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ELIZABETH COURT, SUDBURY AVENUE, WEMBLEY, HA0 3BD



PRICE....£375,000....LEASEHOLD

This purpose built two bedroom first floor maisonette (674 sq. ft/62.6 sq. m) is ideally located within a short walk of North Wembley's sports ground, shopping facilities, restaurants and the tube station (Overground/Bakerloo line). It is also within half a mile of popular primary and secondary schools including East Lane & Wembley High. A private front door leads to the lobby and stairs to the first floor, with the accommodation including a living room with wood block flooring, a contemporary white kitchen with integrated appliances, two double bedrooms and a bathroom. Outside there are communal gardens shared by three flats and a garage in a block at the rear. The property also benefits from double glazing throughout, a long lease and low outgoings. No Upper Chain.

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COUNCIL TAX

London Borough of Brent - Band C - £1,710.62

LEASE & SERVICE CHARGE

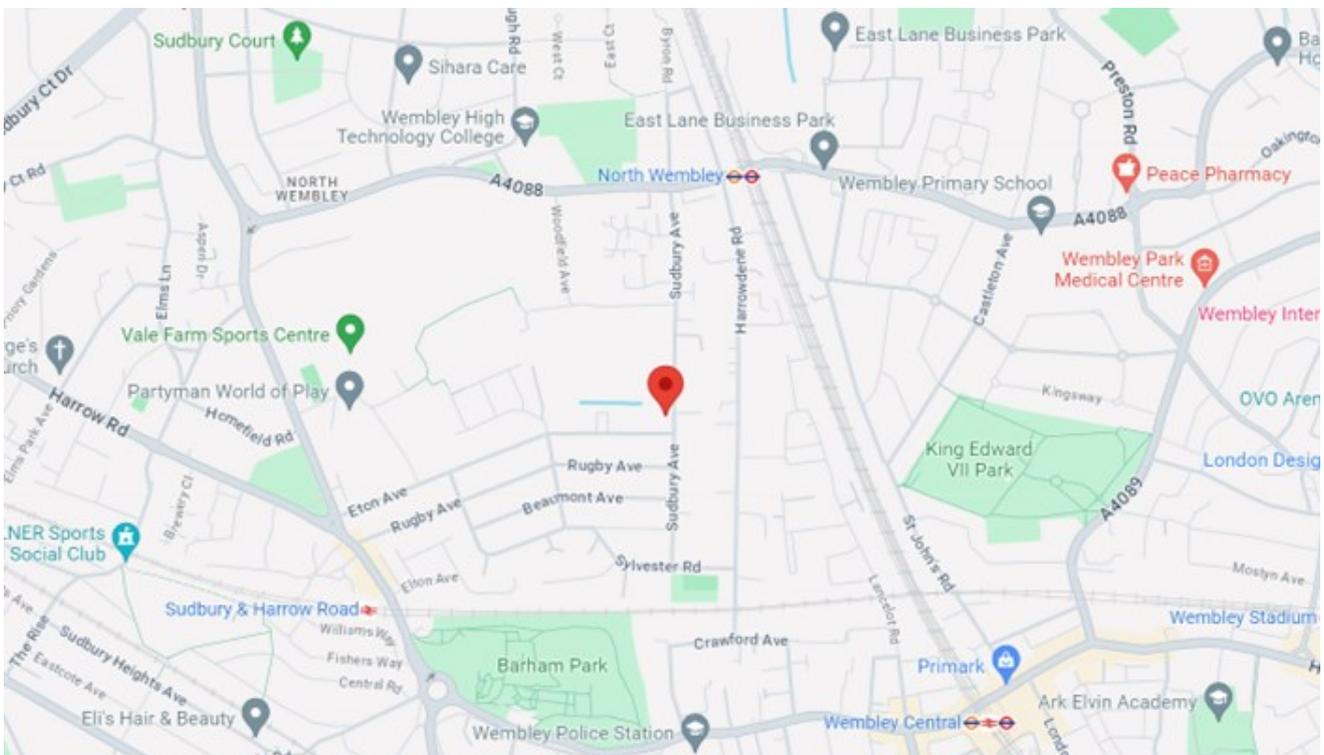
Lease - 136 years
Service Charge - As and when required

LOCAL SCHOOLS

East Lane Primary School - 0.4 Miles
Wembley High Technology College - 0.6 Miles

LOCAL TRANSPORT

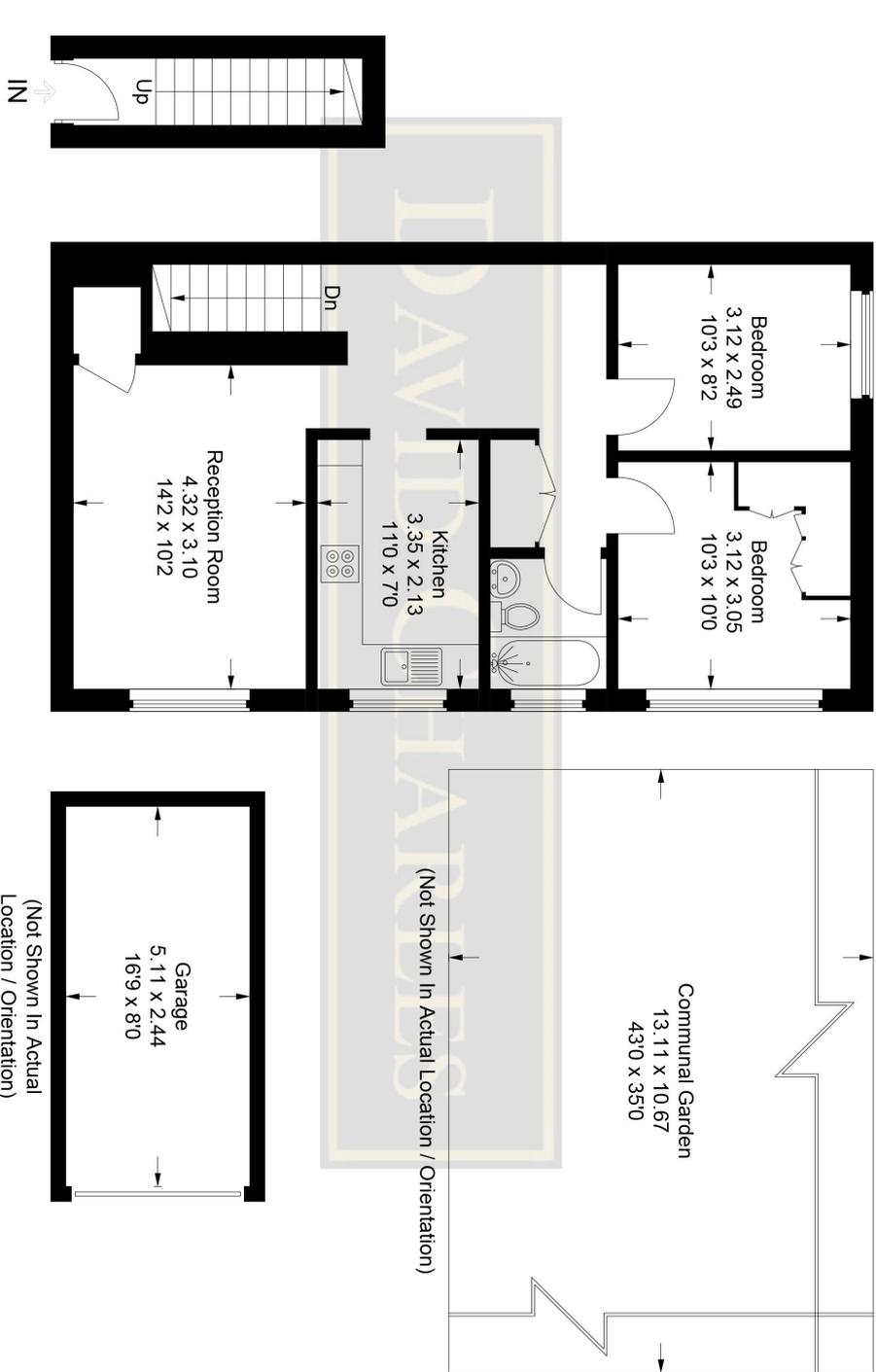
North Wembley Station (Overground/Bakerloo Line) - 0.4 Miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	70	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Elizabeth Court

Approximate Gross Internal Area
 Ground Floor = 3.6 sq m / 39 sq ft
 First Floor = 59.0 sq m / 635 sq ft
 Garage = 12.5 sq m / 134 sq ft
 Total = 75.1 sq m / 808 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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For appointments to view please call David Charles 020 8866 0222

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.