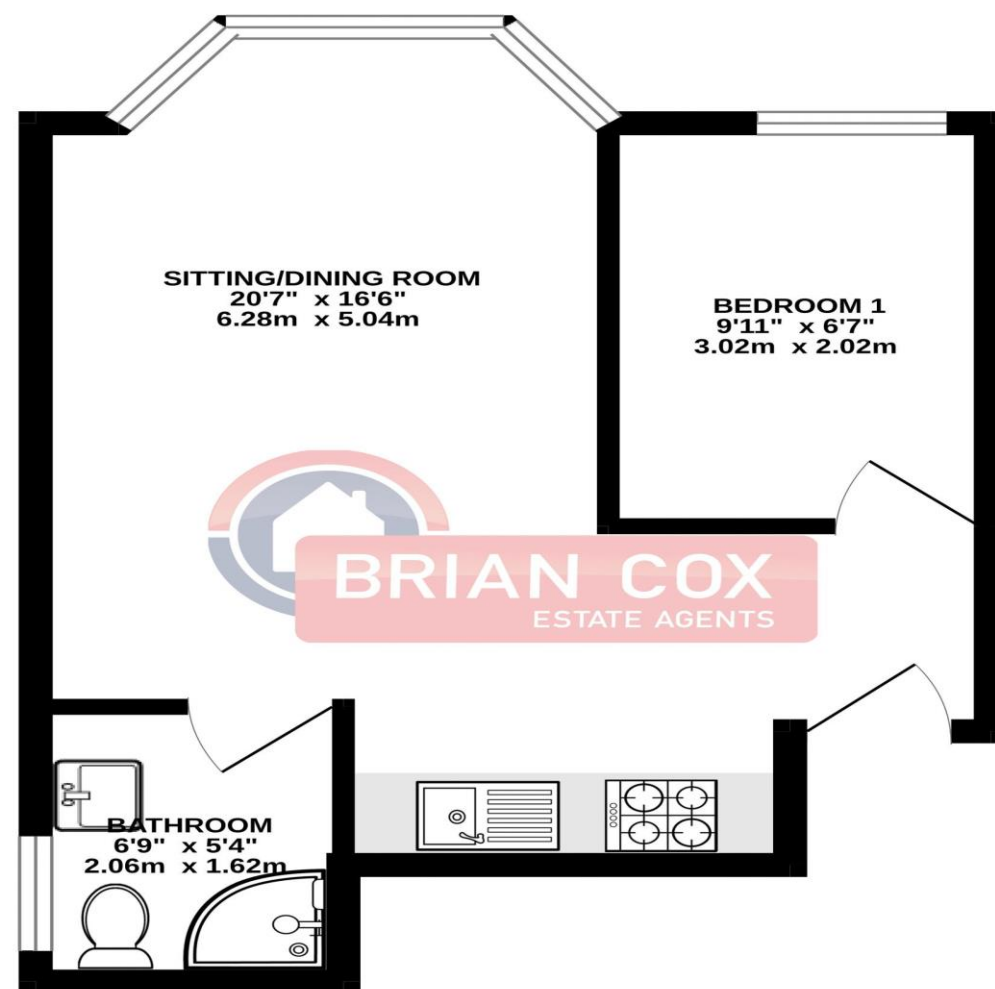


the floorplan...

FIRST FLOOR  
321 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 321 sq.ft. (29.9 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: 0208 912 0006**

email: **info@brian-cox.co.uk**

web: **www.brian-cox.co.uk**



0208 912 0006  
brian-cox.co.uk



Brian Cox & Company are pleased to present to the market this 1 Bedroom, Leasehold, 1st Floor Flat. This is a great opportunity for all first-time buyers looking to get their foot on the housing ladder. Ideally located on a quiet residential street in Sudbury Town, the property consists of a bright and airy open-plan living room and kitchen, a cosy bedroom and a shower room. Located very near Sudbury Town Underground Station, which is on the Piccadilly line. Sudbury and Harrow Road overground station is 4-5 minutes walking distance from the property. Call now so you do not miss out!



Offers in Excess of  
£275,000

District Road, Wembley HA0 2LE

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
- Leasehold
- Close to Tube
- No Service Charge
- Great Location



### the location...

#### nearest stations ...

Sudbury Town (0.1 miles)  
Sudbury & Harrow Road (0.1 miles)  
Wembley Central (0.9 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 two local school located within a mile of the property, Sudbury Primary School and Barnham Primary School. There are great transport links outside the property such numerous bus route outside on Harrow road a few hundred metre from the entrance to the property.