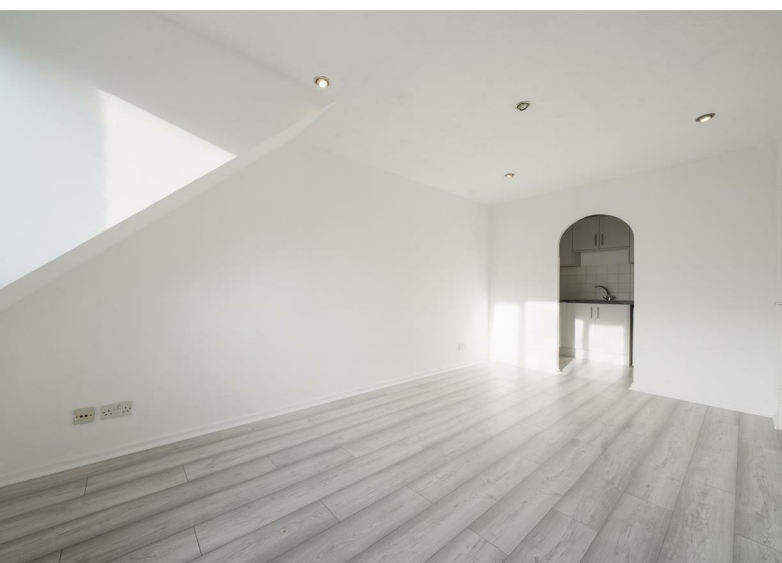


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Marnham Court Harrow Road

Wembley, Middlesex, HA0 2HD

Asking Price £255,000



Harrow Road, HA0 2HD

Approx Gross Internal Area = 51.96 sq m / 559 sq ft

Bedroom
11'6" x 9'1"
3.53m x 2.76m

Reception Room
15'6" x 10'3"
4.77m x 3.15m

Bedroom
12'1" x 7'2"
3.68m x 2.18m

Kitchen
8'9" x 5'7"
2.72m x 1.74m

Bathroom
8'8" x 5'5"
2.68m x 1.67m

Second Floor

Ref :

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P L A N

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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A map of the Wembley area in London. A yellow pin marks the location of BAPS Shri Swaminarayan Mandir London. Other landmarks include Wembley Stadium, Brent Park, and Church En Roundwood. Roads A406 and A404 are visible. The map is credited to Google and has data from 2025.

| Energy Efficiency 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 | | | |
| | | 68 | 76 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| | | 68 | 76 |

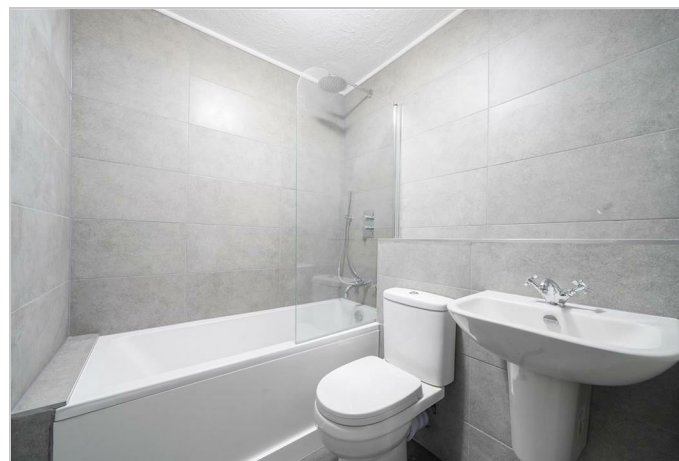
Please contact our Daniels, Wembley Office
on 020 8900 2811 if you wish to arrange a viewing appointment
for this property or require further information.

- NO UPPER CHAIN
- SECOND FLOOR FLAT
- LOUNGE
- COMMUNAL GARDENS
- WALKING DISTANCE TO SUDBURY TOWN STATION
- NEWLY REFURBISHED
- TWO BEDROOMS
- NEWLY FITTED KITCHEN
- ALLOCATED PARKING
- IDEAL FIRST TIME OR BUY TO LET PURCHASE

Daniels are pleased to offer this newly refurbished two-bedroom apartment which is marketed with the benefit of no upper chain. The property is ready to move into and is located within a few minutes walk of Sudbury Town Piccadilly line station. The property comes with the advantage of allocated parking and internal viewing comes recommended.

Marnham Court is a purpose-built flat set in the heart of Sudbury and is perfectly located for Sudbury Town station with Wembley Central not much further. There is an option of well performing schools in the area with Perivale Primary, Vicar's Green and St John Fishers all very close by. You have a number of bus routes that run from the Harrow Road taking you into Wembley and beyond.

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.



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