

# the floorplan...



Approx Gross Internal Floor Area : 156.71 sq m. 1686.81 sq. ft.)

Garden Measurement - (37.0m x 10.0m = 121'4" x 32'9")



## more details from...

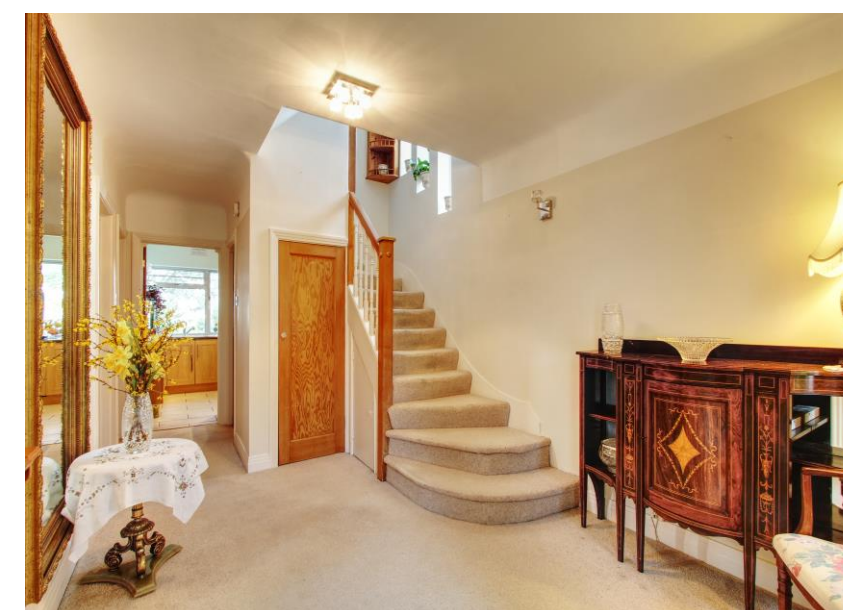
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Brian Cox are delighted to offer for sale this exceptional and truly individual Art Deco family home. The property benefits from five generously sized bedrooms, a stunning roof terrace with panoramic views and a beautifully landscaped rear garden. The property has been well cared for by the current owners and is nestled within a quiet, no through road. Properties of this quality and size are rarely available so Brian Cox recommend an internal inspection at your earliest opportunity.



£965,000  
 Freehold

Priory Crescent, Wembley HA0 2QQ

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.





## in brief...

- Five Bedrooms
- Art Deco Semi Detached
- Large Basement For Storage
- Ground Floor Extension
- Well Established Rear Garden With Large Chalet
- Stunning Roof Terrace



## the location...

### nearest stations ...

Sudbury Hill Underground Station - Piccadilly Line (0.3 miles)  
Sudbury Hill Harrow - British Rail To Marylebone (0.3 miles)  
Sudbury & Harrow Road - British Rail to Marylebone (0.7 miles)

Priory Crescent is a sought after crescent which is on the borders of Harrow with its landmark school located in Harrow on the Hill. Sudbury is a suburb in the London Boroughs of Brent and Harrow, located in northwest London, United Kingdom.

Sudbury is an historical area having once extended from the 'South Manor- Sudbury' (thought to have been on Harrow Hill) to the area that is now known as Wembley Central.

There are many local schools nearby with a good or higher Ofsted report, including St George's Primary School, Sudbury Primary School, Horsenden Primary School, Wembley High Technology College and Harrow High School.