

**Sales:** 020 8900 2811  
**Lettings:** 020 8900 2121  
**Email:** wembley@danielsestateagents.co.uk  
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**daniels**  
danielsestateagents.co.uk



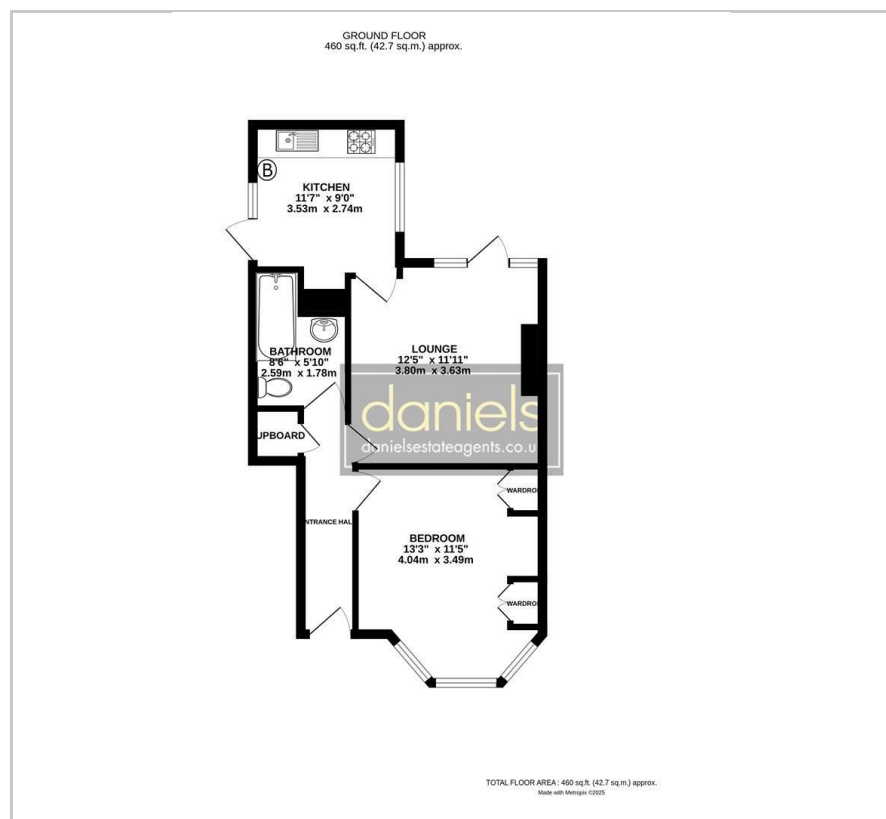
**Heather Park Drive**  
Wembley, Middlesex, HA0 1SP

**Asking Price £299,950**

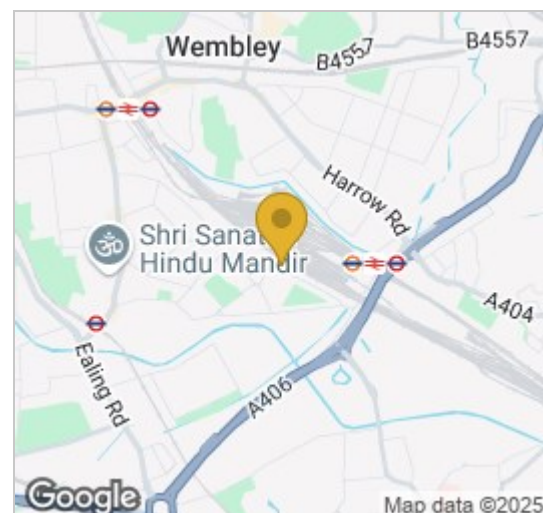




## Floor Plan



## Area Map



## Energy Efficiency Graph

**Energy Efficiency Rating**

| Rating                                      | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (12 plus) <b>A</b>                          |         |           |
| (81-81) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

EU Directive 2002/91/EC

**England & Wales**

**Environmental Impact (CO<sub>2</sub>) Rating**

| Rating  | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (12 plus) <b>A</b>  |         |           |
| (81-81) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

EU Directive 2002/91/EC

**England & Wales**

## 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.

- MAISONETTE
- NO UPPER CHAIN
- ONE BEDROOM
- GROUND FLOOR
- GARDEN
- 950+ YEARS LEASE

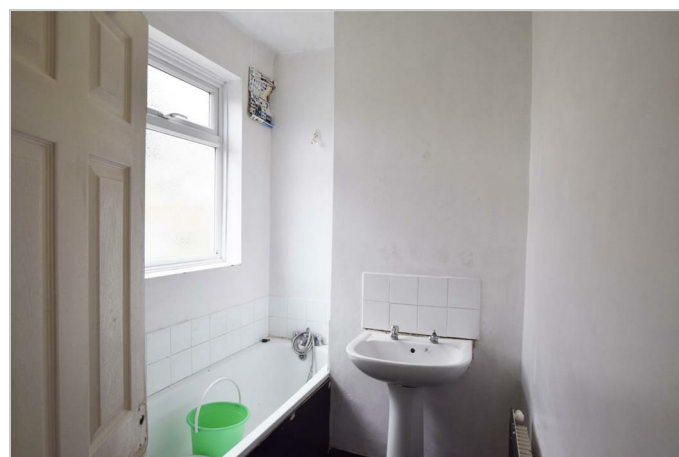
Ground Floor One-Bedroom Maisonette with Garden – No Upper Chain & 950+ Year Lease

We are delighted to bring to market this purpose-built ground floor maisonette, offered with no upper chain and a long lease of over 950 years.

Conveniently located within walking distance of local shops, schools, and Stonebridge Park Station (serving the Bakerloo & Overground Lines), the property provides direct access to Central London, making it ideal for commuters.

Property Features: Spacious lounge - Double bedroom - Generous kitchen - Bathroom - Private rear garden.  
Council Tax Band: B. In need of modernisation – perfect for buyers looking to add their own style  
Whether you're a first-time buyer seeking an affordable London home or an investor looking for a project with strong potential, this property presents a fantastic opportunity.

Early viewing is highly recommended – contact us today to arrange your appointment.



## Sudbury

35 Court Parade, Sudbury  
Middlesex HA0 3HS

Sales 020 8904 4888  
Lettings 020 8452 7999  
E [sudbury@danielsestateagents.co.uk](mailto:sudbury@danielsestateagents.co.uk)

## Wembley

438 High Road, Wembley  
Middlesex HA9 6AH

Sales 020 8900 2811  
 Lettings 020 8452 7999  
 E [wemblev@danielsestateagents.co.uk](mailto:wemblev@danielsestateagents.co.uk)

## Neasden

352 Neasden Lane, Neasden  
London NW10 0AD

Sales 020 8452 7000  
Lettings 020 8452 7999  
E [neasden@danielsestateagents.co.uk](mailto:neasden@danielsestateagents.co.uk)

## Willesden Green

33 Walm Lane, Willesden Green  
London NW2 5SH

Sales 020 8452 7000  
Lettings 020 8452 7999  
E [willesdengreen@danielsestateagents.co.uk](mailto:willesdengreen@danielsestateagents.co.uk)

## Kensal Rise

77 Chamberlayne Road, Kensal Rise  
London NW10 3ND

Sales 020 8969 5999  
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