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Wembley Park Drive

Wembley, Middlesex, HA9 8HA

Asking Price £800,000



GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.

1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.

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GROUND FLOOR

- KITCHEN: 10'0" x 10'11" (3.05m x 3.34m)
- RECEPTION 1: 17'2" x 13'5" (5.25m x 4.08m)
- RECEPTION 2: 17'2" x 10'4" (5.25m x 3.10m)
- BATHROOM: 7'1" x 6'3" (2.16m x 2.07m)
- HALLWAY
- ENTRANCE HALL
- STAIRS (UP)

1ST FLOOR

- BEDROOM 1: 12'5" x 10'3" (4.99m x 3.17m)
- BEDROOM 2: 12'2" x 9'8" (3.71m x 2.97m)
- BEDROOM 3: 13'2" x 9'1" (4.03m x 2.46m)
- BATHROOM: 7'1" x 6'3" (2.16m x 2.07m)
- LANDING
- CLOSET
- CLOSET
- CLOSET

TOTAL FLOOR AREA: 1285 sq.ft. (119.4 sq.m.) approx.

Made with Netopix 0025

A map of the Wembley area in London. A yellow pin is placed on Preston Rd, just north of Wembley Stadium. The stadium is labeled in green text. Other roads shown include The Avenue, Forty Ln, Fulton Rd, and Harrow Rd. There are several red and blue circular icons with white lines, likely representing bus stops or traffic lights. The Google logo is in the bottom left, and 'Map data ©2026' is in the bottom right.

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		
Current Average: 50%		Potential: 77%

EU Directive 2010/31/EC

England & Wales

Environmental Impact (CO₂) Rating

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		
Current Average: 50%		Potential: 77%

EU Directive 2010/31/EC

England & Wales

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.

- DETACHED
- TWO RECEPTIONS
- NO UPPER CHAIN
- THREE BEDROOMS
- OFF STREET PARKING
- EXCELLENT POTENTIAL TO EXTEND (stpp)

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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