



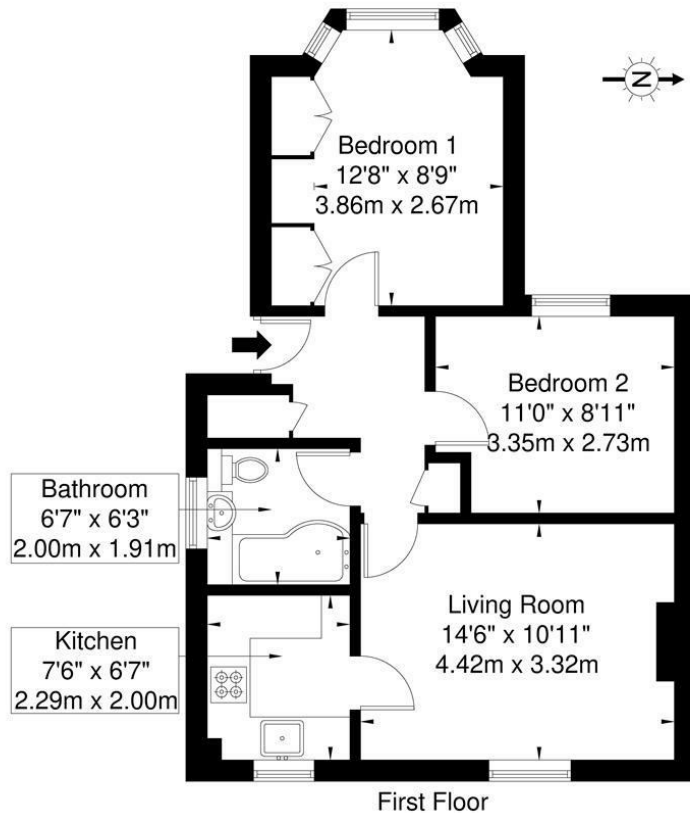
Byron Road, Wembley, HA0 3PE  
Asking Price £350,000

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## Floor Plan

### Byron Rd Wembley HA0 3PE

Approx. Gross Internal Area = 51.7 sq m / 556 sq ft



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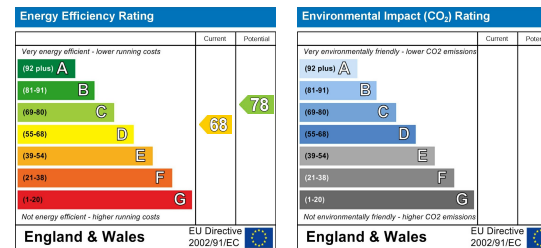
Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Daniels are delighted to present this refurbished two-bedroom first-floor maisonette, offered to the market with the added benefit of no upper chain.

The property has been newly renovated throughout and comes with a brand-new 169-year lease, making it an ideal purchase for first-time buyers, downsizers or investors alike. Further benefits include a private rear garden, providing a wonderful outdoor space for entertaining, relaxing or enjoying the warmer months.

Situated on the ever-popular Byron Road in the heart of North Wembley, the property is ideally located for excellent transport links, with North Wembley Station (Bakerloo Line and London Overground) just a short distance away, offering convenient access into Central London and beyond.

The maisonette also enjoys a highly desirable position backing onto two of the area's most highly regarded schools, East Lane Primary School and Wembley High Technology College. Wembley Park, home to the iconic Wembley Stadium, London Designer Outlet and an extensive selection of shops, restaurants and leisure facilities, is approximately half a mile away, while the historic town centre of Harrow on the Hill is within easy reach, around one and a half miles from the property.



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.

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