

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



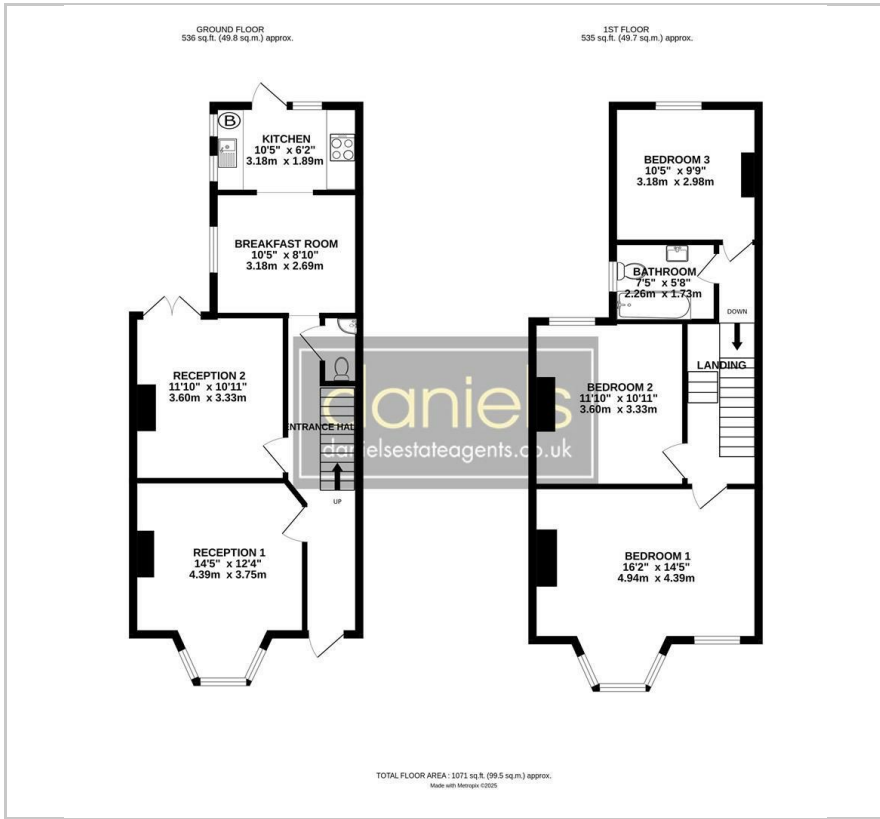
## Mostyn Avenue

Wembley, HA9 8AX

**Best Offers Around £600,000**



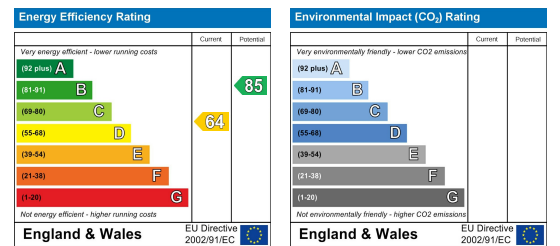
## Floor Plan



## 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.

- SEMI-DETACHED
- TWO RECEPTIONS
- NO UPPER CHAIN
- THREE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS WC

NO UPPER CHAIN on this spacious three bedroomed SEMI-DETACHED HOME.

Located in a SOUGHT-AFTER road within walking distance to Wembley London Designer outlet with a vast choice of amenities, for commuting, there are transport links to:- Wembley Park, Wembley Stadium and Wembley Central train stations.

Internally this property offers THREE BEDROOMS, TWO RECEPTIONS, KITCHEN, BREAKFAST ROOM, BATHROOM, CLOAKROOM and is ready to move in. We would advise booking an early appointment to view. Council tax band – D

Please note this HOME is currently let on AST for 1 year from Jan 2025.

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

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

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