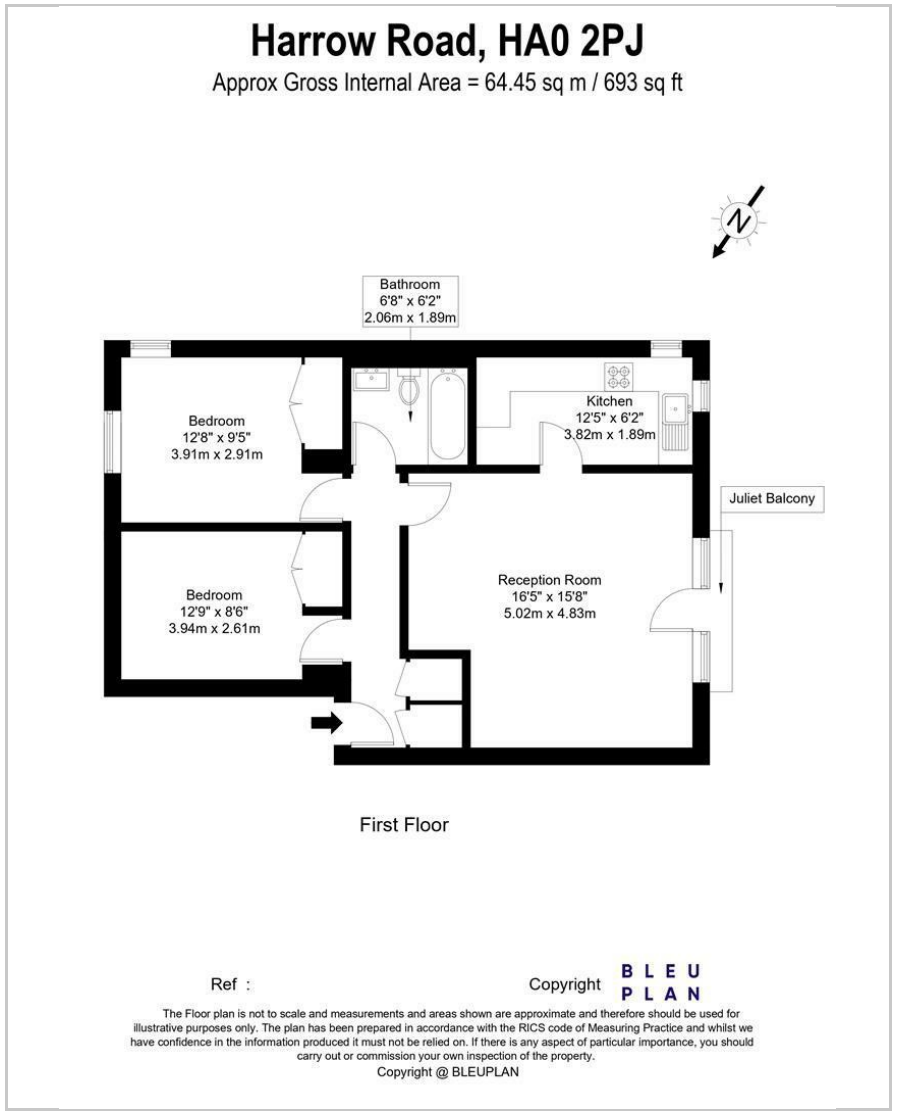
daniels
danielsestateagents.co.uk

Assisi Court, Harrow Road, Wembley, HA0 2QX

**Asking Price £300,000**

2 1 1 B

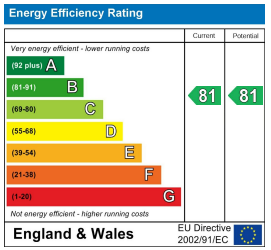
## Floor Plan

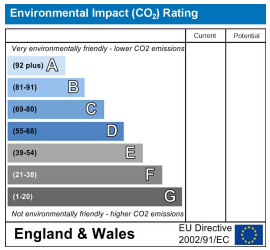



Daniels are delighted to bring to market this spacious, larger-than-average two-bedroom apartment, offered with no upper chain and the benefit of a new 158 year lease. Generously proportioned throughout, the property presents an excellent opportunity for first-time buyers, while also appealing to investors due to its current tenancy arrangement. Viewings are now being arranged.

Accessed via a secure entry phone system, the well-maintained communal areas lead to the first-floor apartment. Internally, the welcoming hallway provides ample built-in storage and access to both bedrooms, the family bathroom, and a bright, exceptionally spacious reception room which flows through to the kitchen. The development is surrounded by attractive communal gardens and the property further benefits from allocated parking.

Assisi Court is conveniently set back from Harrow Road, providing excellent access to Sudbury Hill (Piccadilly Line) station along with a range of local bus routes. The area is also well served by highly regarded schools, including the Outstanding-rated St George's Primary School, located just a short walk away.



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

### 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 willesdengreen@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