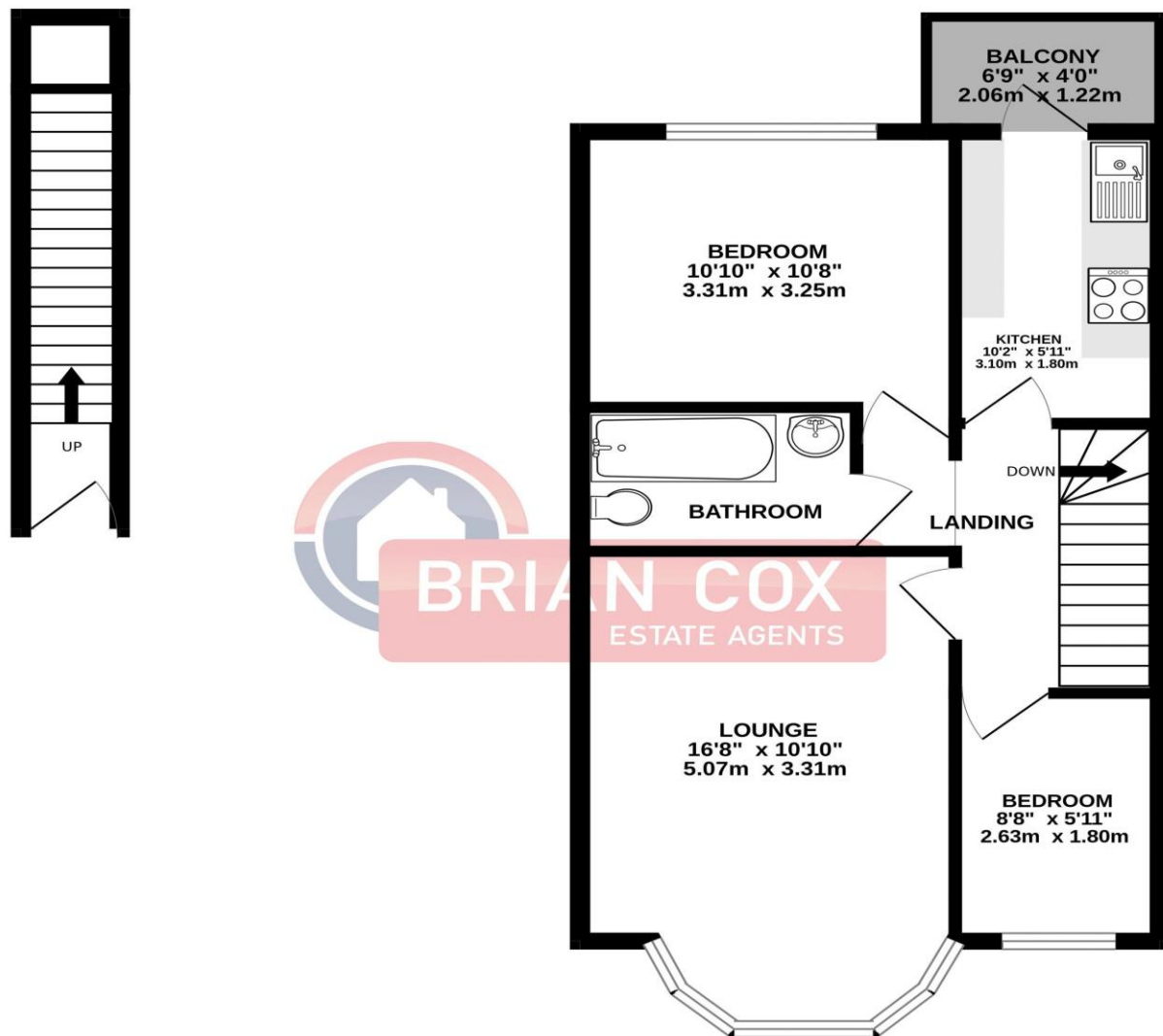


# the floorplan...

GROUND FLOOR  
51 sq.ft. (4.7 sq.m.) approx.

1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.7 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 Harrow: 020 8912 0006**  
email: **info@brian-cox.co.uk**  
web: **www.brian-cox.co.uk**



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.



020 8912 0006  
brian-cox.co.uk



TWO BEDROOM - FIRST FLOOR - NO CHAIN - 999 YEAR LEASE. Brian Cox and Company are delighted to offer to the market this two bedroom first floor flat located within a short walk of Sudbury Hill. The property benefits a modern kitchen, balcony, a lounge in excess of 16ft and no onward chain. Viewings are available now so call to arrange yours!!



£330,000  
Leasehold

Maybank Avenue, Wembley  
HA0 2TH



### in brief...

- Two Bedroom
- First Floor Flat
- No Chain
- New 999 Year Lease
- Option To Buy The Freehold
- Potential to Extend (stpp)



### the location...

#### nearest stations ...

Sudbury Hill (0.3 miles)  
Sudbury Hill Harrow (0.4 miles)  
Sudbury & Harrow Road (0.5 miles)

Sudbury is a suburb in the London borough of Brent and Harrow, located in North West London, United Kingdom.

Sudbury is an historical area having once extended from the 'South Manor- Sudbury' (thought to have been on Harrow Hill) to the area that is now known as Wembley Central.

There are local schools situated close by these include St George's Primary School, Wembley High Technology College, Horsenden Primary School and Barham Primary School.