

**Sales:** 020 8900 2811  
**Lettings:** 020 8900 2121  
**Email:** wembley@danielsestateagents.co.uk  
www.danielsestateagents.co.uk



## Mount Pleasant

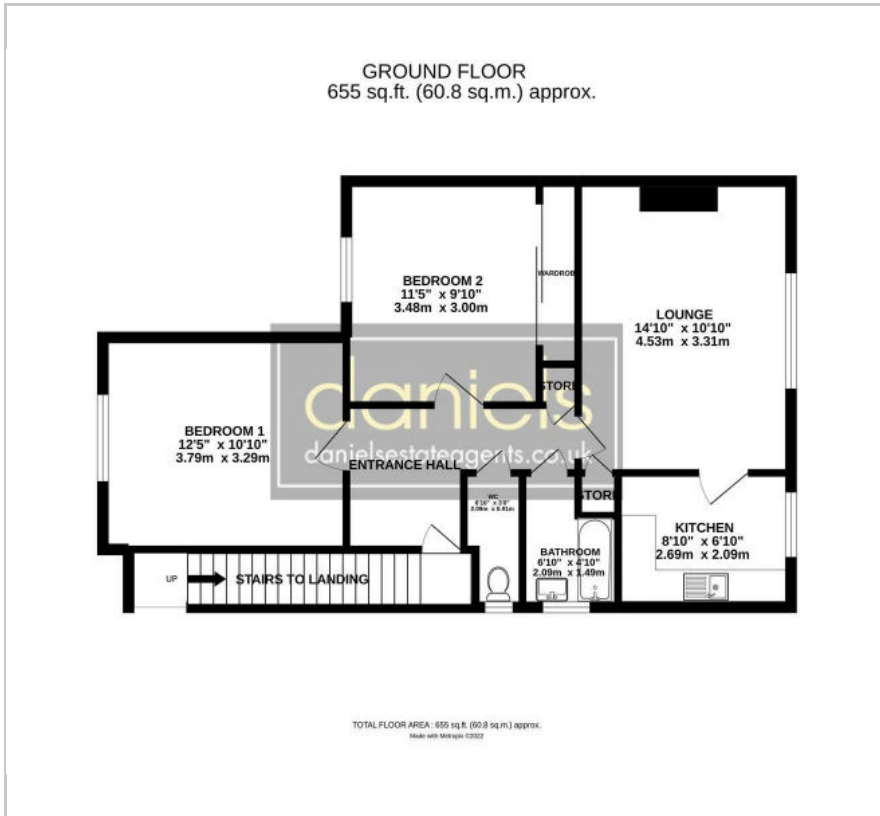
Wembley, Middlesex, HA0 1TS

**Asking Price £265,000**





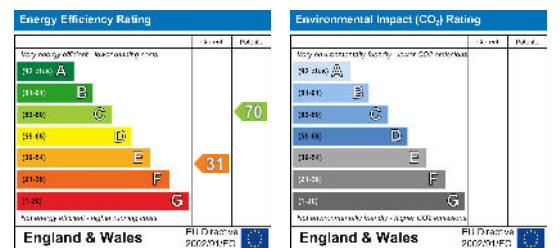
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

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.

- **PURPOSE BUILT** ■ **TWO BEDROOMS**
- **MASONETTE**
- **FIRST FLOOR** ■ **NEEDS UPDATING**
- **LARGE GARDEN** ■ **GARAGE**
- **CASH BUYERS ONLY** ■ **NO UPPER CHAIN**

Purpose-built first floor MAISONETTE in need of a complete refurbishment.

The property is located a stone's throw from ALPERTON train station and all the shopping facilities of Ealing Road as well as schools and other amenities. Internally the property offers a Lounge, Kitchen, Two bedrooms, bathroom and access to loft. The property also comes with a generous private garden to the front. The property is preferable to CASH BUYERS as the lease remaining is 33-years (as advised by our vendor).

With NO UPPER CHAIN and a GARAGE, this is an EXCELLENT buy to let investment and we advise booking an early appointment to view, with us your leading local estate agent.  
Council tax band - C

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

35 Court Parade, Sudbury  
Middlesex HA0 3HS

Sales 020 8904 4888  
Lettings 020 8452 7999  
E sudbury@danielsestateagents.co.uk

### Wembley

438 High Road, Wembley  
Middlesex HA9 6AH

Sales 020 8900 2811  
Lettings 020 8452 7999  
E wembley@danielsestateagents.co.uk

### Neasden

352 Neasden Lane, Neasden  
London NW10 0AD

Sales 020 8452 7000  
Lettings 020 8452 7999  
E neasden@danielsestateagents.co.uk

### Willesden Green

33 Walm Lane, Willesden Green  
London NW2 5SH

Sales 020 8452 7000  
Lettings 020 8452 7999  
E willesden@danielsestateagents.co.uk

### Kensal Rise

77 Chamberlayne Road, Kensal Rise  
London NW10 3ND

Sales 020 8969 5999  
Lettings 020 8969 5999  
E kensalrise@danielsestateagents.co.uk