



Elms Lane, Wembley, HA0 2NH  
Guide Price £435,000

## Floor Plan

**Elms Lane, HA0 2NH**

Approx Gross Internal Area = 94.36 sq m / 1016 sq ft

Garden = 185.18 sq m / 1993 sq ft

Garage = 24.5 sq m / 264 sq ft

Total = 304.04 sq m / 3273 sq ft



Ref :

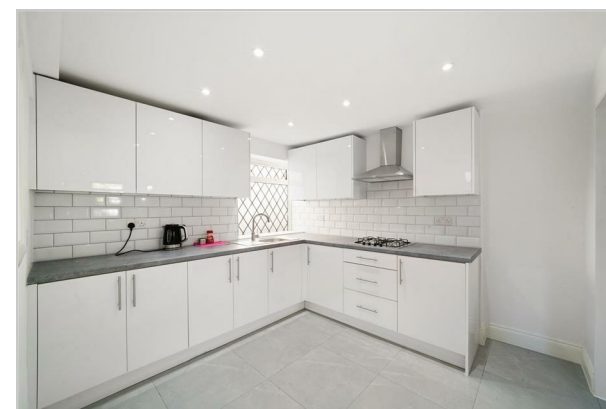
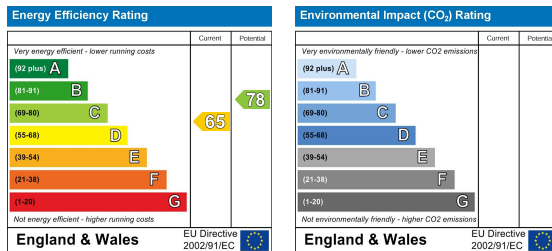
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**PLAN**

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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- THREE BEDROOM GROUND FLOOR MAISONETTE
- NEW LEASE UPON COMPLETION-149 YEARS
- OVER 1000 SQUARE FEET INTERNALLY
- HIGH SPECIFICATION FINISH
- OFF STREET PARKING
- PRIVATE REAR GARDEN
- SUBSTANTIAL GARAGE WITH SIDE ACCESS VIA HOMEFIELD ROAD
- SEMI OPEN PLAN KITCHEN IN FANTASTIC CONDITION
- CONTEMPORARY BATHROOM
- FULL WIDTH CONSERVATORY

## Energy Efficiency Graph



## Sudbury

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Middlesex HA0 3HS

Sales 020 8904 4888

Lettings 020 8452 7999

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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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