




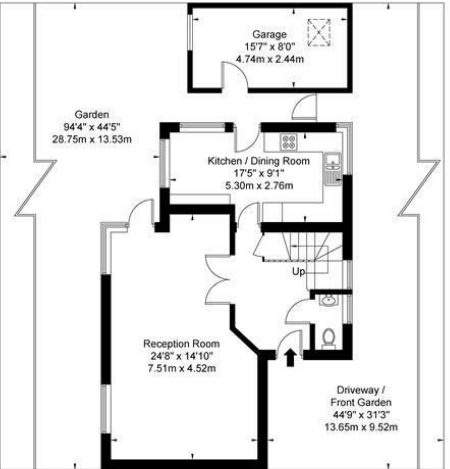
Mayfields Close, Wembley, HA9 9PP  
Asking Price £750,000



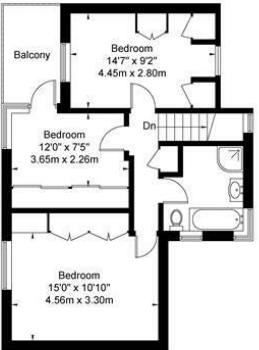
# Floor Plan

**Mayfields Close, Wembley, HA9 9PP**  
 Approx. Gross Internal Area = 111.0 sq m / 1196 sq ft  
 Garage = 11.6 sq m / 125 sq ft  
 Total = 122.6 sq m / 1319 sq ft





Ground Floor



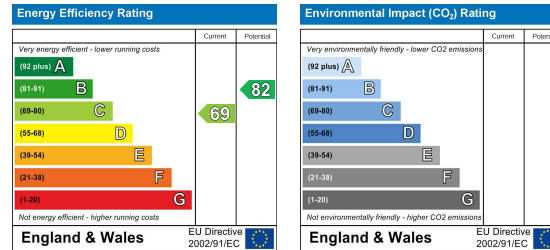
First Floor

Ref 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
- THREE DOUBLE BEDROOM'S
- OFF STREET PARKING & GARAGE VIA OWN DRIVEWAY
- LARGE 95FT X 45FT PRIVATE REAR GARDEN - SOUTH FACING
- 5 MINS WALK FROM WEMBLEY PARK STATION
- MINUTES WALKING DISTANCE OF LYCEE INTERNATIONAL DE LONDRES WINSTON CHURCHILL (FRENCH SCHOOL)
- ONLINE VIRTUAL TOUR:  
<https://my.matterport.com/show/?m=QYjvJBtyti3>
- EPC RATING - C / COUNCIL TAX BAND - E

## 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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