



Carlton Avenue West, Wembley, HA0 3QX
Asking Price £700,000

 3  1  2 

Floor Plan

Approximate Gross Internal Area 1047 sq ft - 97 sq m
 (Excluding Garage & Outbuilding)
 Ground Floor Area 499 sq ft - 46 sq m
 First Floor Area 548 sq ft - 51 sq m
 Garage Area 126 sq ft - 12 sq m
 Outbuilding Area 83 sq ft - 8 sq m



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.



Daniels are delighted to present this beautifully refurbished semi-detached family home, occupying a prime position on Carlton Avenue West, one of the Sudbury Court Estate's most sought-after roads.

Finished to a high standard throughout, the property offers stylish and well-balanced accommodation, while also presenting excellent scope for future expansion. With a garage accessed via the driveway, there is potential to extend to the side, rear and into the loft, subject to the usual planning permissions and consents.

Located within the prestigious Sudbury Court Estate Conservation Area, the property benefits from an attractive and consistent streetscape, helping to preserve the area's distinctive character and long-standing appeal.

The location is ideal for both families and commuters alike. South Kenton Station is just a short walk away, providing direct Bakerloo Line and London Overground services into Central London. The property also falls within easy reach of several highly regarded schools, including East Lane Primary School, Wembley Primary School and Wembley High Technology College, making it an excellent choice for growing families.

Energy Efficiency 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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		
England & Wales	EU Directive 2002/91/EC	



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.

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