



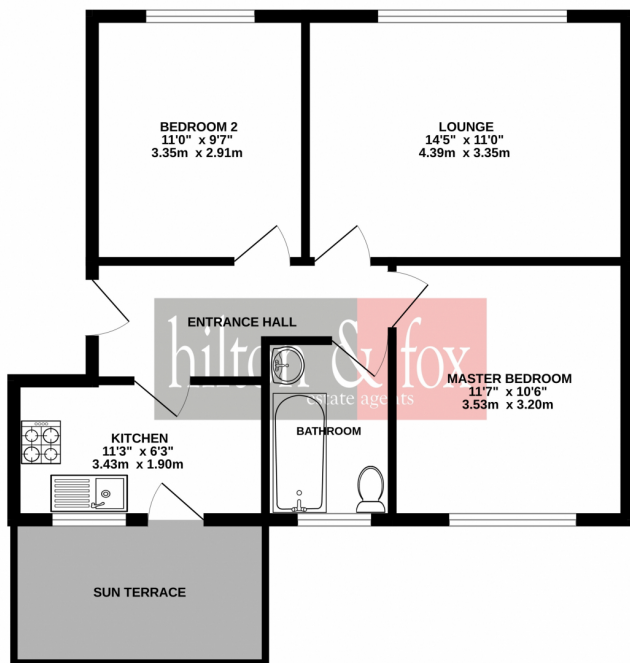
 **2**  
Bedrooms

 **1**  
Bathroom



Located at the end of this highly popular road in Alperton is this Two Double Bedroom ground floor flat. Internally the property is presented in good condition and offers a spacious living area with a large 4m lounge, two double bedrooms, separate kitchen, and family bathroom. You will also find that the property offers direct access to the well-maintained communal gardens from the kitchen. Other benefits include no further chain and a lease of over 900 years.

**GROUND FLOOR**  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 562 sq.ft. (52.2 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>77</b>
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address: Riverside Gardens, Wembley, Middlesex HA0





Community School

Amols Vada Pav

Biblos

Beresford Ave

WOW Workspaces Wembley

Alperton

Atlip Rd

Markaz Us-Sunnah

Paddington Branch

Bilton Rd

Loon Fung Alperton

Ealing Rd

Carlyon Rd

Abbey Ave

Brentvale Ave  
Bamford Ave

Travelodge London Wembley

Athlon Rd

Hoo Hing - Park Royal

Cazoo Customer Centre Wembley

Burns Rd

Goals Wembley

Dewan Al-Kafeel

Abbey Estate Open Space

The Fox & Goose Hotel, Ealing

VanGuard Business Centre

Kantar

Selco Builders Warehouse

River Brent

A406  
Park Ave

Huxley Gardens  
Park Ave

A40

A40

Twyford Abbey Rd

Lakeside Dr

Hander Lane