



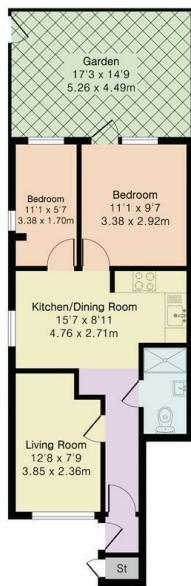
76, Sudbury Avenue, Wembley, HA0 3BE

Asking Price £340,000

2 1 1 1 c

## Floor Plan

Approximate Gross Internal Area 509 sq ft - 47 sq m

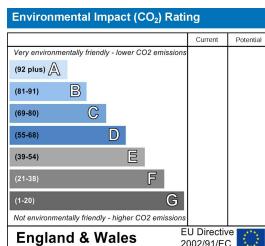
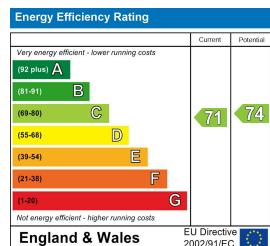


PINK PLAN  
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation 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.



Daniels are pleased to present this beautifully refurbished ground floor maisonette, offering the rare benefit of a private rear garden and off-street parking to the front. Finished to a high standard throughout, the property is ready for immediate occupation and features a spacious kitchen/diner along with a contemporary shower room. Early internal viewing is strongly recommended to fully appreciate the quality and space on offer.

Sudbury Avenue is a highly desirable residential location, home to a diverse mix of houses, flats, and bungalows. The area is ideally suited to commuters, with convenient access to Central London via North Wembley and Wembley Central stations. Families will benefit from excellent nearby schools, including East Lane Primary School and Wembley High Technology College. The property is also well served by regular bus routes providing links to Harrow, Wembley Central, and neighbouring areas.



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

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