



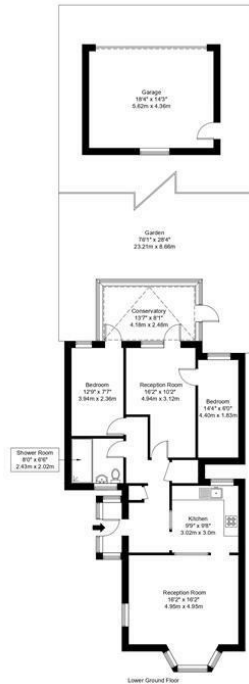
Elms Lane, Wembley, HA0 2NH  
Asking Price £460,000

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# 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 :

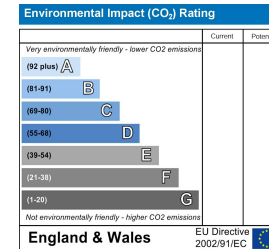
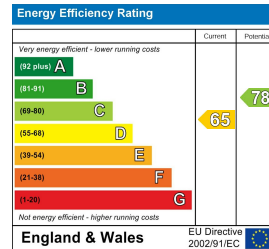
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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence 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



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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