

**Sales:** 020 8900 2811  
**Lettings:** 020 8900 2121  
**Email:** wembley@danielsestateagents.co.uk  
www.danielsestateagents.co.uk



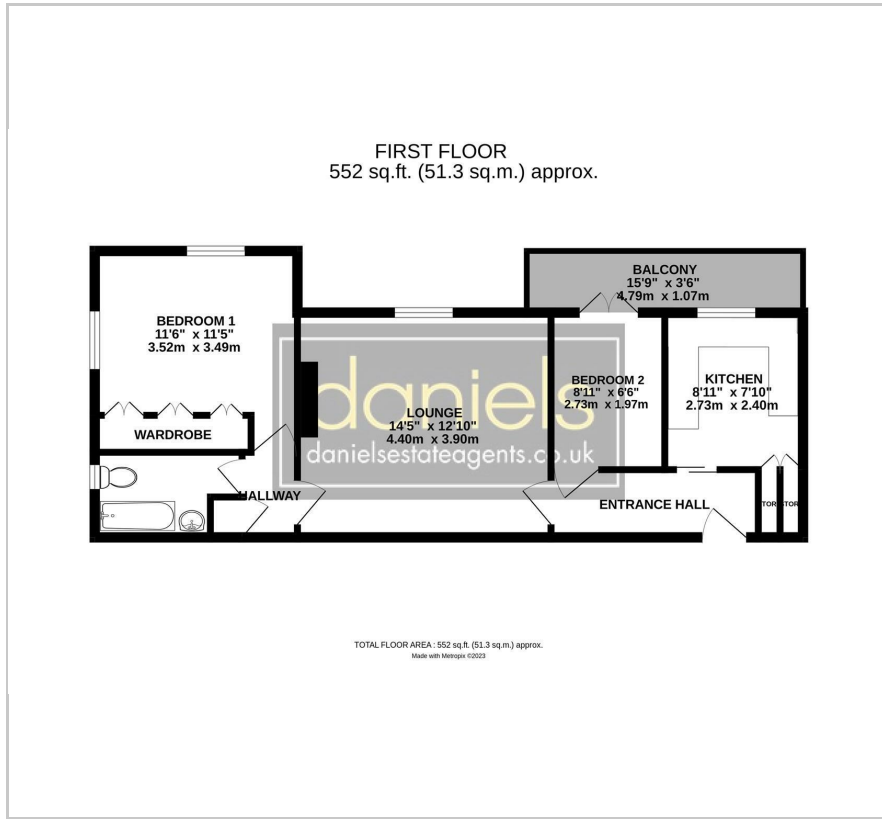
**Empire Court, North End Road**  
Wembley, Middlesex, HA9 0AL

**Asking Price £185,000**

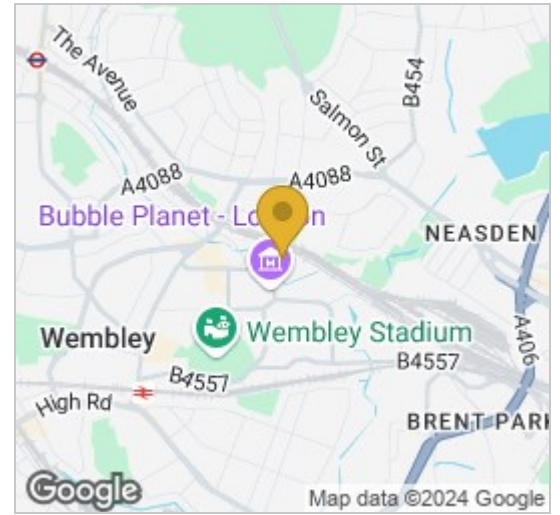




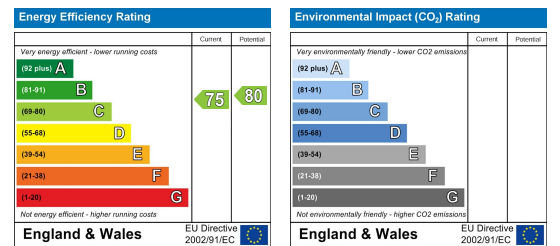
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Daniels, Wembley Office on 020 8900 2811 if you wish to arrange a viewing appointment for this property or require further information.

- PURPOSE BUILT FLAT
- TWO BEDROOMS
- FIRST FLOOR
- BALCONY
- RESIDENT PERMIT
- NO UPPER CHAIN PARKING



### Public Notice

Address: 212 EMPIRE COURT, NORTH END ROAD, WEMBLEY HA9 0AL  
We are acting in the sale of the above property and have received an offer of £177,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - C

NO UPPER CHAIN on this TWO BEDROOM PURPOSE BUILT FLAT in Wembley Park on the FIRST FLOOR.

Located within walking distance to all the local amenities around Wembley Park station including the London designer outlet with an array of shops, gym, Cineworld cinema complex, box park and much more. Internally the property offers a lounge, two bedrooms, kitchen, bathroom and a balcony.

The property will be sold as seen with a 51 years lease.

Council tax band - B. EPC rating C.

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

## Wembley

438 High Road, Wembley  
Middlesex HA9 6AH

Sales 020 8900 2811  
Lettings 020 8452 7999  
E 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

## Willesden Green

33 Walm Lane, Willesden Green  
London NW2 5SH

Sales 020 8452 7000  
Lettings 020 8452 7999  
E willesden@danielsestateagents.co.uk

## Kensal Rise

77 Chamberlayne Road, Kensal Rise  
London NW10 3ND

Sales 020 8969 5999  
Lettings 020 8969 5999  
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