

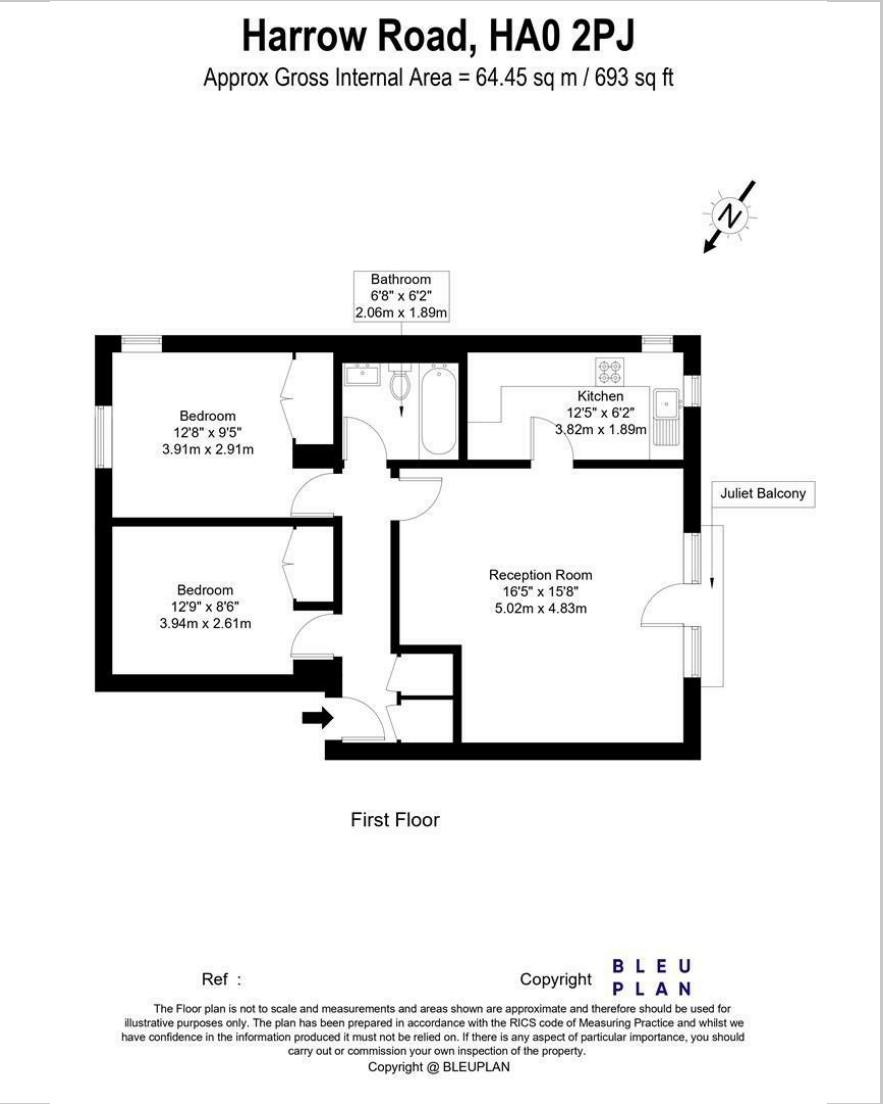


Assisi Court, Harrow Road, Wembley, HA0 2QX

Asking Price £300,000



Floor Plan



Daniels are delighted to bring to market this spacious, larger-than-average two-bedroom apartment, offered with no upper chain and the benefit of a new 158 year lease. Generously proportioned throughout, the property presents an excellent opportunity for first-time buyers, while also appealing to investors due to its current tenancy arrangement. Viewings are now being arranged.

Accessed via a secure entry phone system, the well-maintained communal areas lead to the first-floor apartment. Internally, the welcoming hallway provides ample built-in storage and access to both bedrooms, the family bathroom, and a bright, exceptionally spacious reception room which flows through to the kitchen. The development is surrounded by attractive communal gardens and the property further benefits from allocated parking.

Assisi Court is conveniently set back from Harrow Road, providing excellent access to Sudbury Hill (Piccadilly Line) station along with a range of local bus routes. The area is also well served by highly regarded schools, including the Outstanding-rated St George's Primary School, located just a short walk away.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.

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