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Lyon Park Avenue
Wembley, Middlesex, HA0 4DX

Asking Price £769,500



Lyon Park Avenue, HA0 4DX

Approx Gross Internal Area = 140.1 sq m / 1508 sq ft
Outbuildings = 29.6 sq m / 319 sq ft
Total = 169.7 sq m / 1827 sq ft

Ref : _____ Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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A map of the Wembley area in London. Wembley Stadium is at the top. Harrow Rd runs horizontally across the middle. Ealing Rd runs vertically on the left. A yellow pin marks a location near the intersection of Harrow Rd and a road running diagonally from the top right. The Shri Sanatan Hindu Mandir is marked with a blue Om symbol icon. The A406 road is shown at the bottom right. Map data is from 2025.

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		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2012/28/EC

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2012/28/EC

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.

- SEMI-DETACHED
- EXTENDED
- TWO RECEPTIONS
- FOUR BEDROOMS
- TWO BATHROOMS
- OFF STREET PARKING

Extended Three/Four-Bedroom Semi-Detached Home – Off-Street Parking & Ready to Move In

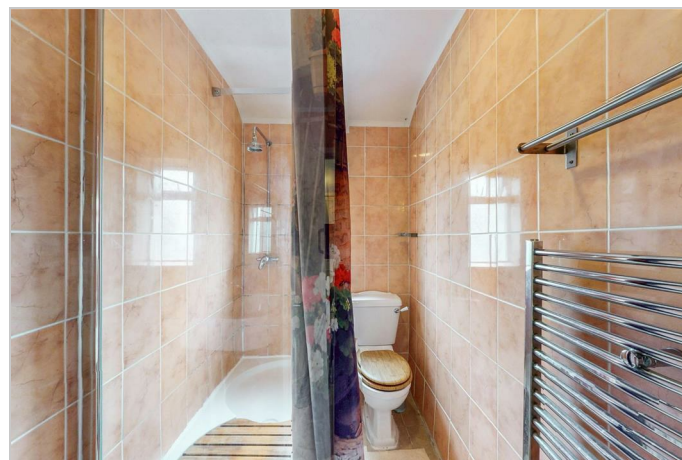
We are delighted to present this extended semi-detached home, offering generous living space, off-street parking, and a convenient location close to local amenities. The property is ready to move into and ideal for families seeking a well-connected home.

Situated within easy walking distance of the vibrant Ealing Road and Wembley Square/High Road, residents can enjoy a wide selection of shops, supermarkets, and restaurants. Excellent transport links are available via Wembley Central Station (Bakerloo & Overground Lines) for direct routes into Central London.

Ground Floor: Spacious extended lounge, Fitted kitchen with ample storage, Cloakroom, Wet room/shower,
First Floor: Three well-proportioned bedrooms, Family showerroom, Separate WC,
Additional Information: Off-street parking . Council Tax Band: D.

This home offers a fantastic opportunity for buyers looking for space, convenience, and a move-in-ready property. Early viewing is highly recommended – 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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