



Carlton Avenue West, Wembley, HA0 3RD

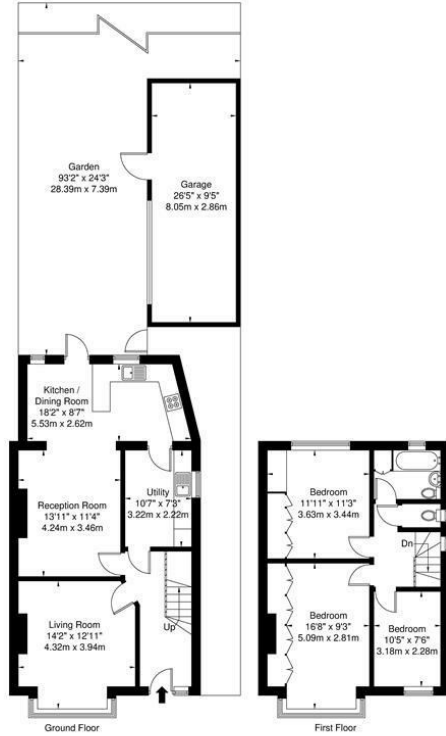
Asking Price £700,000

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## Floor Plan

### Carlton Avenue West Wembley HA0 3RD

Approx. Gross Internal Area = 111.8 sq m / 1203 sq ft  
 Garage = 22.9 sq m / 246 sq ft  
 Total = 134.7 sq m / 1449 sq ft



Ref

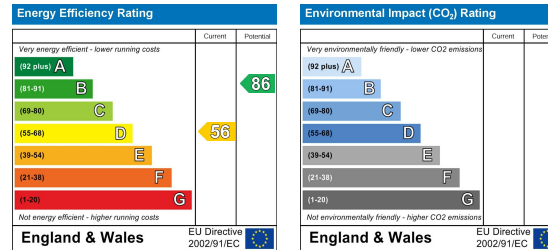
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**BLEU  
PLAN**

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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- THREE BDROOM SEMI DETACHED
- GROUND FLOOR REAR EXTENSION
- GOOD DECORATIVE ORDER THROUGHOUT
- LARGE DOUBLE LENGTH GARAGE
- LARGE SOUTH FACING REAR GARDEN
- OFF STREET PARKING
- WALKING DISTANCE TO S.KENTON TRAIN STATION
- CATCHEMNET FOR BYRON COURT PRIMARY & WEMBELY HIGH SCHOOL'S
- ONLINE VIRTUAL TOUR:  
<https://my.matterport.com/show/?m=8RUpN5pBtkC>
- VIEWINGS STRICTLY BY APPOINTMENT ONLY

## 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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