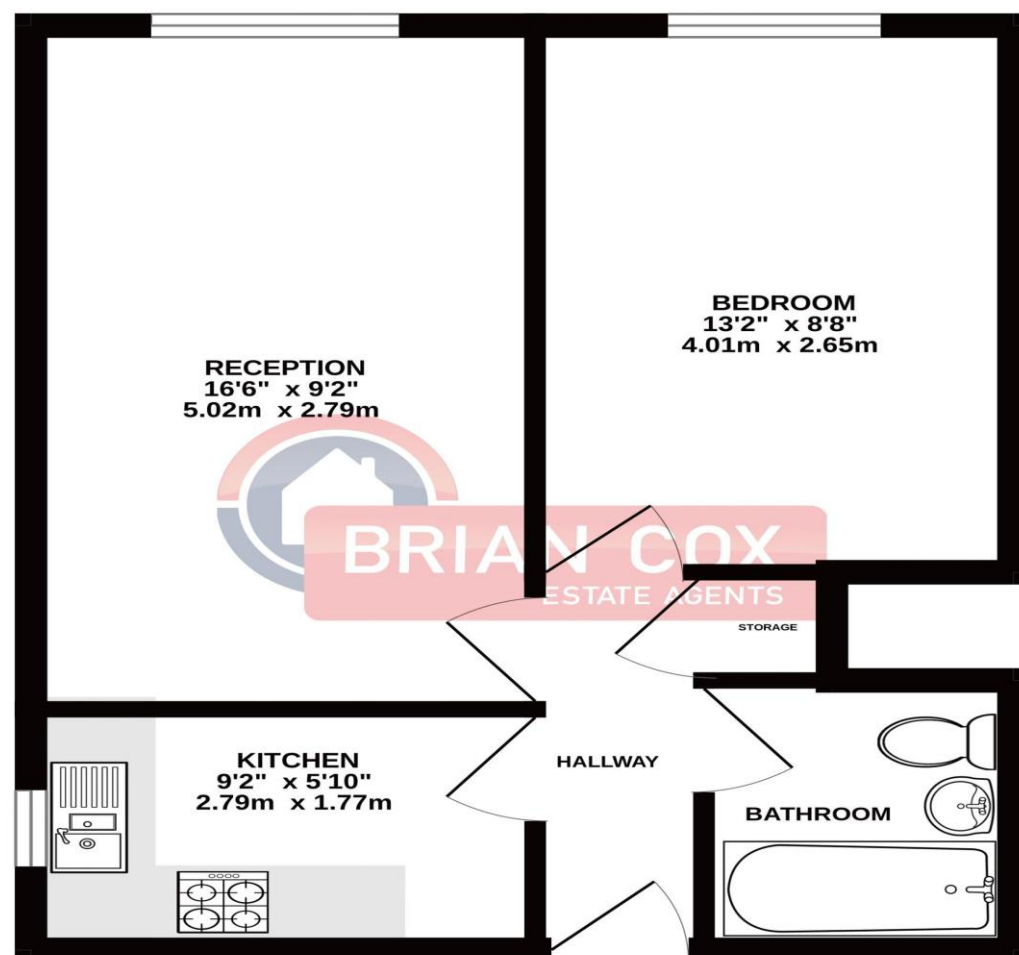


the floorplan...

FIRST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 389 sq.ft. (36.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Greenford: 0208 578 1004

email: emma.gerald@brian-cox.co.uk

web: www.brian-cox.co.uk



0208 578 1004  
brian-cox.co.uk



Brian Cox and Company are pleased to bring to the market this one bedroom first floor apartment which is conveniently located between North Wembley and Sudbury and Harrow Road Stations with fantastic access to local shops, schools and amenities. This ideal home briefly consists of an entrance hall, 16ft lounge, fitted kitchen, modern bathroom and a double bedroom. Further benefits include double glazing, electric heating and allocated parking. Call now to arrange your appointment to view and avoid missing out!!



Offers in Excess of  
£225,000

Sudbury Avenue, Wembley HA0 3BL

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...

- One Bedroom
- First Floor Apartment
- Allocated Parking
- Good Condition Throughout
- Popular Location
- Approximately 96 Years Lease



## the location...

### nearest stations ...

North Wembley (0.2 miles)  
Sudbury & Harrow Road (0.6 miles)  
South Kenton (0.7 miles)

North Wembley is a district of Northwest London, England. It is located in the London Borough of Brent, and is the location of the Sudbury Court Estate.

Along East Lane, a street which runs through the neighbourhood, is Wembley High and secondary school, as well as a small selection of shops.

There are many other local schools within close proximity to the property which have a good or higher Ofsted report some of these include, Sudbury Primary School, Byron Court Primary School, Park Lane Primary School, Michaela Community School and Alperton Community School.