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





Castleton Avenue Wembley, Middlesex, HA9 7QG

## Asking Price £349,950

#### **Floor Plan**

LOUNGE

.62m x 12'8'

# **GROUND FLOOR** 680 sq.ft. (63.1 sq.m.) approx.



## **Energy Efficiency Graph**

Area Map





### 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.

- GROUND FLOOR FLAT
- CONVERTED

BEDROOM 2 12'8" x 8'9" 3.86m x 2.66m

HALLWAY

TOTAL FLOOR AREA: 680 sq.ft. (63.1 sq.m.) ap

B

KITCHEN 11'0" x 7'10' 3.36m

нА

BEDROOM 1 16'6" x 11'4" 5.04m x 3.44r

- **TWO BEDROOMS**
- 999 YEAR LEASE
- NO UPPER CHAIN
- PARKING + GARDEN



Spacious Ground Floor Converted Flat with Parking - No Upper Chain

We are pleased to present this fantastic opportunity to acquire a spacious twobedroom ground floor converted flat, offered with no upper chain.

Conveniently located within walking distance of both Wembley Central and North Wembley, the property offers easy access to a wide range of local amenities, shops, and excellent transport links via the Bakerloo and London Overground lines. This home is in need of some modernisation, making it a perfect chance for new owners to put their own stamp on it. The accommodation includes a generously sized lounge, two bedrooms, a kitchen, bathroom, and the added benefit of front and rear gardens along with off-street parking

Early viewing is highly recommended to appreciate the potential and value this property has to offer. Council tax band- C.

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



#### Sudbury

Sales

35 Court Parade, Sudbury

020 8904 4888

Lettings 020 8452 7999 E sudbury@danielsestateagents.co.uk

Middlesex HA0 3HS

438 High Road, Wembley Middlesex HA9 6AH

> Sales 020 8900 2811 Lettings 020 8452 7999 E wembley@danielsestateagents.co.uk

352 Neasden Lane, Neasden London NW10 0AD

Sales 020 8452 7000 Lettings 020 8452 7999 E 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

#### **Kensal Rise**

77 Chamberlayne Road, Kensal Rise London NW10 3ND

Sales 020 8969 5999 Lettings 020 8969 5999 E kensalrise@danielsestateagents.co.uk