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for sale
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Shelley Gardens, Wembley, HA0 3QF
Asking Price £550,000

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Shelley Gardens, HA0 3QF

Approx. Gross Internal Area = 93 sq m / 1001 sq ft

The floor plan consists of two main sections: the Ground Floor on the left and the First Floor on the right. The Ground Floor includes a Garden (20.90 x 5.61m), Kitchen (10'10" x 6'6", 3.30m x 1.99m), Reception Room (14'10" x 11'2", 4.52m x 3.40m), and a Living Room (15'2" x 12'3", 4.63m x 3.73m). It also shows a staircase with an 'Up' arrow. The First Floor includes a Bathroom (8'5" x 4'6", 2.56m x 1.38m), a central staircase with 'Dn' and 'Up' arrows, and three Bedrooms: one at the top (14'7" x 10'6", 4.45m x 3.19m), one at the bottom left (8'11" x 6'7", 2.73m x 2.01m), and one at the bottom right (15'5" x 11'5", 4.69m x 3.47m). The plan uses thick black lines for walls and double lines for windows. Dimensions are provided in both imperial and metric units.

Floor	Room	Dimensions (ft x in)	Dimensions (m x m)
Ground Floor	Garden	20'9" x 5'6"	20.90 x 5.61
	Kitchen	10'10" x 6'6"	3.30m x 1.99m
	Reception Room	14'10" x 11'2"	4.52m x 3.40m
	Living Room	15'2" x 12'3"	4.63m x 3.73m
First Floor	Bathroom	8'5" x 4'6"	2.56m x 1.38m
	Bedroom (Top)	14'7" x 10'6"	4.45m x 3.19m
	Bedroom (Bottom Left)	8'11" x 6'7"	2.73m x 2.01m
	Bedroom (Bottom Right)	15'5" x 11'5"	4.69m x 3.47m

Ref

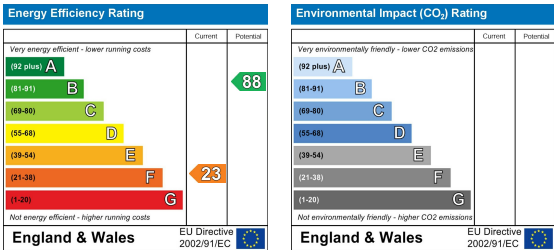
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**BLEU
PLAN**

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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