



 **3**  
Bedrooms

 **1**  
Bathroom



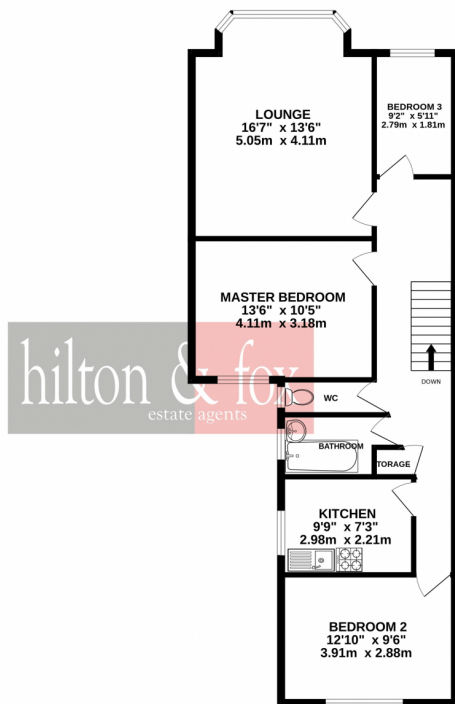
Offered with no further chain and located just a short walk from Sudbury Town Station is this Spacious Three Bedroom First floor flat. Internally you will find a good size lounge, family bathroom, separate WC, kitchen and three double bedrooms. Other benefits include a share of the rear garden and a share of freehold. All in all, making this an ideal property not to be missed.

Offered with no further chain and located just a short walk from Sudbury Town Station is this Spacious Three Bedroom First floor flat. Internally you will find a good size lounge, family bathroom, separate WC, kitchen and three double bedrooms. Other benefits include a share of the rear garden and a share of freehold. All in all, making this an ideal property not to be missed.

GROUND FLOOR  
80 SQ. M. (247 SQ. FT.) APPROX.



FIRST FLOOR  
80 SQ. M. (247 SQ. FT.) APPROX.



TOTAL FLOOR AREA: 851 sq.ft. (79.1 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 MemoPro ©2014

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Address: District Road, Wembley, Middlesex HA0





St. George's Catholic Church

Partyman World of Play

Mumbai Zing

Homefield Rd

Elite Nails

Rugby Ave

Beaumont Ave

Sudbury Ave

LNER Sports and Social Club

Brewery Cl

The Aura

Elton Ave

Sylvester Rd

Sudbury & Harrow Road

Williams Way

Crawford Ave

Barham Park

Fish  
Central

Eli's Hair & Beauty

Arena Lounge UK

Harrow Rd

Talbot Rd

Wembley

Sudbury Town

Whitton Ave E

Barham Primary School

Danethorpe Rd

Horsenden Hill Activity Centre - Disc...

Sudbury Golf Club

Atherton Heights

Farm Ave

Bassinghar

Norton