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**Email:** wembley@danielsestateagents.co.uk  
www.danielsestateagents.co.uk

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## Atherton Heights

Bridgewater Road, Wembley, HA0 1YD

**Asking Price £314,950**



**SECOND FLOOR (TOP)**  
680 sq.ft. (63.2 sq.m.) approx.

The floor plan shows a rectangular layout with a central entrance hall. To the left of the hall is a bathroom and a kitchen. To the right is a lounge and a bedroom. A balcony is attached to the right side. A wardrobe is located at the top of the hall. A staircase labeled 'UPBOARD' leads to the upper floor. A circular feature labeled 'B' is in the kitchen area. Dimensions are provided for each room in both imperial and metric units.

**BEDROOM 1**  
13'2" x 12'0"  
4.02m x 3.67m

**WARDROBE**

**LOUNGE**  
16'1" x 13'10"  
4.91m x 4.22m

**BATHROOM**  
9'2" x 5'3"  
2.79m x 1.60m

**KITCHEN**  
10'9" x 7'2"  
3.27m x 2.20m

**BEDROOM 2**  
10'0" x 8'10"  
3.04m x 2.70m

**BALCONY**  
9'7" x 3'10"  
2.91m x 1.18m

**ENTRANCE HALL**

**UPBOARD**

**DOWNBOARD**

**WARDROBE**

**WARDROBE**

**WARDROBE**

**B**

TOTAL FLOOR AREA: 680 sq.ft. (63.2 sq.m.) approx.  
Made with Mortgage 02025

Map of Harrow, London, showing the location of Shri Sanatan Hindu Mandir. The map includes Harrow Rd, Whitton Ave E, and King Edward VII Park. A yellow pin marks the temple's location near Whitton Ave E. Other labels include Horsenden, Ealing Ry, and the Google logo.

**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2010/2011 LEP

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

EU Directive 2010/2011 LEP

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
- SECOND FLOOR (TOP)
- T W O D O U B L E BEDROOMS
- BALCONY
- NO UPPER CHAIN
- SPACIOUS LOUNGE

NO UPPER CHAIN- Purpose built TWO bedroom FLAT on the SECOND FLOOR (top) with BALCONY

Located within half a mile of Sudbury town (Piccadilly line) station, offering fantastic access to central London.

Internally this property offers a spacious lounge with access to the balcony showing great views of Sudbury Golf course as well as London, two double bedrooms with fitted wardrobes, spacious Kitchen, bathroom and fitted storage space of the hallway.

The property does require some work and is ready to take on the new owners taste, this will appeal to both first time and buy to let investors, council tax band C. Please note: private parking is available at an additional cost as there are private secure garages on rent.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



35 Court Parade, Sudbury  
Middlesex HA0 3HS

**Sales** 020 8904 4888  
**Lettings** 020 8452 7999  
E [sudbury@danielsestateagents.co.uk](mailto:sudbury@danielsestateagents.co.uk)

438 High Road, Wembley  
Middlesex HA9 6AH

**Sales** 020 8900 2811  
**Lettings** 020 8452 7999  
E [wembley@danielsestateagents.co.uk](mailto:wembley@danielsestateagents.co.uk)

352 Neasden Lane, Neasden  
London NW10 0AD

**Sales** 020 8452 7000  
**Lettings** 020 8452 7999  
E [neasden@danielsestateagents.co.uk](mailto:neasden@danielsestateagents.co.uk)

33 Walm Lane, Willesden Green  
London NW2 5SH

**Sales** 020 8452 7000  
**Lettings** 020 8452 7999  
E [willesdengreen@danielsestateagents.co.uk](mailto:willesdengreen@danielsestateagents.co.uk)

77 Chamberlayne Road, Kensal Rise  
London NW10 3ND

**Sales** 020 8969 5999  
**Lettings** 020 8969 5999  
E [kensalrise@danielsestateagents.co.uk](mailto:kensalrise@danielsestateagents.co.uk)