



55 Barn Hill, Wembley, HA9 9LL

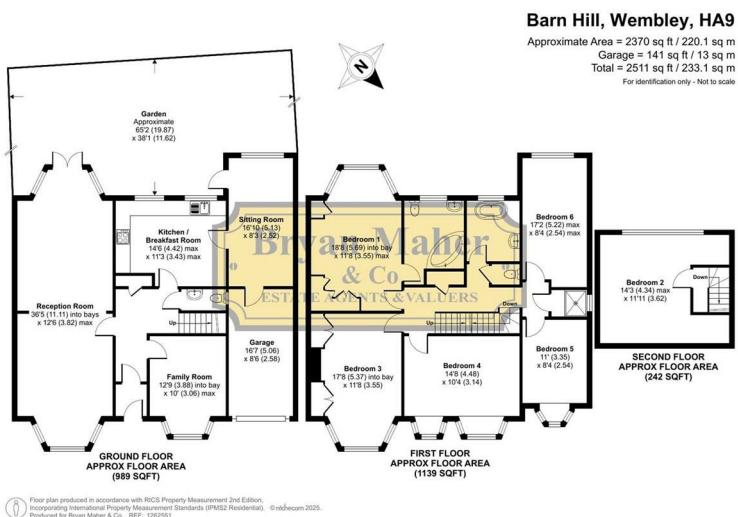
£1,100,000

A MAGNIFICENT SIX BEDROOM, TWO BATHROOM PROPERTY LOCATED ON THIS HIGHLY SOUGHT AFTER ROAD We are delighted to have been favoured with instructions to bring to the market this beautiful six bedroom, two bathroom, triple fronted detached family home set on a commanding elevated position within the highly sought after Barn Hill Estate. The property requires a programme of internal modernisation and offers a discerning buyer the perfect opportunity to extend, modernise and create one of the most enviable homes in the entire area.

The property briefly comprises of an enclosed porch leading into a large welcoming entrance hallway, a guest cloakroom, a spacious kitchen/breakfast room, a large through lounge, a separate dining room with an additional reception room, six

bedrooms, with the master benefitting from a huge en-suite bathroom and a further family bathroom. Externally you will find mature gardens to the front along with off street parking which leads to a garage. This has potential to be converted into additional living accommodation subject to the usual consents being obtained. The garden to the rear is also a good size with side access.

Wembley Park is in the midst of a major regeneration programme at present attracting investors & families from far & wide. The property is conveniently positioned within a short distance to excellent local Schools including the new International Lycee, Wembley Park Metropolitan & Jubilee line tube station, Fryent Country Park offering peaceful walks with amazing views and the new London Designer Outlet, offering an array of popular shops & restaurants. Major road networks close by include the A406, the A40, the M1 & the A1.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©midhicom 2025. Produced for Bryan Maher & Co. REF: 1202551

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	