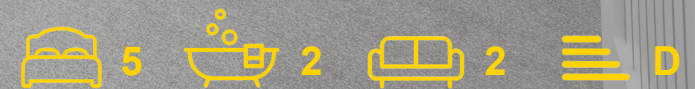


Abbotts Drive, Wembley, HA0 3SJ

£3,500 Per Month



Abbotts Drive, HA0 3SJ

Approx Gross Internal Area = 143.9 sq m / 1549 sq ft
Garage = 20.5 sq m / 221 sq ft
Total = 164.4 sq m / 1770 sq ft

Garage
10'0" x 10'0"
107 sq m / 1154 sq ft

Reception Room
10'0" x 10'0"
107 sq m / 1154 sq ft

Bedroom
10'0" x 10'0"
107 sq m / 1154 sq ft

Bedroom
10'0" x 10'0"
107 sq m / 1154 sq ft

Bathroom
5'0" x 5'0"
46 sq m / 494 sq ft

Living Room
10'0" x 10'0"
107 sq m / 1154 sq ft

Dining Room
10'0" x 10'0"
107 sq m / 1154 sq ft

Kitchen
10'0" x 10'0"
107 sq m / 1154 sq ft

Reception Room
10'0" x 10'0"
107 sq m / 1154 sq ft

Bedroom
10'0" x 10'0"
107 sq m / 1154 sq ft

Bedroom
10'0" x 10'0"
107 sq m / 1154 sq ft

Garage
10'0" x 10'0"
107 sq m / 1154 sq ft

Ground Floor

First Floor

Second Floor

Ref : **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 provided it must not be used as a basis for any legal or financial transaction. If there is any aspect of particular importance, you should seek to confirm this with your own inspection of the property.

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A map of North Wembley, London, showing the locations of two hospitals. Northwick Park Hospital Emergency Department is marked with a red pin icon in the upper left. The Clementine Churchill Hospital is marked with a yellow pin icon in the center. The map includes labels for 'ROXETH' and 'NORTH WEMBLEY'. Roads shown include 'The Avenue', 'Preston Rd', 'Forty Ave', 'Harrow Rd', and 'Sudbury Hill'. The Google logo is in the bottom left, and 'Map data ©2026 Google' is in the bottom right.

- AVIALBLE NOW
- 4/5 BEDROOM SEMI DETACHED HOUSE
- NEWLY REFURBISHED
- 2 MODERN BATHROOMS
- LARGE GARDEN
- DRIVEWAY
- CONVERTED LOFT
- UNFURNISHED

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Target: 57%

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Target: 80%



35 Court Parade, Sudbury
Middlesex HA0 3HS

Sales 020 8904 4888
Lettings 020 8452 7999
E sudbury@danielsestateagents.co.uk

438 High Road, Wembley
Middlesex HA9 6AH

Sales 020 8900 2811
Lettings 020 8452 7999
E wembley@danielsestateagents.co.uk

352 Neasden Lane, Neasden
London NW10 0AD

Sales 020 8452 7000
Lettings 020 8452 7999
E neasden@danielsestateagents.co.uk

33 Walm Lane, Willesden Green
London NW2 5SH

Sales 020 8452 7000
Lettings 020 8452 7999
E willesdengreen@danielsestateagents.co.uk

77 Chamberlayne Road, Kensal Rise
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