

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



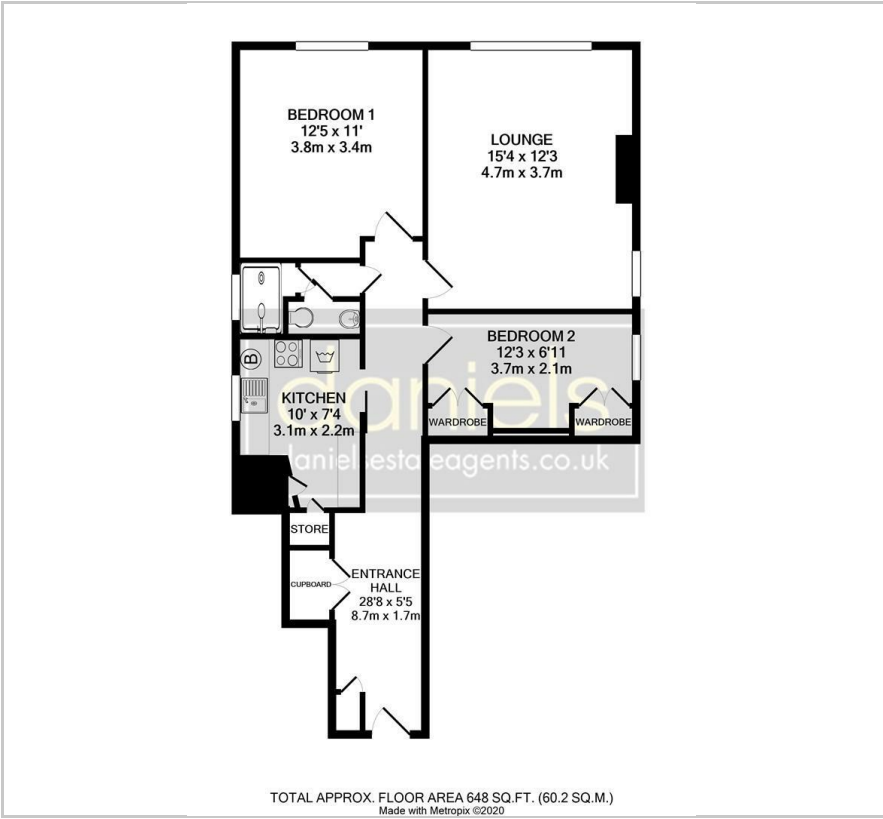
## Danes Court

Wembley, Middlesex, HA9 0AD

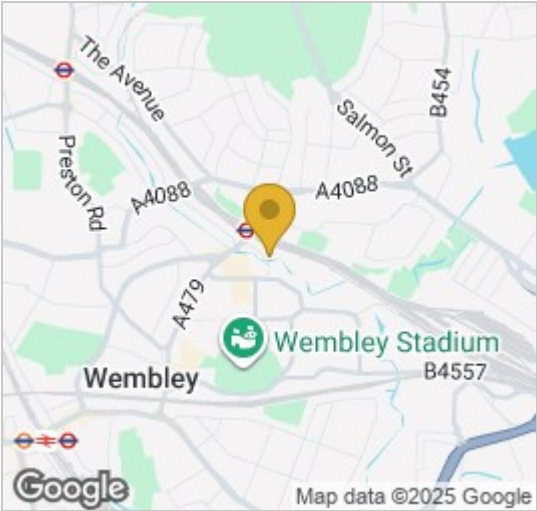
**Offers In The Region Of  
£315,000**



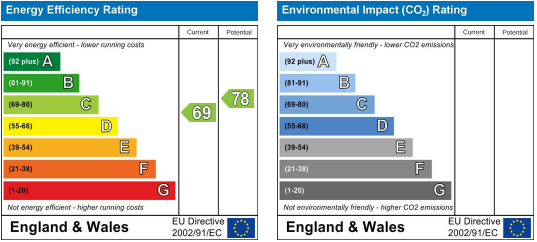
Floor Plan



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
- TWO BEDROOMS
- GROUND FLOOR
- LONG LEASE
- NO UPPER CHAIN
- GARAGE AVAILABLE

NO UPPER CHAIN – PURPOSE BUILT GROUND FLOOR FLAT

Daniels are delighted to present this well-located two-bedroom ground floor flat, offered with no upper chain and ready to move into.

Situated within minutes' walk of the London Designer Outlet with its shops, restaurants, and Cineworld complex, the property also benefits from excellent transport links via Wembley Park Station, providing direct routes into Central London. Our vendor has also advised that a parking permit is available with the property. Internally, the flat comprises a spacious lounge, two double bedrooms, kitchen, and a separate shower/WC. This home would make an excellent first-time purchase or buy-to-let investment. Council Tax Band: B

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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Willesden Green

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