 **3**
Bedrooms

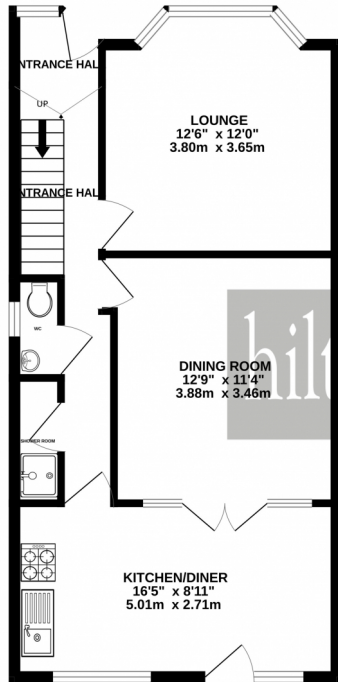
 **2**
Bathrooms



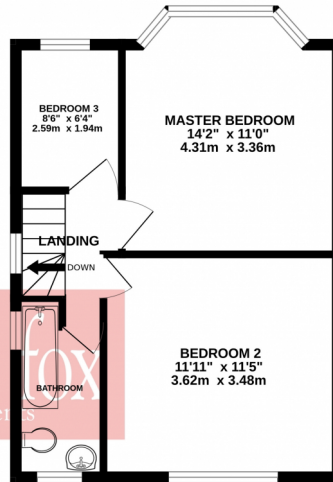
Located on this tree lined road near the world-famous Wembley Stadium is this Three-Bedroom Extended family home. To the ground floor you will find a lounge, dining room, guests WC, shower room and a large kitchen/diner. To the first floor all three bedrooms and the family bathroom. Externally to the front there is hard standing whilst to the rear a private family garden.

Located on this tree lined road near the world-famous Wembley Stadium is this Three-Bedroom Extended family home. To the ground floor you will find a lounge, dining room, guests WC, shower room and a large kitchen/diner. To the first floor all three bedrooms and the family bathroom. Externally to the front there is hard standing whilst to the rear a private family garden.

GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
376 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 926 sq.ft. (86.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix (2022)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 22 St. Michaels Avenue, HA9





Statue of Bobby Moore

London Designer Outlet

Nike Unite Wembley

Costco Wholesale

Premier Inn London Wembley Stadium

Wembley Stadium

Carey Group

Pink Parking

Pickfords

Mostyn Ave B4557

Wembley Stadium

St Michael's Avenue Basketball Court

Oakington Manor Primary School

Star Tours

Oakington Manor Dr

Park View Grove Way

Clifton Ave
Jesmond Ave

A404

Vivian Ave

Wyld Way

Brent Way

Monks Park
River Brent

Besant Way

Sufra NW London

Elsley Primary School

Middlesex Manor Care Home - Bupa

Stonebridge Park Depot

Taste of Peshawar

Monks Park Health Centre

Mitchell Way

Argenta Way

A406