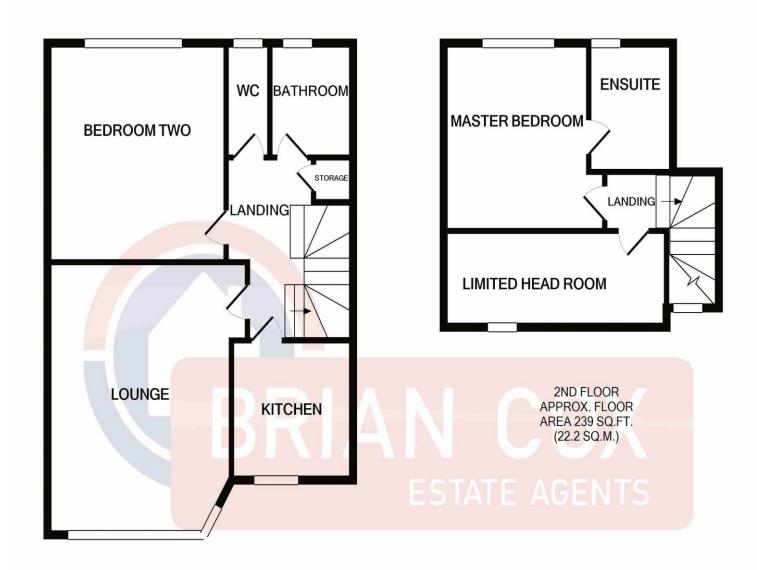
the floorplan...



1ST FLOOR APPROX. FLOOR AREA 479 SQ.FT. (44.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 718 SQ.FT. (66.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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more details from...

call: Brian Cox Sudbury: 0208 422 1007

email: kasru.ali@brian-cox.co.uk web: www.brian-cox.co.uk





0208 422 1007

brian-cox.co.uk



THREE BEDROOM - TWO BATHROOMS - FIRST FLOOR MAISONETTE - FREEHOLD INCLUDED. Brian Cox are pleased to present to the market this first floor maisonette which is situated close to Sudbury Town Underground Station. The property comprises briefly of a lounge, kitchen, three bedrooms and two bathrooms. The property benefits from double glazing, gas central heating and off street parking. The freehold is also included as part of the sale.



Offers in Excess of £425,000

Station Crescent, Wembley HA0 2LB

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.





in brief...

- First Floor Maisonette
- Three Bedrooms
- Two Bathrooms
- **Off Street Parking**
- Freehold Included
- Close to Transport Links



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the location...

nearest stations ...

Sudbury Town (0.1 miles) Sudbury & Harrow Road (0.1 miles) Wembley Central (0.9 miles)

Wembley is an area of North West London, England, and part of the London Borough of Brent. It is home to the Wembley Arena and Wembley Stadium.

Wembley Arena is served by Wembley Park Station on the London Underground via Olympic Way, Wembley Stadium on the Chiltern Railways line from London Marylebone to Birmingham Snow Hill, and Wembley Central (walking via the White Horse Bridge). The 92 bus route stops directly outside.

There is also a new and modern Designer Outlet with all major high street branded shops, restaurants and a cinema.

There are several local schools in the area which include Barham Primary School, Wembley High Technology College, Horsenden Primary School and Park Lane Primary School.

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