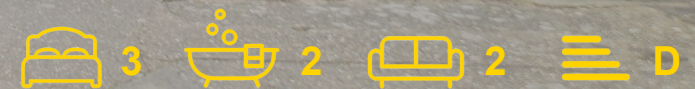




The Fairway, WEMBLEY, HA0 3TH

Asking Price £800,000



The Fairway Wembley HA0 3TH

Approx. Gross Internal Area = 134 sq m / 1442 sq ft

The floor plan consists of two parts: the Ground Floor and the First Floor. The Ground Floor is on the left and includes a Garden (75'9" x 28'11", 23.09m x 8.82m), Reception Room (11'11" x 11'11", 3.63m x 3.63m), Living Room (14'3" x 11'11", 4.35m x 3.63m), Kitchen / Dining Room (25'9" x 17'11", 7.84m x 5.47m), Storage (10'10" x 8'0", 3.29m x 2.45m), and a central staircase labeled 'Up'. The First Floor is on the right and includes three Bedrooms (14'5" x 11'2", 4.39m x 3.40m; 14'10" x 9'3", 4.51m x 2.82m; and 8'7" x 6'6", 2.62m x 1.98m), a Bathroom (8'4" x 7'9", 2.55m x 2.36m), and a central staircase labeled 'Dn'. A north arrow is located in the top right corner of the plan.

Ground Floor

- Garden: 75'9" x 28'11" (23.09m x 8.82m)
- Reception Room: 11'11" x 11'11" (3.63m x 3.63m)
- Living Room: 14'3" x 11'11" (4.35m x 3.63m)
- Kitchen / Dining Room: 25'9" x 17'11" (7.84m x 5.47m)
- Storage: 10'10" x 8'0" (3.29m x 2.45m)
- Stairs: Up

First Floor

- Bedroom: 14'5" x 11'2" (4.39m x 3.40m)
- Bedroom: 14'10" x 9'3" (4.51m x 2.82m)
- Bedroom: 8'7" x 6'6" (2.62m x 1.98m)
- Bathroom: 8'4" x 7'9" (2.55m x 2.36m)
- Stairs: Dn

Ref

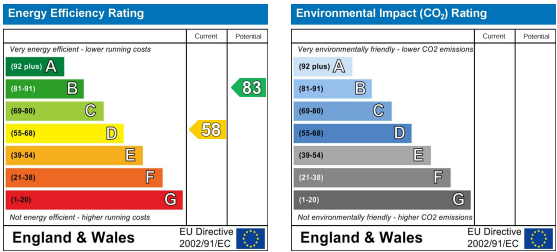
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**BLEU
PLAN**

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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- ## Energy Efficiency Graph



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