

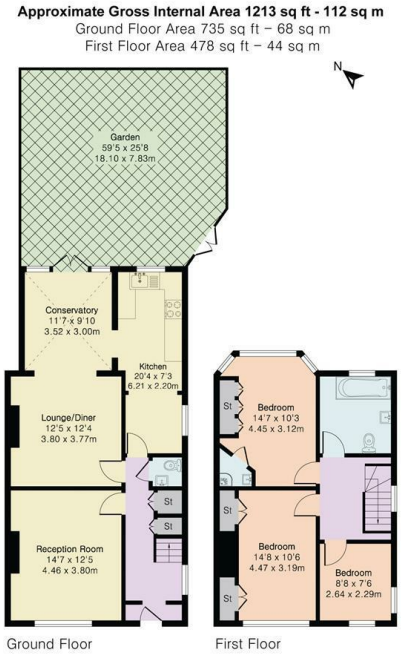

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Nathans Road, Wembley, HA0 3RX

**Asking Price £620,000**

3 2 2 D

## Floor Plan




PINKPLAN

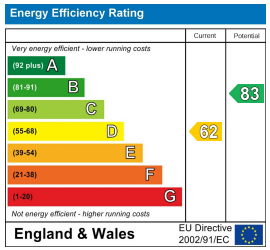
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

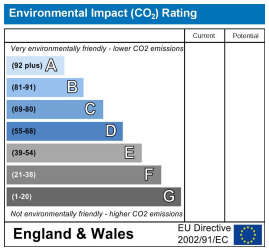
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Daniels are delighted to offer this well-presented three-bedroom family home, situated on the highly sought-after Sudbury Court Estate and available with the added benefit of no upper chain.

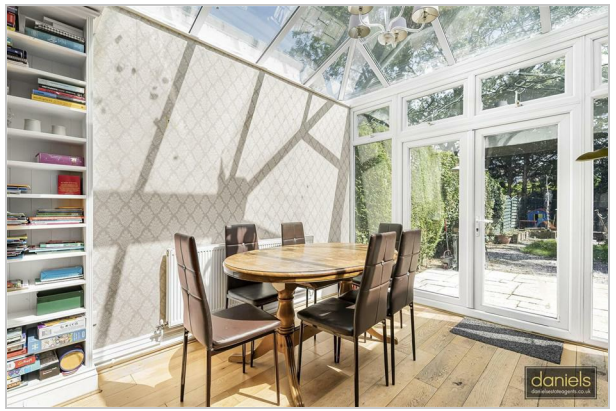
The property provides generous living accommodation, enhanced by a rear conservatory and a larger-than-average kitchen, creating excellent space for modern family living. There is also significant scope for further enlargement, including potential rear and loft extensions, subject to the usual planning permissions and consents.

Nathans Road is a popular residential location, ideally positioned close to both East Lane Primary School and Wembley High Technology College, each rated Outstanding by Ofsted. Commuters are exceptionally well served, with South Kenton and Wembley Park stations providing convenient access into Central London via the Bakerloo, Metropolitan and Jubilee lines. For leisure and recreation, the expansive open spaces of Northwick Park are nearby, offering a fantastic environment for families and outdoor activities.









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