

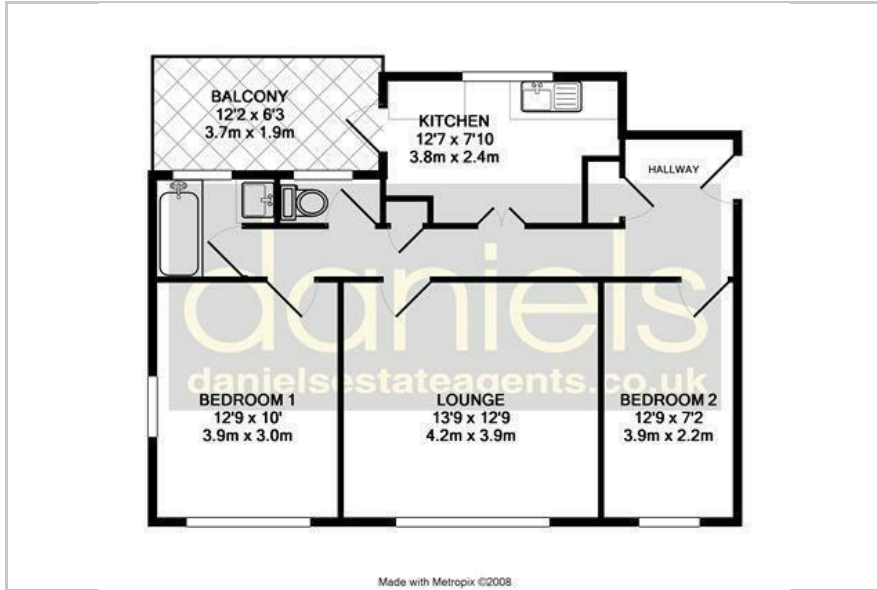


Gauntlett Court, WEMBLEY, HA0 2PH

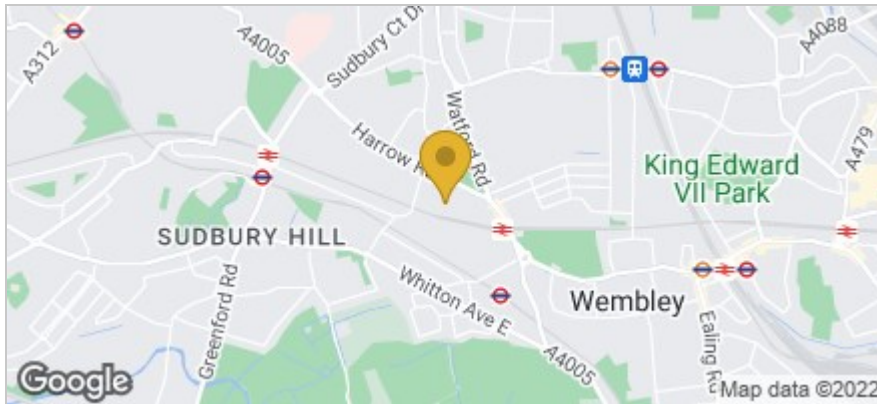
Asking Price £319,500

2 1 1 D

## Floor Plan



## Area Map



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.

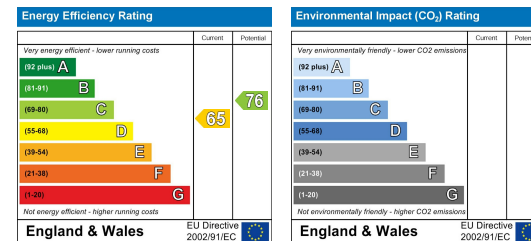
## Accommodation

- TWO BEDROOMS
- 85 YEARS LEASE REMAINING
- GROUND FLOOR FLAT
- EXCELLENT BUS ROUTES
- PROPERTY IN GOOD ORDER THROUGHOUT
- NO UPPER CHAIN
- VIEWINGS EASILY ARRANGED
- WALKING DISTANCE TO STATION
- SERVICE CHARGE £1,037.25PA / GROUND RENT 10PA
- EPC RATING - D / COUNCIL TAX - C

## Viewing

Please contact our Daniels, Sudbury Office on 020 8904 4888 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



## Sudbury

35 Court Parade, Sudbury  
Middlesex HA0 3HS

Sales 020 8904 4888  
Lettings 020 8452 7999  
E sudbury@danielsestateagents.co.uk

## Wembley

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Middlesex HA9 6AH

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

## Neasden

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## Willesden Green

33 Walm Lane, Willesden Green  
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## Kensal Rise

77 Chamberlayne Road, Kensal Rise  
London NW10 3ND

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