

RPRS

CONTACT

Bradley Hever
+44 (0) 203 148 7500
property@rprs.co.uk

rprs.co.uk



FOR SALE

£525,000

Three Bedroom Semi Detached with Opportunity to Add Value

ADDRESS

44 Meadow Way,
Wembley,
London,
HA9 7LG

FOR SALE ON BEHALF OF TRUSTEES

SIZE

81.60 m² (878 ft²)
Approx. gross internal floor area

OVERVIEW

The property is a three-bedroom semi-detached house in located in Wembley, Greater London.

LOCATION

The property is located on a tree line street within walking distance of North Wembley Station.

KEY FEATURES

- + Semi-detached House
- + Three bedrooms
- + In need of renovation
- + Two reception rooms knocked through
- + Two car driveway
- + Large rear garden
- + Original features inc. Minton tiled hallway
- + Potential to extend (STP)
- + Tree lined street
- + Walking distance to North Wembley Station
- + Freehold
- + Sold with vacant possession

The ground floor of the property comprises an entrance hallway with Minton tiled floor, knocked through reception rooms, dining room and separate kitchen. Upstairs comprises three bedrooms, a bathroom and a separate WC.

Wembley is a sizeable borough in Greater London with a good number of shops and amenities as well as being home to Wembley Stadium.

Wembley has excellent transports into central London, has easy access onto the A406 north circular ring road and out via the M1 Motorway.

Externally, there is off-street parking for two vehicles and a large rear garden laid to lawn.

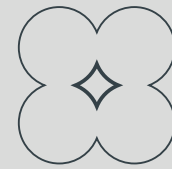
The property is in need of modernisation throughout. The property is suitable for rear and attic extensions, (subject to planning)

This property provides opportunity to add value through renovation and would suit owner occupiers, buy to let investors or property developers.

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ACCOMMODATION

| | | |
|--------------|----------------------------|---------------------------|
| Ground | 43.10 m ² | 464 ft ² |
| First | 38.50 m ² | 414 ft ² |
| TOTAL | 81.60 m² | 878 ft² |

Approx. gross internal floor area

SERVICES

We understand the property has mains gas, electricity, water and drainage. No services or appliances have been tested by RPRS. Interested parties should make their own investigations.

COUNCIL TAX

The property is rated D by Brent Council. Interested parties should make their own investigations.

TENURE

Freehold.

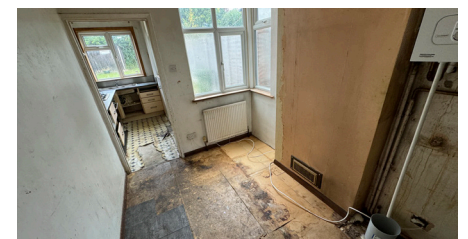
GUIDE PRICE

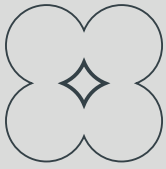
£525,000

VIEWING

Please contact sole selling agents:

RPRS
0203 148 7500
property@rprs.co.uk





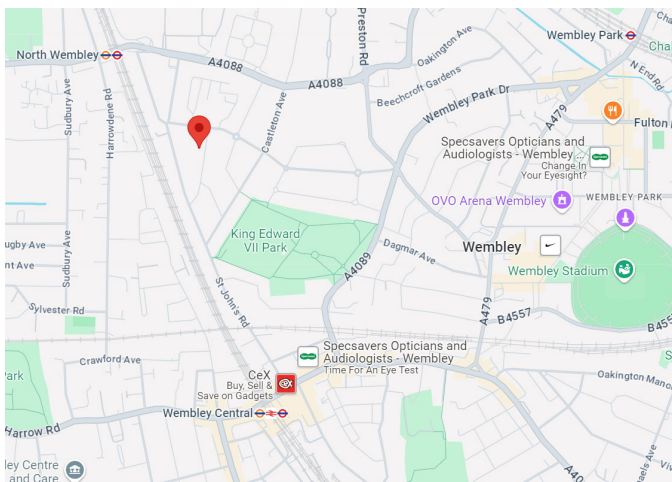
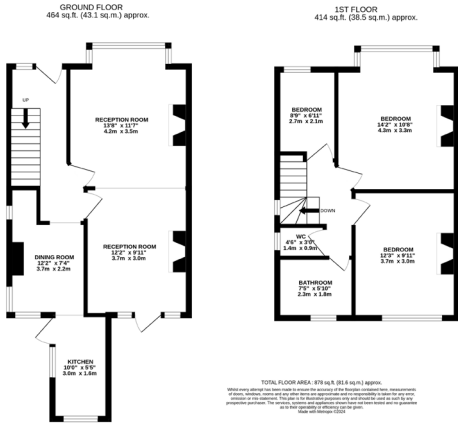
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FLOOR PLANS



Energy Performance Certificate (EPC)

Full details available upon request.

| Score | Energy rating |
|-------|---------------|
| 92+ | A |
| 81-91 | B |
| 69-80 | C |
| 55-68 | D |
| 39-54 | E |
| 21-38 | F |
| 1-20 | G |

Disclaimer: Interested parties must satisfy themselves as to the accuracy of the descriptions given and any floor plans shown in these particulars, by inspection or otherwise. These particulars are believed to be correct, but the accuracy is not guaranteed, and they do not constitute any part of the offer or contract. RPRS Group Ltd, their clients and joint agents have no authority to make or give any representation or warranty whatsoever in relation to this property. No responsibility is taken for any error, omission, misstatement or use of data shown. All measurements, areas and distances are approximate only. These particulars must not be relied upon as statements or representations of fact and are for guidance purposes only. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. Fixtures, fittings and other items are not included unless specified in these particulars. Figures in these particulars may be subject to additional VAT.

Date: September 2024