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Wembley Park Drive

Wembley, Middlesex, HA9 8HA

Asking Price £875,000



GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.

1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.

The floor plan consists of two parts: a ground floor and a first floor. The ground floor features a central entrance hall leading to a large reception area (17'3" x 13'9") and a kitchen (10'8" x 12'1"). A hallway connects the kitchen to a bathroom and a bedroom. The first floor includes three bedrooms (Bedroom 1: 12'5" x 10'5", Bedroom 2: 10'5" x 9'5", Bedroom 3: 12'2" x 8'1"), a bathroom (7'1" x 6'3"), and a dressing cupboard. A central staircase provides access between the floors. Dimensions are provided in feet and inches, as well as meters and centimeters. A watermark for 'daniels stateagents.co.uk' is visible across the center of the plan.

KITCHEN
10'8" x 12'1"
5.03m x 3.54m

HALLWAY

BATHROOM
7'1" x 6'3"
2.16m x 1.92m

RECEPTION 1
17'3" x 13'9"
5.26m x 4.06m

RECEPTION 2
17'0" x 10'
5.26m x 3.10m

ENTRANCE HALL

BEDROOM 2
10'5" x 9'5"
3.17m x 2.87m

DRESSING CUPBOARD

BEDROOM 3
12'2" x 8'1"
4.03m x 2.46m

CUPBOARD

BEDROOM 1
12'5" x 10'5"
4.99m x 3.17m

TOTAL FLOOR AREA : 1285 sq.ft. (119.4 sq.m.) approx.

Made with Neopace 02025

A Google Map of the Wembley area. A yellow location pin is placed on Preston Rd, labeled 'Bubble Planet London' in purple text. Other labels on the map include 'The Avenue', 'Forty Ln', 'Wembley Stadium', 'Wembley', and 'Harrow Rd'. There are also icons for a camera and a building. The Google logo is in the bottom left, and 'Map data ©2026' is in the bottom right.

Energy Efficiency Rating		Environmental Impact (CO ₂ e) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		Very environmentally friendly - lower CO ₂ emissions	
(81-91) B		(92 plus) A	
(69-80) C		(81-91) B	
(55-68) D		(69-80) C	
(39-54) E		(55-68) D	
(21-38) F		(39-54) E	
(1-20) G		(21-38) F	
		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2009/12/EC	

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.

- DETACHED
- TWO RECEPTIONS
- NO UPPER CHAIN
- THREE BEDROOMS
- OFF STREET PARKING
- EXCELLENT POTENTIAL TO EXTEND (stpp)

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.



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