



Carlton Avenue West, Wembley, HA0 3RE

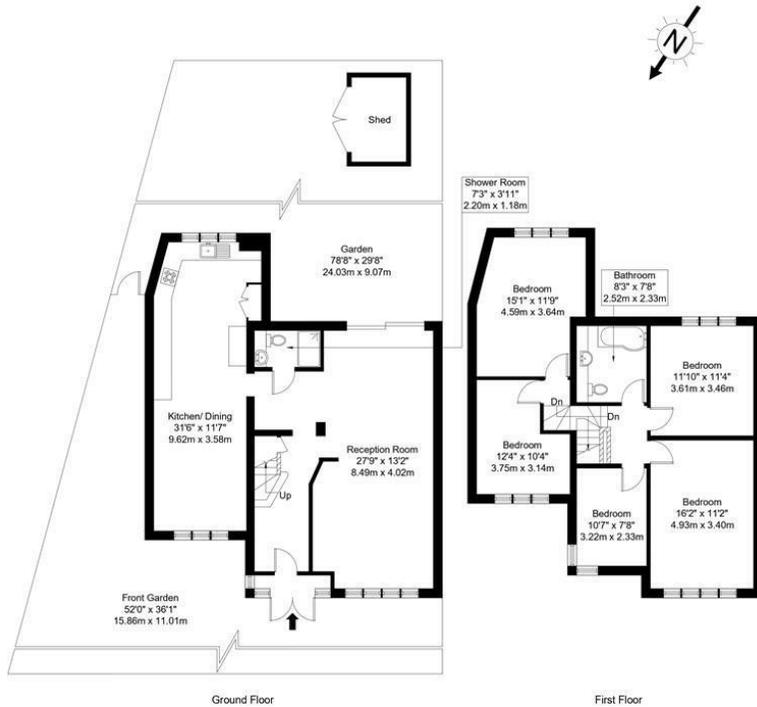
Asking Price £780,000



## Floor Plan

### Carlton Avenue West, HA0 3RE

Approx Gross Internal Area = 160.15 sq m / 1723 sq ft



Ref :

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**BLEU  
PLAN**

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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Daniels are delighted to be appointed sole agents on this substantial semi-detached family home, prominently positioned on a generous corner plot and having benefited from an impressive double-storey side and rear extension. Located on one of the Sudbury Court Estate's most desirable roads, the property has been well maintained throughout and is presented in ready-to-move-into condition. The accommodation is enhanced by a ground floor shower room, complementing the family bathroom on the first floor.

Carlton Avenue West is a highly sought-after residential road in the heart of the Sudbury Court Estate. The location offers excellent transport links, with straightforward access to both North Wembley and South Kenton Bakerloo Line stations, providing convenient routes into Central London. Families are exceptionally well catered for, with a range of highly regarded schools nearby, including East Lane Primary School and Wembley High Technology College, both rated Outstanding by Ofsted, as well as the Harris Academy.

Energy Efficiency Rating	
Current	Potential
86	91
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>	
<small>England &amp; Wales</small> <small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small> <small>EU Directive 2002/91/EC</small>	



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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