



The Fairway, Wembley, HA0 3LJ  
Asking Price £800,000



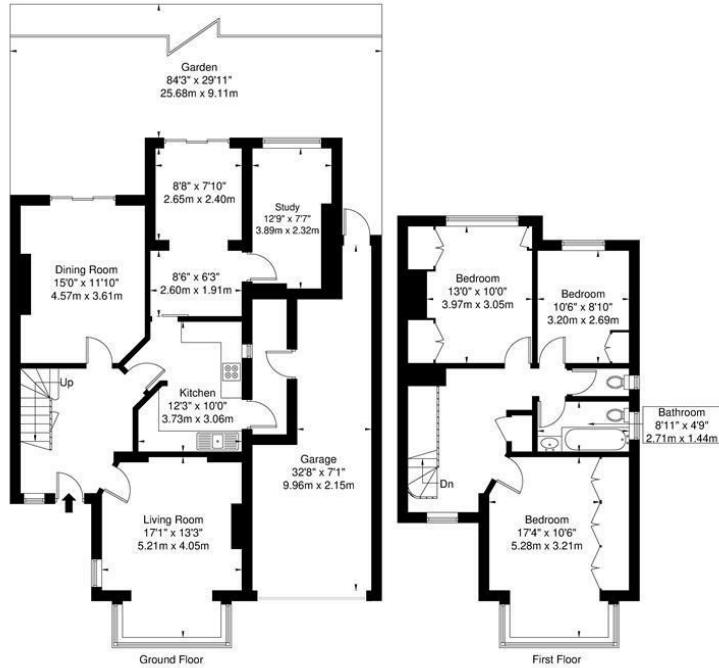
## Floor Plan

### The Fairway, HA0 3LJ

Approx. Gross Internal Area = 146 sq m / 1571 sq ft

Garage = 24.9 sq m / 268 sq ft

Total = 170.9 sq m / 1839 sq ft



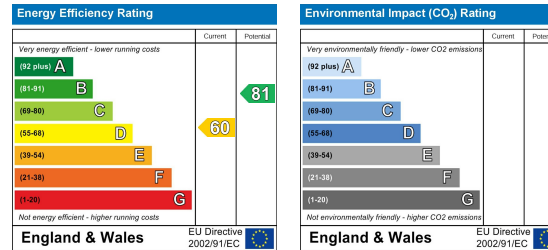
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Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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- NO UPPER CHAIN
- HALLS ADJOINING & SEMI DETACHED
- GARAGE ACCESSED VIA OWN DRIVEWAY
- LARGE / MATURE & WELL MAINTAINED PRIVATE REAR GARDEN
- OFF STREET PARKING
- ROOM TO EXTEND TO SIDE AND REAR (STPP)
- WALKING DISTANCE TO SOUTH KENTON & NORTHWICK PARK TRAIN STATIONS
- CATCHMENT FOR EAST LANE, BYRON COURT PRIMARY & WEMBLEY TECH HIGH SCHOOL'S
- ONLINE VIRTUAL TOUR: <https://my.matterport.com/show/>
- VIEWINGS STRICTLY BY APPOINTMENT ONLY

## Energy Efficiency Graph



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.

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