

**Sales:** 020 8900 2811  
**Lettings:** 020 8900 2121  
**Email:** wembley@danielsestateagents.co.uk  
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**daniels**  
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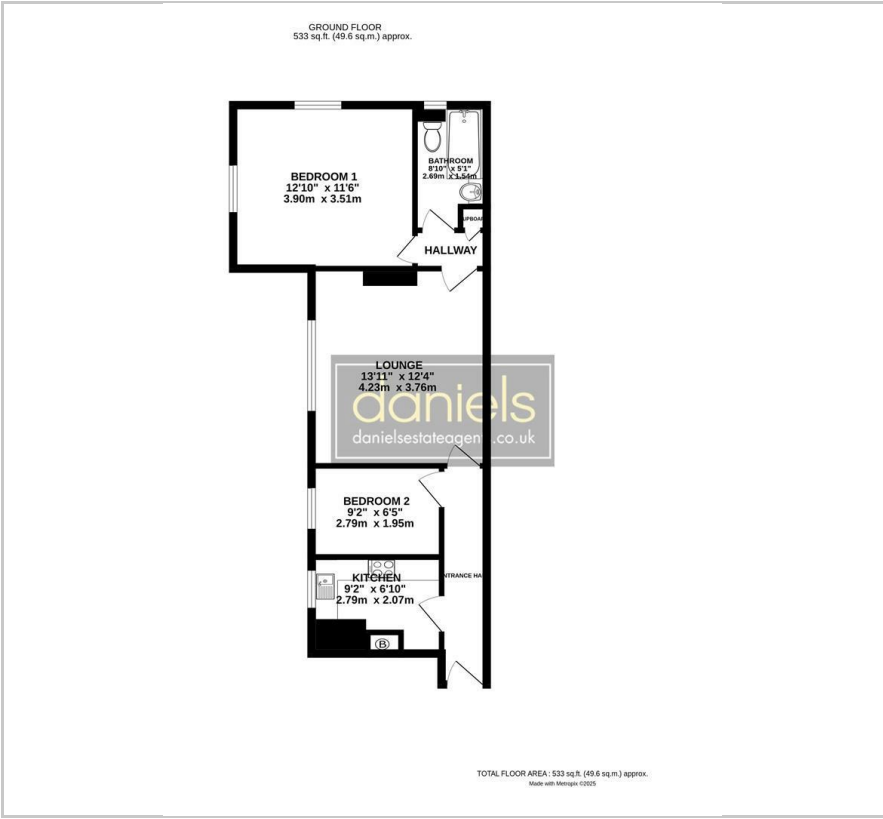
## Empire Court North End Road

Wembley, Middlesex, HA9 0AG

**Asking Price £325,000**



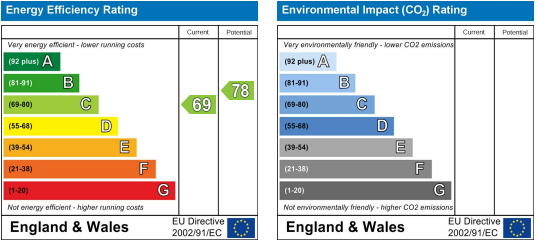
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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
- TWO BEDROOMS
- LONG LEASE
- GROUND FLOOR
- NEWLY REFURBISHED
- NO UPPER CHAIN



Delightful Ground Floor Flat in Wembley Park – No Upper Chain

We are delighted to present this beautifully refurbished, purpose-built ground floor flat in the heart of Wembley Park. This move-in-ready property is offered with no upper chain, making it an ideal choice for first-time buyers, investors, or those looking to downsize. Wembley Park is a vibrant and sought-after location offering a wide range of amenities including shops, schools, the London Designer Outlet, Boxpark, and the iconic Wembley Stadium. Excellent transport links are available via local bus services and Wembley Park Station (Metropolitan and Jubilee Lines), providing direct access to Central London.

Property Features: Bright and spacious lounge, Fitted kitchen, Two bedrooms, bathroom, Fully double glazed & Gas central heating. Access to a communal garden – perfect for relaxing with family and guests, Long lease of approximately 140 years, Council Tax Band: B. An early viewing is highly recommended to fully appreciate what this fantastic property has to offer. Contact us today to arrange your appointment.



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.

Sudbury

35 Court Parade, Sudbury  
Middlesex HA0 3HS  
Sales 020 8904 4888  
Lettings 020 8452 7999  
E sudbury@danielsestateagents.co.uk

Wembley

438 High Road, Wembley  
Middlesex HA9 6AH  
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Lettings 020 8452 7999  
E wembley@danielsestateagents.co.uk

Neasden

352 Neasden Lane, Neasden  
London NW10 0AD  
Sales 020 8452 7000  
Lettings 020 8452 7999  
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Willesden Green

33 Walm Lane, Willesden Green  
London NW2 5SH  
Sales 020 8452 7000  
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Kensal Rise

77 Chamberlayne Road, Kensal Rise  
London NW10 3ND  
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