

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

daniels
danielsestateagents.co.uk



West Hill

Wembley, Middlesex, HA9 9RP

Asking Price £995,000



GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.

1ST FLOOR
779 sq.ft. (72.4 sq.m.) approx.

The floor plan consists of two parts: the Ground Floor on the left and the 1st Floor on the right. The Ground Floor includes a Kitchen (16'4" x 9'11"), Reception 2nd Bedroom (14'11" x 7'10"), Entrance Hall, Store, Hall, Through Lounge (18'9" x 12'10"), and a Bathroom. The 1st Floor includes four Bedrooms (Bedroom 1: 15'2" x 13'7", Bedroom 2: 13'8" x 13'7", Bedroom 3: 11'8" x 7'6", Bedroom 4: 14'4" x 10'4"), a Bathroome (11'8" x 7'6"), a Landing, and a Balcony (13'7" x 2'5"). A large watermark 'daniels daniel estate agents .co.uk' is overlaid across the center of both floors.

KITCHEN
16'4" x 9'11"
4.36m x 3.01m

RECEPTION 2^D BEDROOM
14'11" x 7'10"
5.16m x 2.38m

HALL

STORE

ENTRANCE HALL

BATHROOM
11'8" x 7'6"
3.56m x 2.31m

THROUGH LOUNGE
18'9" x 12'10"
4.99m x 3.92m

BEDROOM 4
14'4" x 10'4"
4.36m x 3.15m

BEDROOM 2
13'8" x 13'7"
4.17m x 4.13m

BALCONY
13'7" x 2'5"
4.13m x 0.82m

BEDROOM 1
15'2" x 13'7"
4.62m x 4.13m

BEDROOM 3
11'8" x 7'6"
2.88m x 2.56m

LANDING

TOTAL FLOOR AREA: 1570 sq.ft. (145.8 sq.m.) approx.
Made with Metrepx C0205

A map showing the location of Frynt Country Park. The park is a large green area in the center. To its north is Kingsbury. To its west is The Mall. To its south is The Avenue. To its southwest is Preston Rd. To its southeast is Salmon St. The road A4088 runs along the bottom. The road B454 runs along the right side. A yellow location pin is placed on the western edge of the park. The map is sourced from Google Maps, with data from 2025.

Energy Efficiency 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		

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) 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		

EU Directive 2002/91/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
- EXTENDED
- NO UPPER CHAIN
- FOUR/FIVE BEDROOMS
- OFF STREET PARKING
- BALCONY



No Upper Chain – Spacious Detached Home in the Barnhill Catchment Area

We are pleased to present this generously sized five-bedroom detached house, located in the highly sought-after Barnhill Estate, Wembley Park – offered to the market with no upper chain.

This extended family home provides flexible and spacious living accommodation, ideal for growing families. The ground floor features a large through lounge, a separate study/reception room which can also be used as a fifth bedroom depending on your needs, a convenient cloakroom, and a modern extended kitchen with ample storage and workspace.

Upstairs, you'll find four well-proportioned bedrooms and a family bathroom complete with a separate shower cubicle. The property also benefits from off-street parking and is ready to move in, making it a perfect option for buyers seeking a comfortable and versatile family home in a prime location.

Located within the Barnhill school catchment area, this property is ideally situated close to excellent local schools, transport links, and a wide array of shops and amenities.

Early viewing is highly recommended to truly appreciate everything this home has to offer.

Council Tax Band: F

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.



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

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

33 Walm Lane, Willesden Green
London NW2 5SH

Sales 020 8452 7000
Lettings 020 8452 7999
E willesdengreen@danielsestateagents.co.uk

77 Chamberlayne Road, Kensal Rise
London NW10 3ND

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