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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.

GROUND FLOOR ROOMS:

- KITCHEN: 14'4" x 9'11" (4.36m x 3.03m)
- RECEPTION 2/1 BEDROOM: 13'11" x 7'10" (5.16m x 2.38m)
- ENTRANCE HALL
- THROUGH-LOUNGE: 16'5" x 12'10" (4.99m x 3.92m)
- STORE
- HALL
- UP
- TOILET

1ST FLOOR ROOMS:

- BEDROOM 1: 12'2" x 11'7" (4.62m x 4.13m)
- BEDROOM 2: 13'8" x 13'7" (4.17m x 4.13m)
- BEDROOM 3: 9'5" x 8'5" (2.86m x 2.56m)
- BEDROOM 4: 14'4" x 10'4" (4.36m x 3.15m)
- BATHROOM: 11'9" x 5'6" (3.56m x 2.15m)
- LANDING
- DOWN
- BALCONY: 13'7" x 7'8" (4.13m x 2.62m)
- W.C.

TOTAL FLOOR AREA: 1570 sq.ft. (145.8 sq.m.) approx.
Made with Moragex C2029

A map of the Fryent Country Park area in London. The map shows Kingsbury Rd at the top, with The Mall branching off to the left. The Avenue runs diagonally from the top left towards the bottom right. Preston Rd runs vertically on the left side. Salmon St runs diagonally from the bottom left towards the top right. B454 is a road on the right side. A4088 is a road running horizontally across the bottom. Fryent Country Park is a large green area in the center. A yellow pin is located on The Avenue, near Preston Rd. The Google logo is in the bottom left corner, and WEMBI Map data ©2025 Google is in the bottom right corner.

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		
(1-30) G		
Not energy efficient - higher running costs		

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		
(1-30) G		
Not environmentally friendly - higher CO ₂ emissions		

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.



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