

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



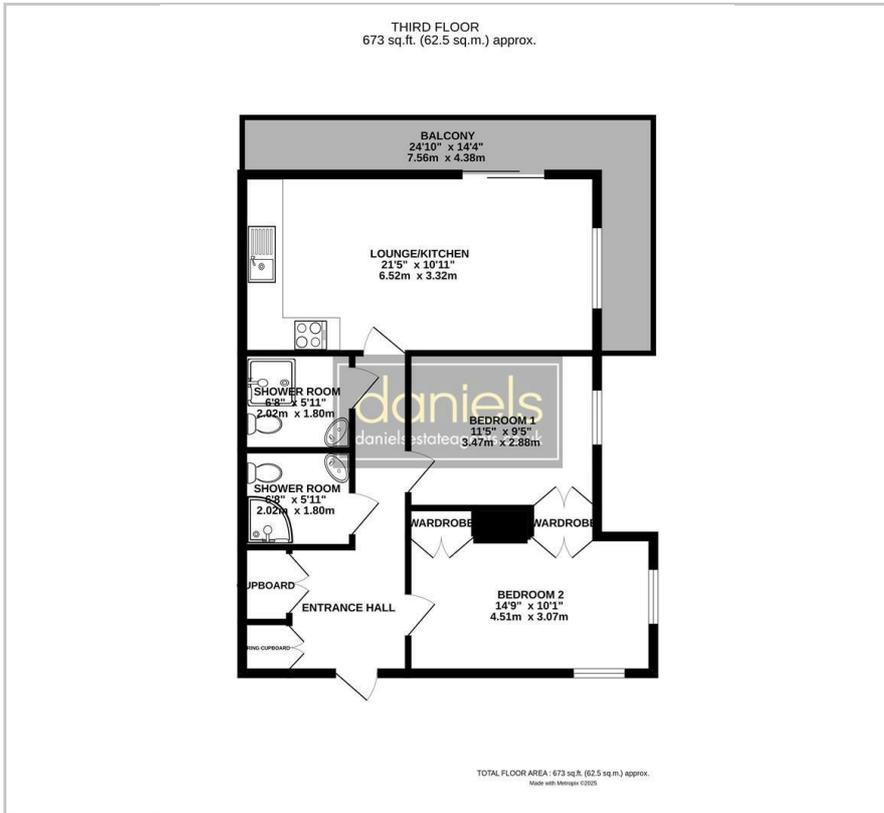
## Linear View 71 Forty Lane

Wembley, Middlesex, HA9 9UR

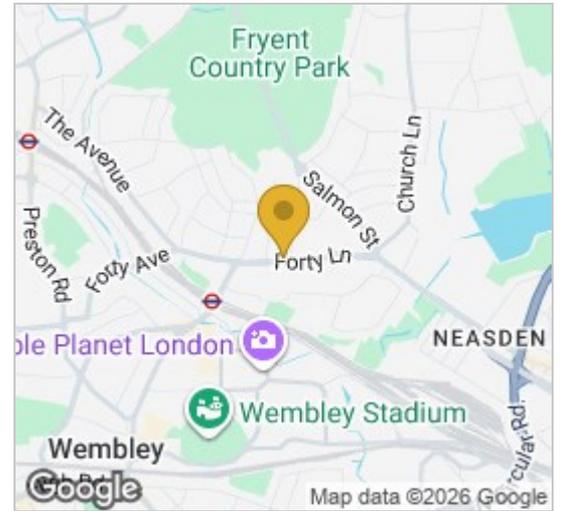
**Asking Price £350,000**



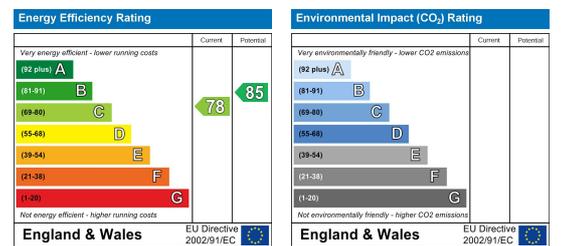
## Floor Plan



## 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 FLAT
- TWO BEDROOMS
- TWO BATHROOMS
- NO UPPER CHAIN
- BALCONY
- LIFTS IN BLOCK
- ALLOCATED PARKING SPACE

NO UPPER CHAIN – PURPOSE-BUILT TWO BEDROOM, TWO BATHROOM FLAT on the THIRD FLOOR with ALLOCATED PARKING SPACE.

Daniels are pleased to bring to market this purpose-built third floor flat with lifts, offered with no upper chain and located in the heart of Wembley Park. Perfectly positioned within walking distance of the London Designer Outlet, Wembley Park Station (with direct links into Central London), and a wide range of local amenities, shops, and restaurants.

The property, currently let on an AST, comprises an open-plan lounge with fitted kitchen, two bedrooms, two bathrooms, and a wrap-around balcony with amazing views.

With approximately 105 years remaining on the lease (as advised), this flat presents an excellent first-time purchase or buy-to-let investment opportunity. Council tax band -D.

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

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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

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### Kensal Rise

77 Chamberlayne Road, Kensal Rise  
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