

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



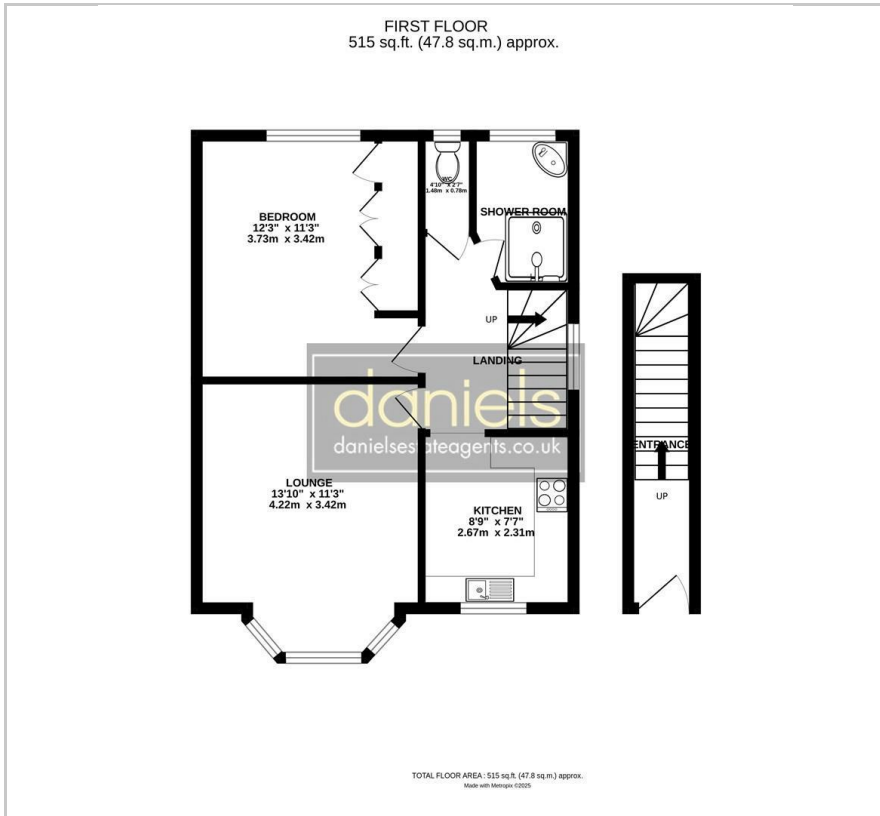
## Aldbury Avenue

Wembley, Middlesex, HA9 6EY

**Asking Price £199,950**



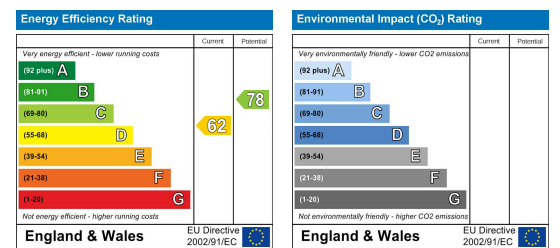
## Floor Plan



## 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.

- CONVERTED MAISONETTE
- ONE BEDROOM
- CLOSE TO AMENITIES
- FIRST FLOOR
- NO UPPER CHAIN
- OWN GARDEN

First Floor One-Bedroom Converted Maisonette – No Upper Chain

Offered with no upper chain, this first-floor converted maisonette presents a fantastic opportunity for buy-to-let investors, especially those seeking a cash purchase as this property comes with a 64 year lease (as advised).

Located within walking distance of the amenities on Harrow Road and Stonebridge Park train Station (Bakerloo & Overground Lines), the property also offers excellent road connections via the A406 and A40, ideal for commuters.

Property Features: One bedroom - Separate lounge and fitted kitchen - Shower room - Access to loft space - Private rear garden - Currently let on an AST tenancy. Council Tax Band: B

This property offers strong investment potential and could appeal to landlords looking to expand their portfolio with a well-located and easily rentable home. Early viewings are recommended – contact us today to arrange your appointment.

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

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Middlesex HA0 3HS

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## Wembley

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Middlesex HA9 6AH

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## Neasden

352 Neasden Lane, Neasden  
London NW10 0AD

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Lettings 020 8452 7999  
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## Willesden Green

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Lettings 020 8452 7999  
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## Kensal Rise

77 Chamberlayne Road, Kensal Rise  
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