



Byron Road, Wembley, HA0 3PA

Asking Price £640,000



# Floor Plan

Approximate Gross Internal Area 1294 sq ft - 120 sq m  
(Excluding Garage)  
Ground Floor Area 765 sq ft - 71 sq m  
First Floor Area 529 sq ft - 49 sq m  
Garage Area 189 sq ft - 18 sq m

Ground Floor

First Floor

**PINK PLAN**

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.

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Daniels are pleased to be appointed sole agents for this extended semi-detached family home, offered to the market with the added benefit of no upper chain.

Substantially enhanced by a full-width rear extension, the property provides generous and versatile living space ideal for a growing family. There remains excellent potential for further expansion, including an additional rear extension and loft conversion (subject to the usual planning consents), allowing buyers to create a home tailored to their needs. Early viewing is strongly recommended.

Byron Road is a popular residential address in the heart of North Wembley, perfectly positioned for convenient access to North Wembley Station (Bakerloo Line and Overground), providing swift connections into Central London. The property also enjoys a highly desirable location backing onto two of the area's top-performing schools — East Lane Primary School and Wembley High Technology College. Wembley's extensive shopping and leisure facilities, including the Designer Outlet, are approximately half a mile away, along with the iconic Wembley Stadium. Harrow on the Hill is also within easy reach, situated around a mile and a half from the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(02-10) <b>A</b>
(81-91) <b>B</b>			(11-20) <b>B</b>
(69-80) <b>C</b>			(21-30) <b>C</b>
(55-68) <b>D</b>			(35-44) <b>D</b>
(39-54) <b>E</b>			(45-54) <b>E</b>
(21-38) <b>F</b>			(55-64) <b>F</b>
(1-20) <b>G</b>			(65-74) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>England &amp; Wales</b>
			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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## Wembley

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## Neasden

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## Willesden Green

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## Kensal Rise

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