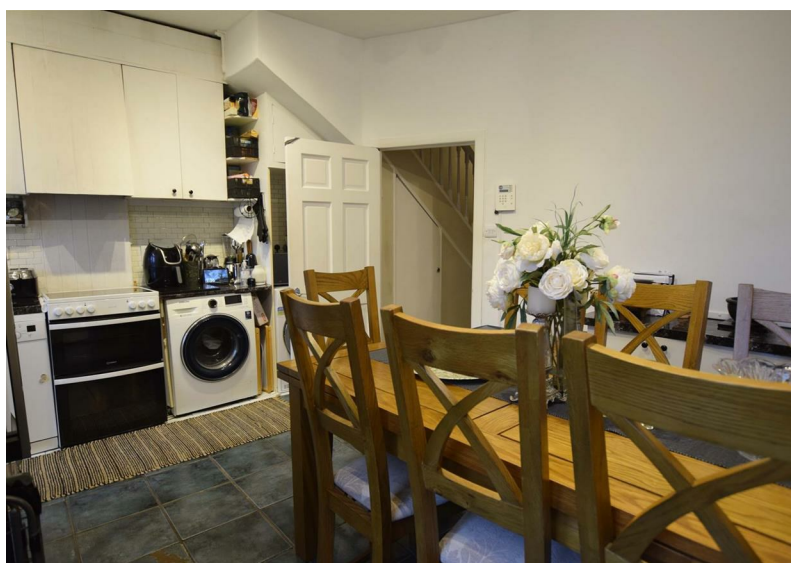


Sales: 020 8900 2811
Lettings: 020 8900 2121
Email: wembley@danielsestateagents.co.uk
www.danielsestateagents.co.uk

daniels
danielsestateagents.co.uk



Cecil Avenue

Wembley, Middlesex, HA9 7DY

Asking Price £565,000



GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.

1ST FLOOR
406 sq.ft. (37.8 sq.m.) approx.

RECEPTION 2
12'5" x 11'1"
3.78m x 3.38m

RECEPTION 1
14'0" x 12'5"
4.26m x 3.78m

KITCHEN
CUPBOARD

ENTRANCE HALL
UP

BEDROOM 2
12'5" x 11'1"
3.78m x 3.38m

BEDROOM 1
11'10" x 9'10"
3.61m x 3.01m

BEDROOM 3
8'0" x 5'11"
2.45m x 1.82m

BATHROOM
DOWN

LANDING
CUPBOARD

TOTAL FLOOR AREA: 853 sq.ft. (79.2 sq.m.) approx.
Made with Metropac C025

A map of the Wembley area in London. Wembley Stadium is marked with a green icon and labeled. Wembley is marked with a yellow pin icon and labeled. Shri Sanatan Hindu Mandir is marked with a blue icon and labeled. The map shows major roads including Harrow Rd, Bridgewater Rd, and Fulton Rd. The Google logo is in the bottom left corner, and 'Map data ©2026' is in the bottom right corner.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	89	66	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		

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.

- TERRACED FAMILY HOME ■ THREE BEDROOMS
- TWO RECEPTIONS ■ CLOSE TO AMENITIES
- O P E N P L A N ■ NO UPPER CHAIN KITCHEN/RECP 2

Spacious Three-Bedroom Terraced Family Home – Sought-After Wembley Central Location

We are delighted to present to market this well-maintained terraced family home, ideally located on a popular residential road in Wembley Central.

Conveniently positioned within walking distance of Wembley Central Station (Bakerloo & Overground Lines), this property offers excellent transport links with direct routes into Central London. The area also boasts a wide range of local amenities including shops, supermarkets, restaurants, and highly regarded schools.

Key Features: Three well-sized bedrooms - Family bathroom - Two reception rooms, with the second reception open-plan to the kitchen - Private rear garden - Offered in good condition throughout -No upper chain (subject to agreed offer). Council Tax Band: D

This charming home is perfect for families and presents a great opportunity for buyers seeking a property in a central and vibrant location. Early viewing is highly recommended — contact us today to arrange your appointment.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



35 Court Parade, Sudbury
Middlesex HA0 3HS
Sales 020 8904 4888
Lettings 020 8452 7999
E sudbury@danielsestateagents.co.uk

438 High Road, Wembley
Middlesex HA9 6AH

Sales 020 8900 2811
Lettings 020 8452 7999
E wembley@danielsestateagents.co.uk

352 Neasden Lane, Neasden
London NW10 0AD

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

33 Walm Lane, Willesden Green
London NW2 5SH

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

77 Chamberlayne Road, Kensal Rise
London NW10 3ND

Sales 020 8969 5999
Lettings 020 8969 5999
E kensalrise@danielsestateagents.co.uk