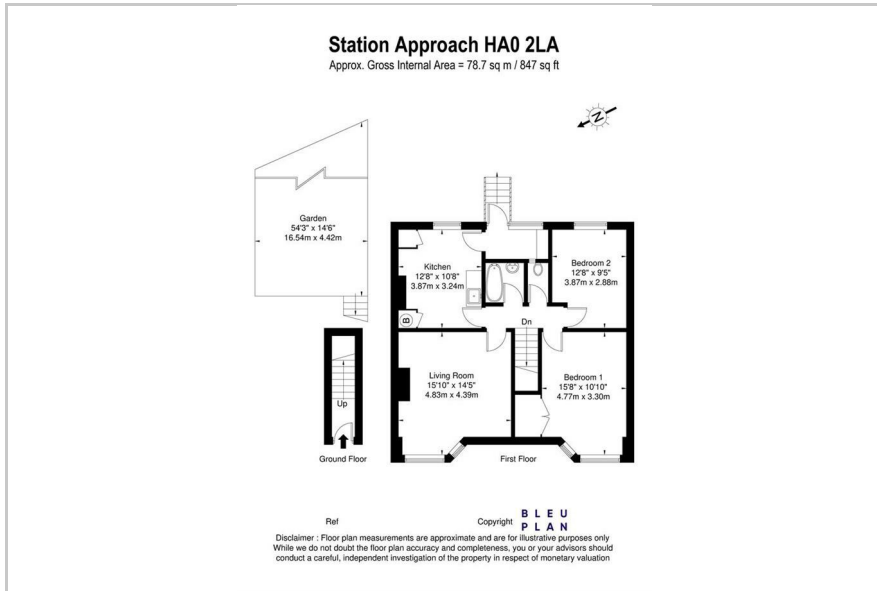




3A Station Approach, Wembley, HA0 2LA  
Asking Price £335,000



## Floor Plan



## Area Map



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.

## Accommodation

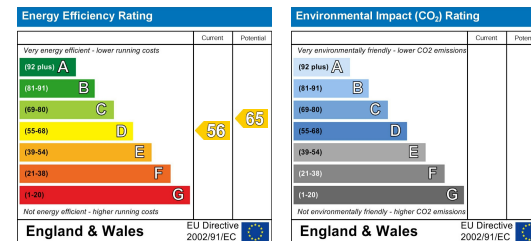
- OWNS THE FREEHOLD FOR FIRST & GROUND FLOOR.
- PURPOSE BUILT TWO DOUBLE BEDROOM MAISONNETTE.
- PRIVATE REAR GARDEN - DIRECT ACCESS FROM KITCHEN.
- 30 SECONDS WALK FROM STATION.
- VIEWINGS EASILY ARRANGED.
- LARGE LOFT THAT CAN BE CONVERTED.
- GREAT ACCESS TO A40 & NORTH CIRCULAR.
- ONLINE VIEWING AVAILABLE.
- EXPECTED RENTAL INCOME OF £1,400PCM.
- CALL NOW TO AVOID DISAPPOINTMENT.



## Viewing

Please contact our Daniels, Sudbury Office on 020 8904 4888 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



## Sudbury

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Lettings 020 8452 7999  
E sudbury@danielsestateagents.co.uk

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