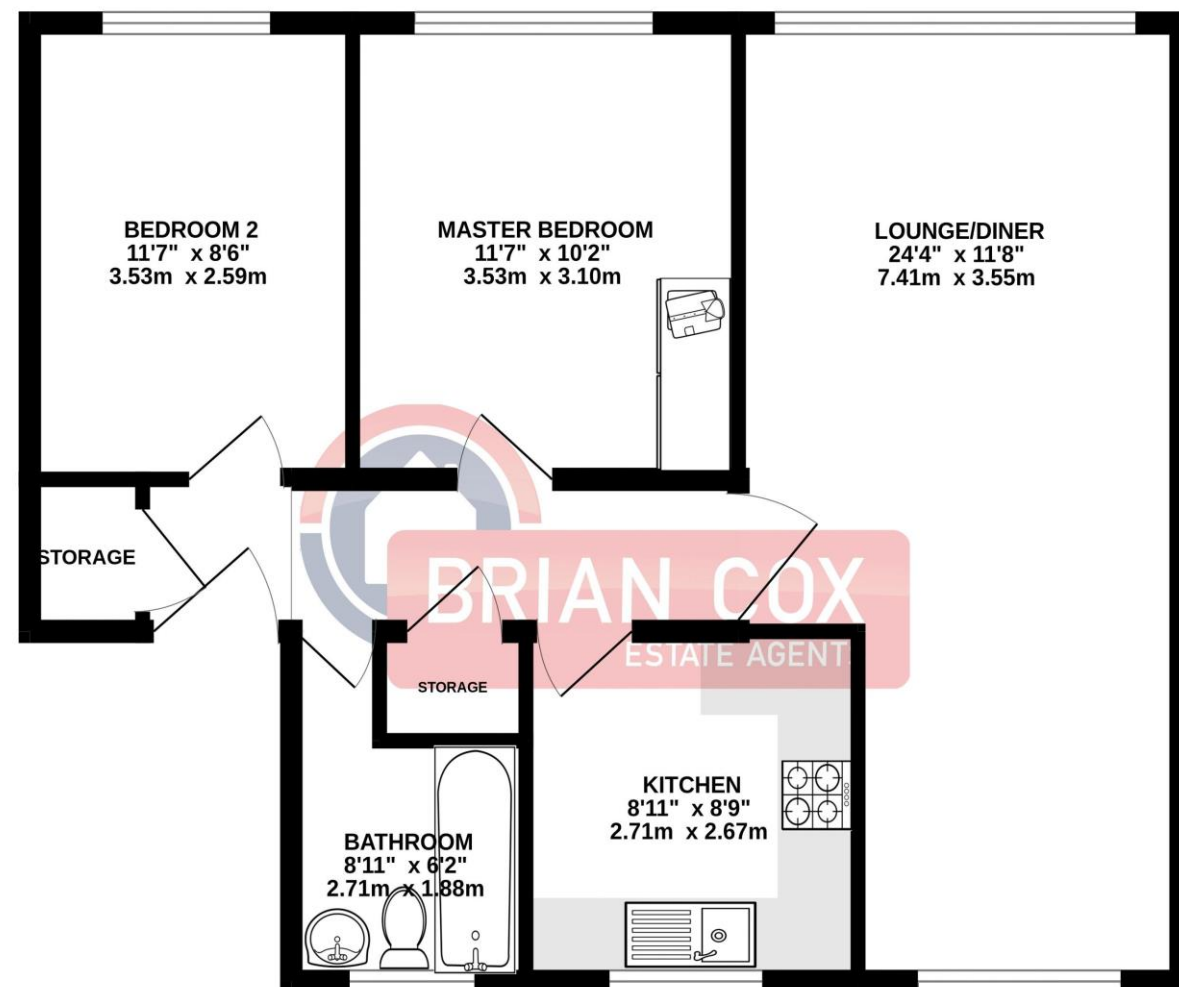


## the floorplan...

GROUND FLOOR  
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (66.0 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...

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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.



0208 912 0006  
[brian-cox.co.uk](http://brian-cox.co.uk)



Brian Cox and Company are delighted to bring to the market a superb opportunity to own this well-presented two bedroom ground floor flat, ideally located in the popular and well-connected area of Sudbury Hill. Offering a blend of comfort, practicality, and convenience, this property is perfect for first-time buyers, downsizers, or investors alike. Step inside to discover a bright and spacious living room with large windows that flood the space with natural light, a modern fitted kitchen with ample storage, and two generously sized bedrooms. The property also boasts a contemporary family bathroom, neutral décor throughout, and access to communal gardens, ideal for relaxing or enjoying outdoor space.



Offers in Excess of  
**£370,000**

Thomas A Beckett Close, Wembley HA0  
**2SH**





### in brief...

- Share of Freehold
- Ground Floor
- Two Double Bedrooms
- Good Condition
- Garage
- Communal Gardens



### the location...

#### nearest stations ...

Sudbury Hill Harrow (0.4 miles)  
Sudbury Hill (0.5 miles)  
Sudbury & Harrow Road (0.7 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 many local schools within walking distance from the property these include St George's Primary School, Horsenden Primary School, Wood End Academy and Wembley High Technology College.