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WATFORD ROAD, NORTH WEMBLEY, HA0 3HB



OFFERS IN EXCESS OF....£400,000....FREEHOLD

This charming two double bedroom Victorian house is ideally located within a short walk of local shopping facilities, Vale Farm Sports Centre and open playing fields. East Lane Primary and Wembley High Schools (both Ofsted Outstanding) are within 1/2 a mile and North Wembley and Sudbury Town centre are within 3/4 of a mile offering a wide range of shops, restaurants and the Piccadilly, Bakerloo and Overground train links. The accommodation (687 sq. ft/55 sq. m) includes a living room with feature fireplace, an 11' x 11' kitchen and a family bathroom. The first floor has two double bedrooms and outside there is a 43' garden with a 14' outbuilding at the rear. The property benefits from double glazing and gas central heating and is offered with no upper chain.

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COUNCIL TAX

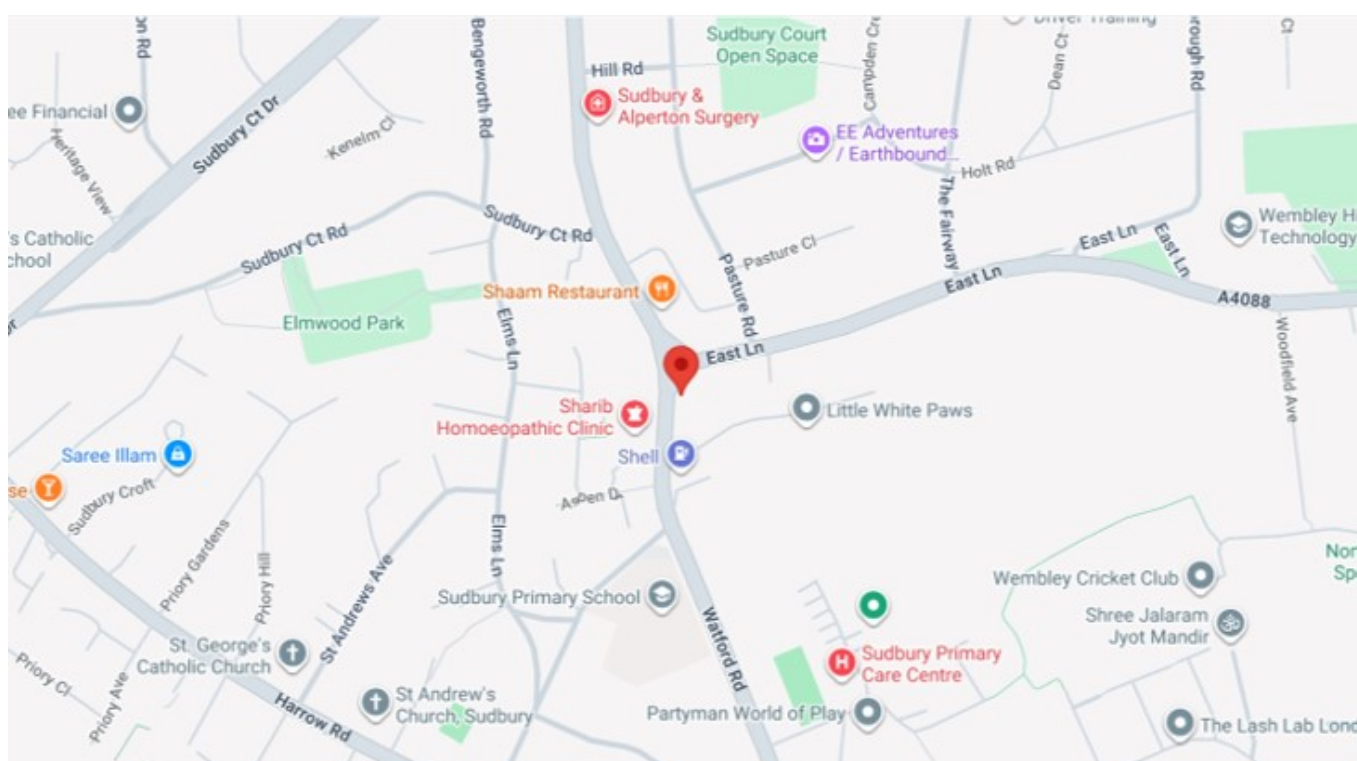
Brent Council - Band D - £2,133.15

LOCAL SCHOOLS

Sudbury Primary School - 0.14 miles
East Lane Primary School - 0.52 miles
Wembley High Technology College - 0.52 miles
North Brent School - 0.52 miles

LOCAL TRANSPORT

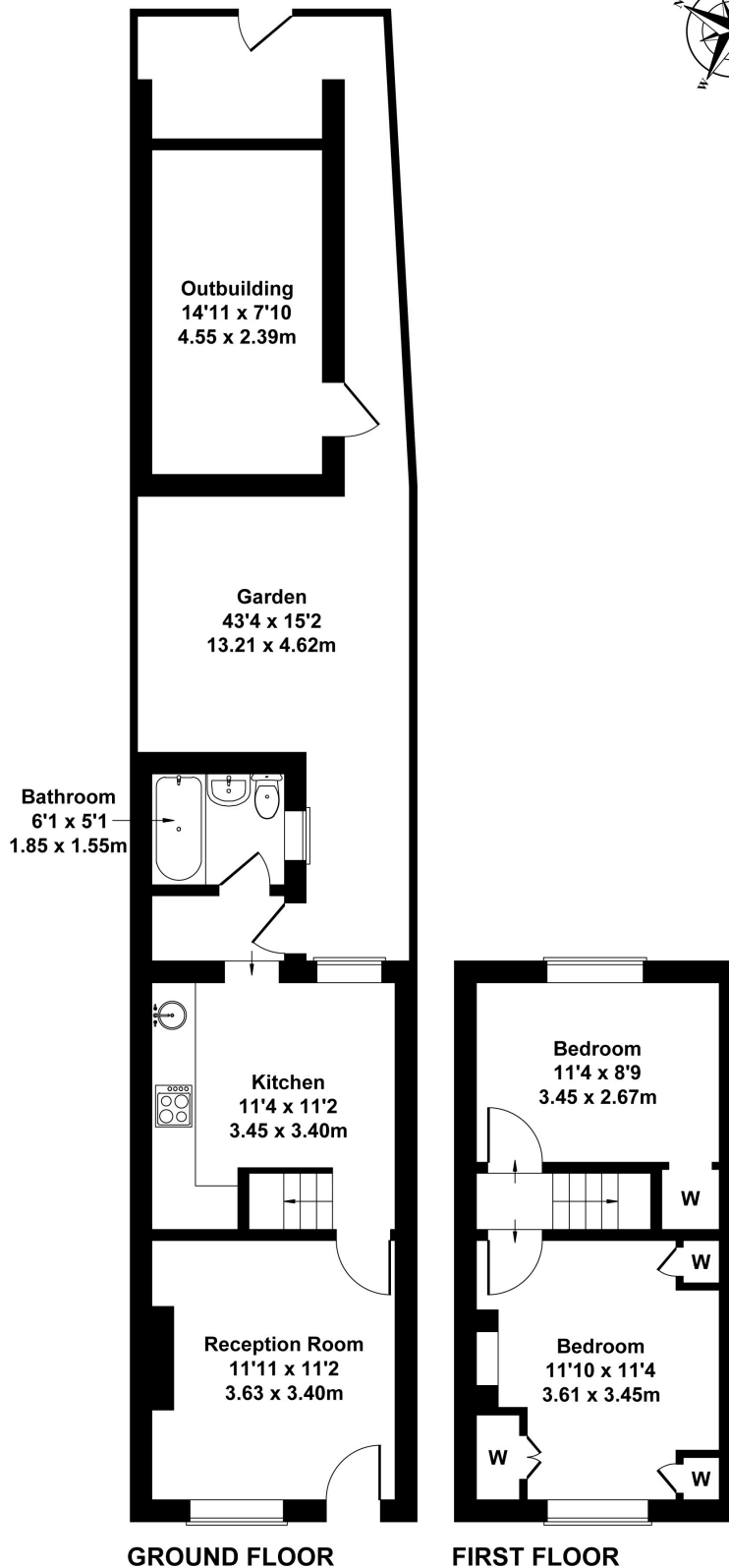
North Wembley Station (Lioness/Bakerloo Line) - 0.7 miles
Sudbury Hill Station (Piccadilly Line) - 1.0 miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Watford Road, Wembley

Approximate Gross Internal Area
706 sq ft - 66 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

For appointments to view please call David Charles 020 8866 0222

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.