

Floor Plan

Carlton Avenue West, Wembley, HA0 3RB

Approx. Gross Internal Area = 112 sq m / 1205 sq ft
Garage = 19.0 sq m / 204 sq ft
Total = 131 sq m / 4409 sq ft



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.

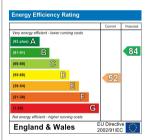
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Ground Floor

Ref

- CARLTON AVENUE WEST SUDBURY COURT ESTATE
- THREE GOOD SIZED BEDROOM'S
- GARAGE ACCESSED VIA OWN DRIVEWAY
- LARGE SOUTH FACING GARDEN
- PLANNING APPLICATION APPROVED FOR TWO STOREY SIDE & REAR EXTENSION / Ref: 22/2253 https://pa.brent.gov.uk/online-applications/applicationDetails.do? keyVal=DCAPR 160837&activeTab=summary
- OFF STREET PARKING TO FRONT
- EPC RATING E / COUNCIL TAX BAND E
- CATCHMENT FOR EAST LANE / BYRON COURT PRIMARY & WEMBLEY TECH HIGH SCHOOL
- WALKING DISTANCE TO SOUTH KENTON & NORTHWICK PARK TRAIN STATION'S
- VIEWINGS STRICTLY BY APPOINTMENT ONLY

Energy Efficiency Graph



	Current	Potential
Very environmentally friendly - lower CO2 emi	ssions	
(92 plus) 🛝		
(81-91)		
(69-80) C		
(55-68)		
(39-54)		
(21-38) F		
(1-20)	G	
Not environmentally friendly - higher CO2 emi.	ssions	1







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.

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