

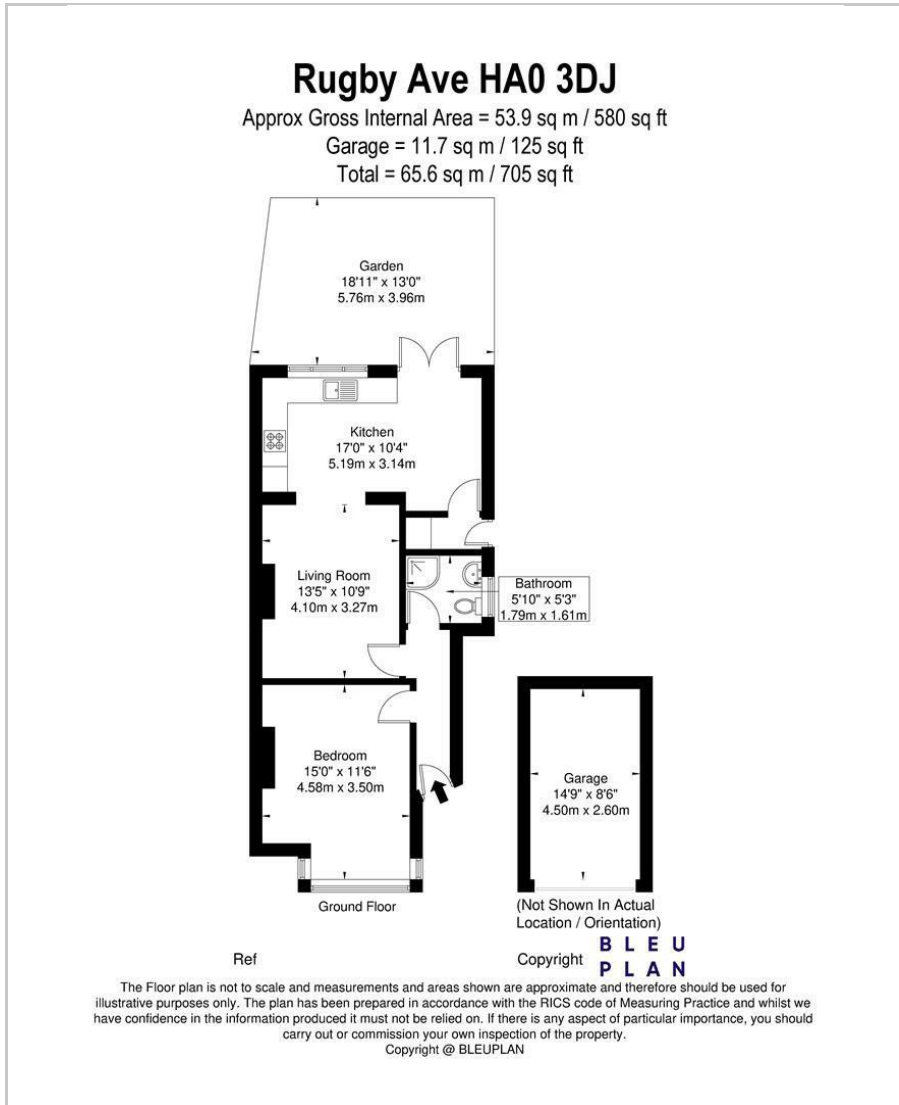


Rugby Avenue, Wembley, HA0 3DJ

Asking Price £285,000

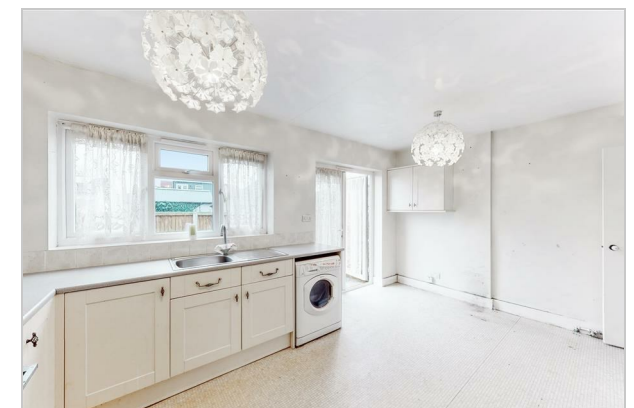
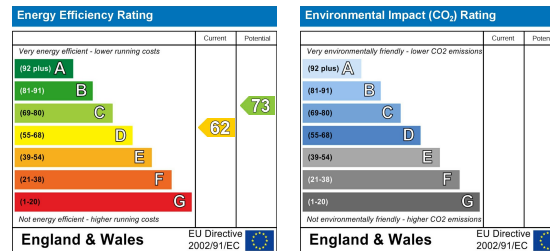
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## Floor Plan



- 943 YEARS LEASE / PLUS FREEHOLD FOR GROUND & FIRST FLOOR
- GROUND FLOOR GARDEN FLAT
- NIL SERVICE CHARGE / PEPPERCORN GROUND RENT
- GARAGE VIA A SHARED DRIVEWAY
- 580 SQFT OF LIVING ACCOMODATION
- NO UPER CHAIN
- DOUBLE GLAZED WINDOWS & GAS CENTRAL HEATING
- ONLINE VIRTUAL TOUR
- VIEWINGS EASILY ARRANGED / STRICTLY BY APPOINTMENT ONLY
- CALL NOW TO AVOID DISAPPOINTMENT

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Sudbury

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 Lettings 020 8452 7999  
 E sudbury@danielsestateagents.co.uk

## Wembley

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 Lettings 020 8452 7999  
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## Neasden

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## Willesden Green

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## Kensal Rise

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