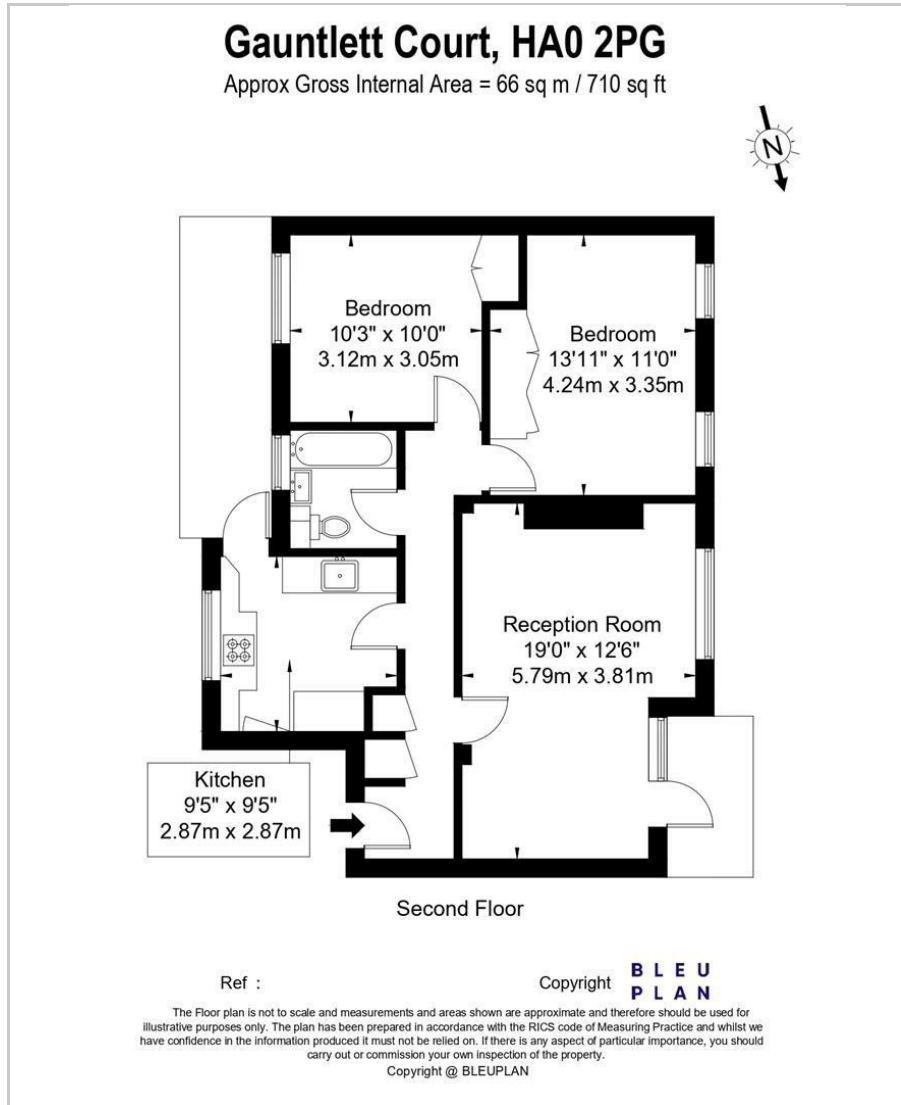




Gauntlett Court, Wembley, HA0 2PG  
Asking Price £330,000

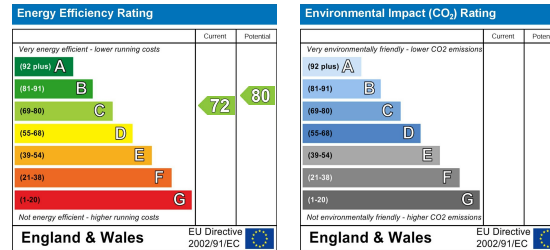
 2  1  1  C

## Floor Plan



- NEW LEASE ON COMPLETION - 175 YEARS
- LARGE / TWO DOUBLE BEDROOM'S
- SECOND FLOOR PURPOSE BUILT FLAT
- TWO LARGE BALCONY - ACCESSED FROM KITCHEN & LIVING ROOM
- CLEAN TIDY & PRESENTABLE CONDITION THROUGHOUT
- AMPLE PARKING ON FIRST COME FIRST SERVE BASIS - PARKING PERMIT
- ONLINE VIRTUAL TOUR:  
<https://my.matterport.com/show/?m=HmRh3cSRATz>
- COUNCIL TAX BAND - C / EPC RATING - C
- SERVICE CHARGE £1,100PA / GROUND RENT £10PA
- VIEWINGS BY APPOINTMENT ONLY

## Energy Efficiency Graph



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.

## Sudbury

35 Court Parade, Sudbury  
 Middlesex HA0 3HS

Sales 020 8904 4888  
 Lettings 020 8452 7999  
 E [sudbury@danielsestateagents.co.uk](mailto:sudbury@danielsestateagents.co.uk)

## Wembley

438 High Road, Wembley  
 Middlesex HA9 6AH

Sales 020 8900 2811  
 Lettings 020 8452 7999  
 E [wembley@danielsestateagents.co.uk](mailto:wembley@danielsestateagents.co.uk)

## Neasden

352 Neasden Lane, Neasden  
 London NW10 0AD

Sales 020 8452 7000  
 Lettings 020 8452 7999  
 E [neasden@danielsestateagents.co.uk](mailto:neasden@danielsestateagents.co.uk)

## Willesden Green

33 Walm Lane, Willesden Green  
 London NW2 5SH

Sales 020 8452 7000  
 Lettings 020 8452 7999  
 E [willesdengreen@danielsestateagents.co.uk](mailto:willesdengreen@danielsestateagents.co.uk)

## Kensal Rise

77 Chamberlayne Road, Kensal Rise  
 London NW10 3ND

Sales 020 8969 5999  
 Lettings 020 8969 5999  
 E [kensalrise@danielsestateagents.co.uk](mailto:kensalrise@danielsestateagents.co.uk)