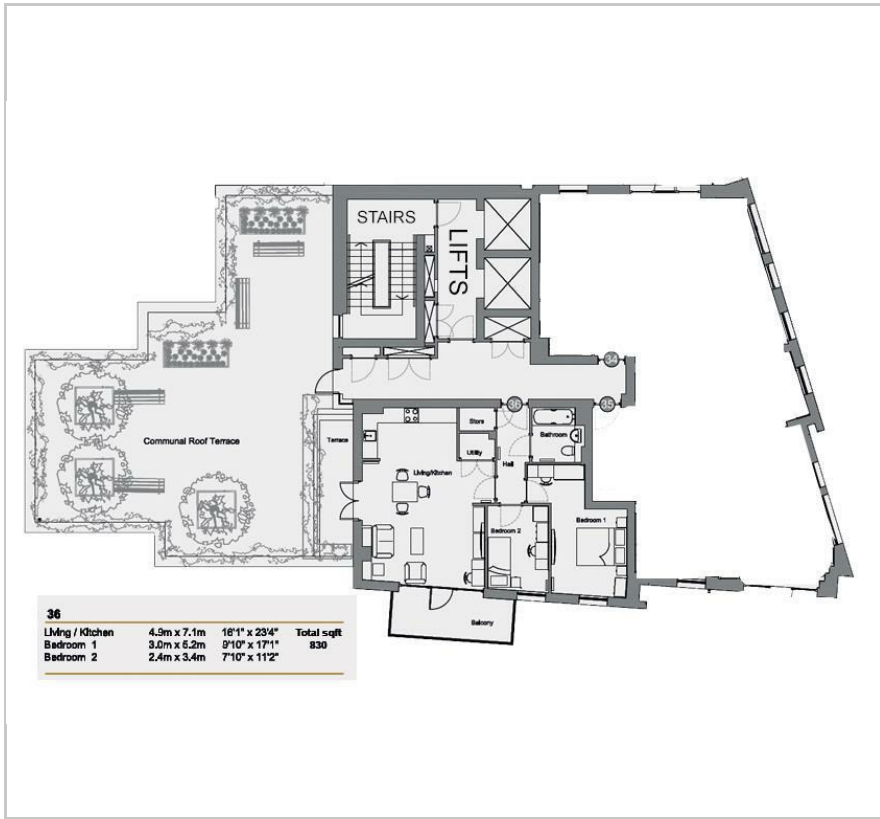
## Signia Court 55 Wembley Hill Road

Wembley, Middlesex, HA9 8BE

**Asking Price £545,000**



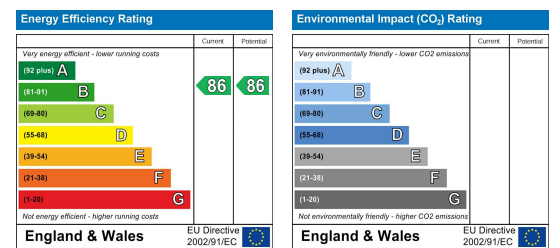
## Floor Plan



## 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.

- PURPOSE BUILT FLAT
- 24HRS CCTV
- GATED UNDERGROUND CAR PARK
- AUDIO & VIDEO ENTRYPHONE
- TWO BEDROOMS
- 7TH FLOOR
- ELECTRIC CAR CHARGER POINT
- BALCONY & PRIVATE TERRACE

PURPOSE BUILT MODERN TWO BEDROOM FLAT on the 7th floor with a 10 YEAR LABC NEW HOME WARRANTY which has been improved and ready to move in.

Located with easy reach of all the amenities of Wembley park including the London designer outlet and for transport Wembley stadium (overground) station & Wembley Park station servicing the metropolitan line with direct route into Central London.

Internally this home offers Open plan lounge/Kitchen (White goods included), two bedrooms, bathroom, also in addition this home comes with SMOKE DETECTORS, FIRE ALARM SYSTEM, TRIPLE GLAZED aluminium powder coated windows, Amtico Herringbone style LVT flooring in lounge and so much more. Externally, there is a Balcony & private terrace with great views of London as well as a spacious Communal terrace on the same floor.

This property must be viewed to fully appreciate the improvements and the property itself. Council tax band -D.

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.



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## Wembley

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## Neasden

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## Willesden Green

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## Kensal Rise

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