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

daniels
danielsestateagents.co.uk







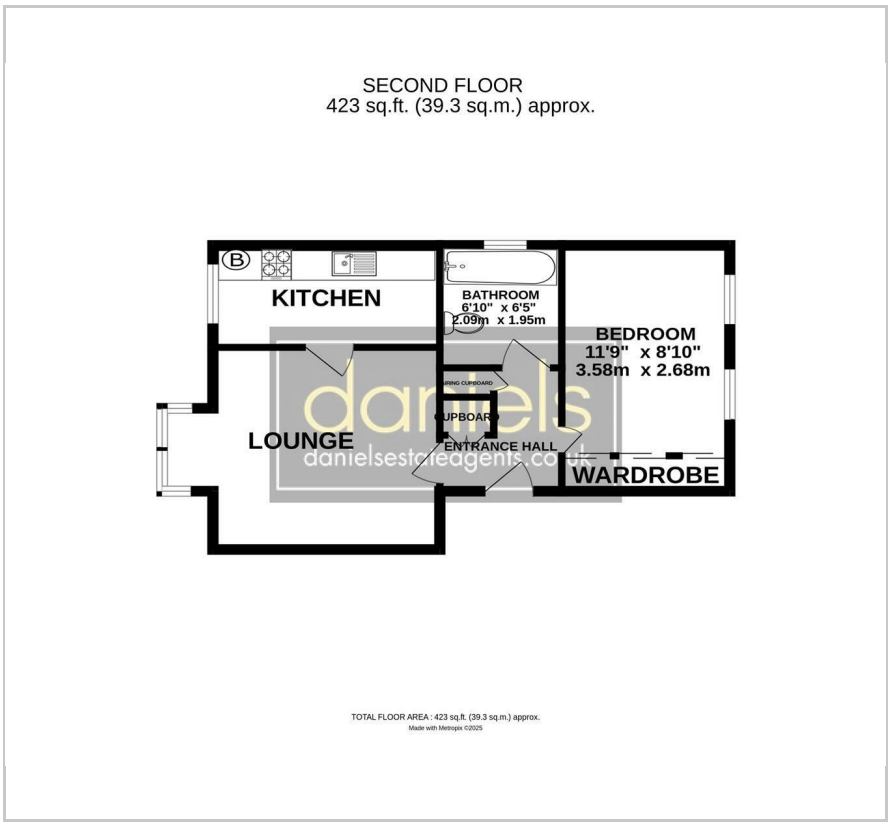
# Alliance Close

Wembley, Middlesex, HA0 2NQ

**Asking Price £175,000**

1 1 1

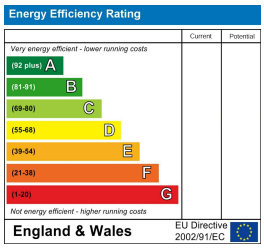
## Floor Plan

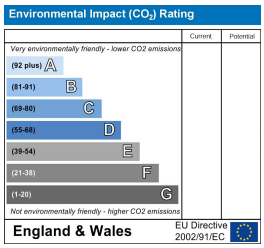



## Area Map




## 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
- ONE BEDROOM
- SECOND FLOOR
- PARKING
- NO UPPER CHAIN
- 60+ YEARS LEASE





1-Bedroom Purpose-Built Flat with a 62 year lease and No Upper Chain – CASH BUYERS.

Daniels are delighted to present this second-floor (top) purpose-built flat, offered with no upper chain.
Situated in a quiet cul-de-sac, the property is just a short walk from the vibrant amenities of Wembley High Road, offering easy access to shops, supermarkets, restaurants, and Wembley Central Station (Bakerloo Line & Overground), providing direct links into Central London.

Internally, the flat comprises a lounge, kitchen, bedroom, and bathroom. While the property would benefit from some modernisation, it presents an excellent opportunity for buy-to-let investors. Council Tax Band: C

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