

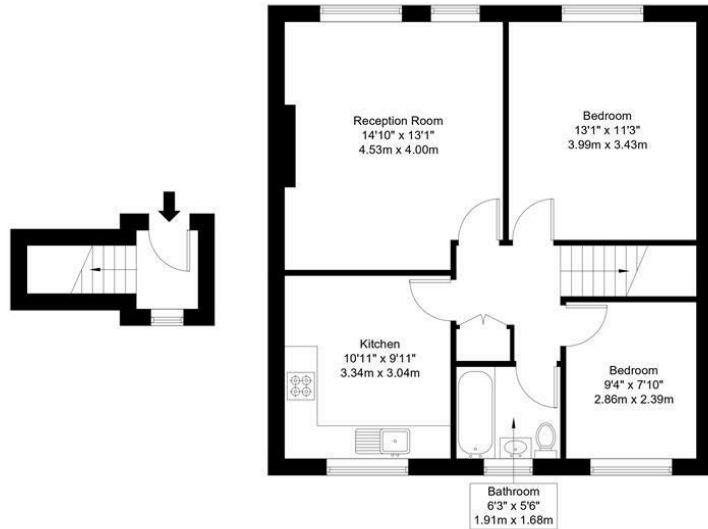
Elms Lane, Wembley, HA0 2NP
Asking Price £335,000



Floor Plan

Elms Lane, HA0 2PJ

Approx Gross Internal Area = 63.5 sq m / 684 sq ft



Ground Floor

First Floor

Ref :

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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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Daniels are delighted to present this well-presented two-bedroom first floor maisonette, offered to the market with no upper chain and a brand-new 158-year lease. Generous in size and superbly located, the property represents an excellent long-term investment or buy-to-let opportunity. Residents also benefit from access to communal rear gardens.

Positioned on Elms Lane, a residential road lined with both maisonettes and houses, the property enjoys a set-back location just a short walk from Sudbury Primary School. Excellent transport links are within easy reach, with Sudbury Hill, North Wembley, and South Kenton stations all nearby, providing convenient access to the Piccadilly and Bakerloo Lines.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92-95) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		87
Not energy efficient - higher running costs		63
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92-105) 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		



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