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Gaddesden Avenue
Wembley, Middlesex, HA9 6HQ

Asking Price £625,000



GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.

1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.

KITCHEN
16'2" x 8'10"
4.92m x 2.70m

RECEPTION 2
10'9" x 10'6"
3.27m x 3.20m

SHOWER ROOM
7'4" x 5'8"
2.15m x 1.72m

RECEPTION 1
11'8" x 11'5"
3.56m x 3.47m

ENTRANCE HALL
UP

BEDROOM 2
11'5" x 10'6"
3.47m x 3.20m

BEDROOM 1
13'9" x 11'5"
4.20m x 3.47m

BEDROOM 3
7'6" x 6'5"
2.29m x 1.95m

BATHROOM
6'9" x 6'5"
2.06m x 1.95m

LANDING
DOWN

TOTAL FLOOR AREA: 933 sq.ft. (86.7 sq.m.) approx.
Made with Metropix ©2008

A map of the Wembley area in London. Wembley Stadium is marked with a green icon and labeled. Wembley is labeled in large black text. Shri Sanatan Hindu Mandir is marked with a blue icon and labeled. A yellow location pin is placed near the center of the map. Roads shown include Wembley Rd, Harrow Rd, and Hillside Rd. The map is credited to Google.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

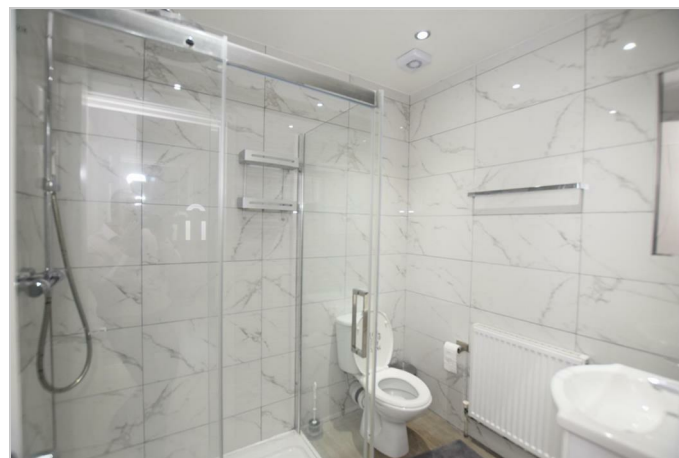
England & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

England & Wales



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