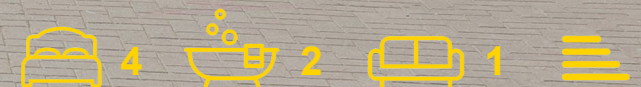


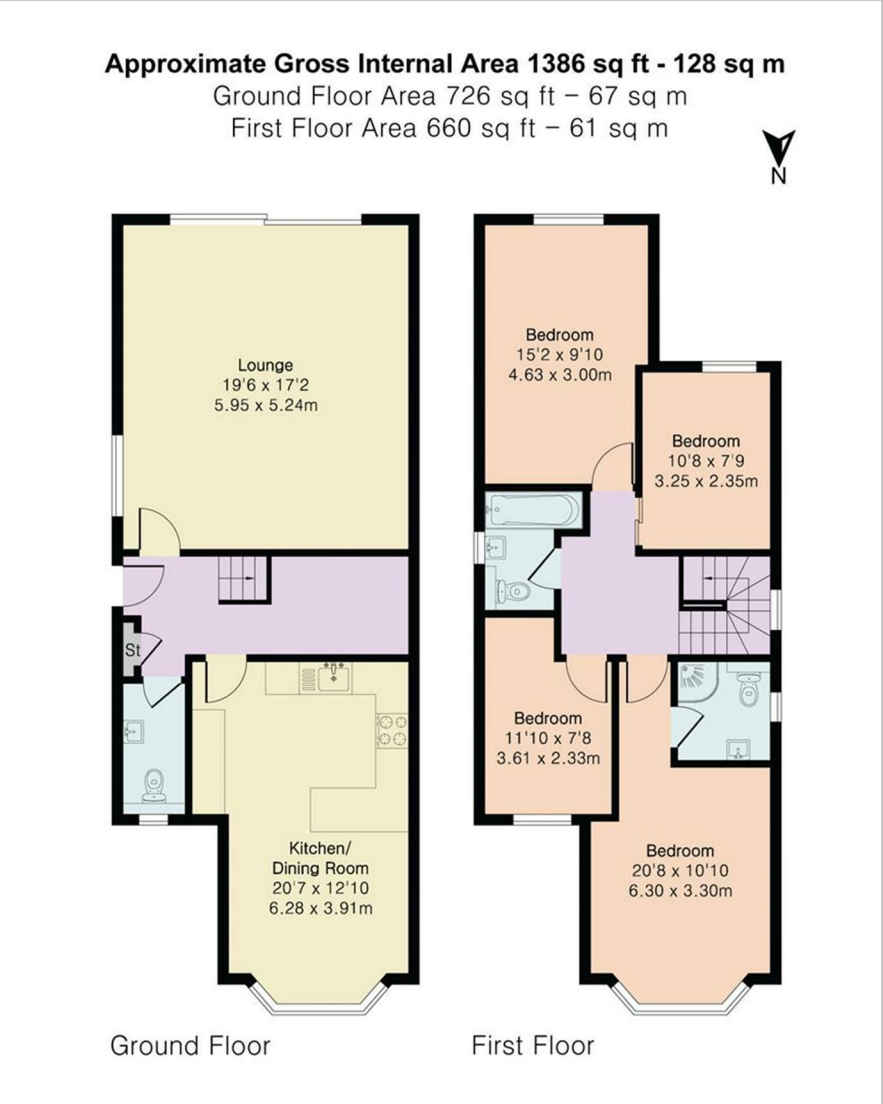


East Lane, Wembley, HA0 3NS

Asking Price £875,000



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Middlesex HA9 6AH

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Willesden Green

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Kensal Rise

77 Chamberlayne Road, Kensal Rise
London NW10 3ND

Sales 020 8969 5999
Lettings 020 8969 5999
E kensalrise@danielsestateagents.co.uk

Daniels are delighted to present this stunning new-build detached home, offering a superb combination of contemporary style, generous living space and an enviable location, all offered to the market with no upper chain.

The property boasts a spacious open-plan interior, complemented by two bathrooms/shower rooms, including a stylish en-suite to the principal bedroom. There is under floor heating across the ground floor and ventilation across the first floor. Outside, the private rear garden benefits from convenient side access, while off-street parking further enhances the property's appeal. An internal viewing is highly recommended to fully appreciate the quality of the accommodation and the high standard of finish throughout.

Ideally positioned directly opposite the highly regarded East Lane Primary School and Wembley High Technology College, the property is also just 0.3 miles from North Wembley Bakerloo Line Station, providing straightforward access into Central London.

For those who enjoy outdoor space, green open parkland can be found at the top of Woodfield Avenue, which adjoins the property's road. Wembley's popular amenities are also close by, with London Designer Outlet, Wembley Stadium and OVO Arena Wembley all approximately one mile away.

A superb opportunity to acquire a stylish, modern family home in a well-connected and highly sought-after location.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

