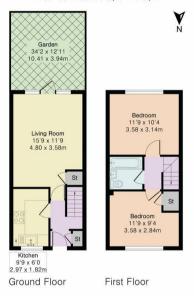


Floor Plan

Approximate Gross Internal Area 606 sq ft - 56 sq m Ground Floor Area 303 sq ft - 28 sq m First Floor Area 303 sq ft - 28 sq m

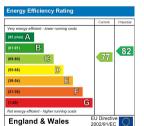


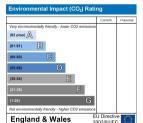
PINK PLAN Floor plan produced in accordance with RICS Property Measurement 7 on Edition, Although Pick Plan Ltd ensures the highested of accuracy, measurements of donc, windows and room are approximate and nor responsibility is laber for error, consider or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure loss is for initial guidance only and should not be relied on as a basis of valuation.



Daniels are delighted to present this rarely available two-bedroom house, offered to the market with no upper chain. The property benefits from its own allocated parking space and is ideally situated for convenient access to North Wembley Station (Bakerloo Line). Sold fully freehold, it represents an excellent opportunity for first-time buyers, and internal viewing is highly recommended.

Sovereign Grove is a peaceful residential road comprised of modern-build homes. Families are well catered for, with both East Lane Primary and Wembley High Technology College just a short walk away. The area enjoys strong transport connections, including multiple bus routes serving Wembley and a choice of nearby Underground stations. Local amenities are outstanding, with the London Designer Outlet, Wembley Stadium, and Harrow-onthe-Hill all offering superb shopping, dining, and leisure options.











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

020 8904 4888 Lettings 020 8452 7999

E sudbury@danielsestateagents.co.uk

Wembley

438 High Road, Wembley Middlesex HA9 6AH

020 8900 2811 Sales 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

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