



43 Sudbury Avenue, Wembley, HA0 3AN

Asking Price £700,000

Floor Plan

Sudbury Avenue, HA0 3AN

Approx. Gross Internal Area = 151.7 sq m / 1633 sq ft

Garage = 14.5 sq m / 156 sq ft

Total = 166.2 sq m / 1789 sq ft



Ref

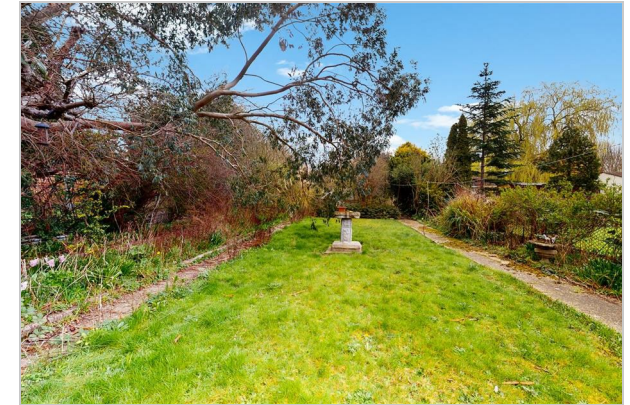
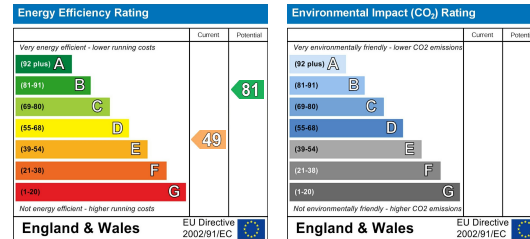
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**BLEU
PLAN**

Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

- NO UPPER CHAIN - BEAT THE STAMP DUTY HOLIDAY & SAVE £15,000
- 1633 SQUARE FOOTAGE OF LIVING ACCOMODATION
- THREE BEDROOM - SEMI DETACHED
- GARAGE ACCESSED VIA OWN DRIVEWAY
- ROOM TO EXTEND SUBJECT TO PLANNING
- 125FT x 36FT EAST FACING REAR GARDEN
- CATCHMENT FOR EAST LANE PRIMARY SCHOOL
- CATCHMENT FOR WEMBLEY TECHNOLOGY HIGH SCHOOL
- WALKING DISTANCE TO N.WEMBLEY STATION
- ONLINE VIEWING AVAILABLE

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.

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