

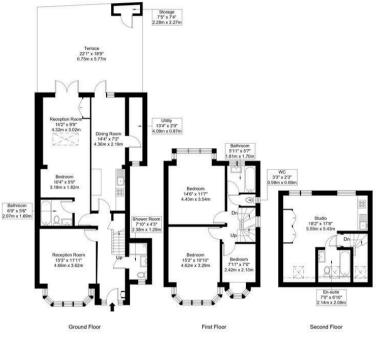
#### Floor Plan

# Allendale Road, UB6 0RA

Approx Gross Internal Area = 151.49 sq m / 1630 sq ft
Storage = 0.90 sq m / 9 sq ft
Restricted Head Height = 1.63 sq m / 17 sq ft
Total = 154.02 sq m / 1657 sq ft

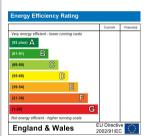
= Reduced headroom below 1.5m / 5'0

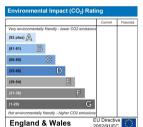




- NO UPPER CHAIN
- SUBSTANTIALLY EXTENDED OFFERING THREE FLOORS OF ACCOMODATION
- OFF STREET PARKING TO THE FRONT
- FOUR BATHROOMS/SHOWER ROOMS INCLUDING TWO ENSUITES
- REAR RECEPTION WITH ENSUITE BATHROOM
- EXTENDED KITCHEN DINER
- FAMILY BATHROOM
- BEAUTIFULLY PRESENTED
- LOFT ROOM WITH ENSUITE FACILITIES
- FANTASTIC INTERNAL CONDITION

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

### Sudbury

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Ref :

## Wembley

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 an wasced for activation in an artificial production of the process.

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#### Neasden

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#### Willesden Green

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## Kensal Rise

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