Sales: 020 8900 2811 Lettings: 020 8900 2121

Email: wembley@danielsestateagents.co.uk

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# Vivian Gardens

Wembley, Middlesex, HA9 6RF

Asking Price £580,000

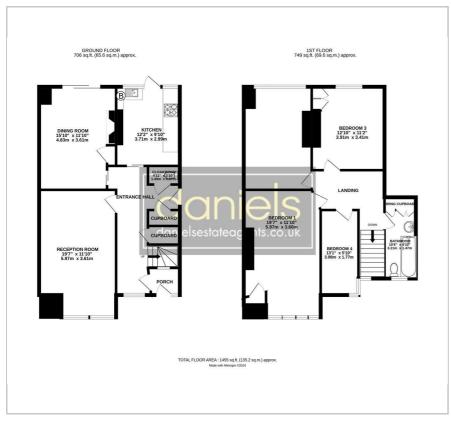






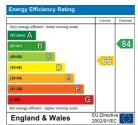


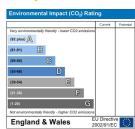
## Floor Plan Area Map





## **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.

- TUNNEL TERRACE TWO RECEPTIONS HOUSE
- FOUR BEDROOMS
- CLOAKROOM
- OFF STREET PARKING
- NO UPPER CHAIN

Daniels are delighted in bringing to market a TUNNEL TERRACED house with NO UPPER CHAIN.

Located within a stone's throw from Wembley Triangle with access to all the local amenities inclusive of post office, restaurants, schools and many others, transport links to Wembley Stadium and Wembley Central stations are also within walking distance.

Internally this property needs work and offers TWO RECEPTIONS, FOUR BEDROOMS, KITCHEN, BATHROOM, DOWNSTAIRS WC and allows the new owner the option to put their own taste and design in making it their NEW FAMILY HOME. Council Tax band E.

We would advise booking an early appointment to view.

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.





#### Sudbury

35 Court Parade, Sudbury Middlesex HA0 3HS

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

#### **Nembley**

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 willesdengreen@danielsestateagents.co.uk

#### Kensal Rise

77 Chamberlayne Road, Kensal Rise London NW10 3ND

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