



Watford Road, Wembley, HA0 3FE  
Asking Price £122,500



# Floor Plan

**Approximate Gross Internal Area 529 sq ft - 49 sq m**

**First Floor**

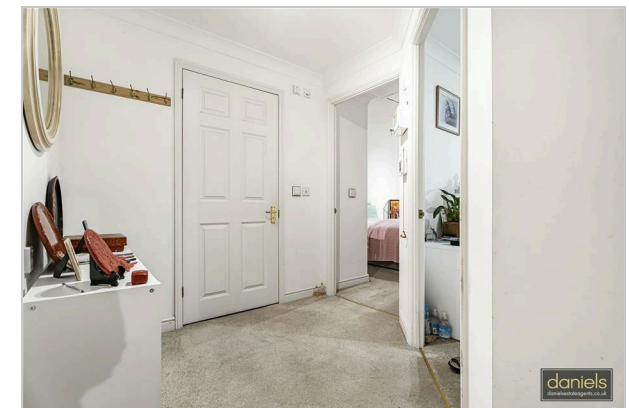
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

daniels  
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Daniels are pleased to offer this well presented one bedroom first floor retirement flat set on the ever popular Bishops Court development. Available to those over the age of 60 the flat comes ready to move into and the development boasts beautiful communal gardens as well as a communal main lounge space offering independent living with the optional social space.

Bishops Court is a purpose built retirement development which comes with the advantage with an in house block manager, emergency alarms to each flat. There are guest rooms for people visiting and the block is well maintained with lifts to each floor. The property is located within easy reach of Sudbury Town Underground and Sudbury and Harrow Overground Station.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Sudbury

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## Wembley

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## Neasden

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London NW10 0AD

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## Willesden Green

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## Kensal Rise

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