

**Sales:** 020 8900 2811  
**Lettings:** 020 8900 2121  
**Email:** wembley@danielsestateagents.co.uk  
www.danielsestateagents.co.uk



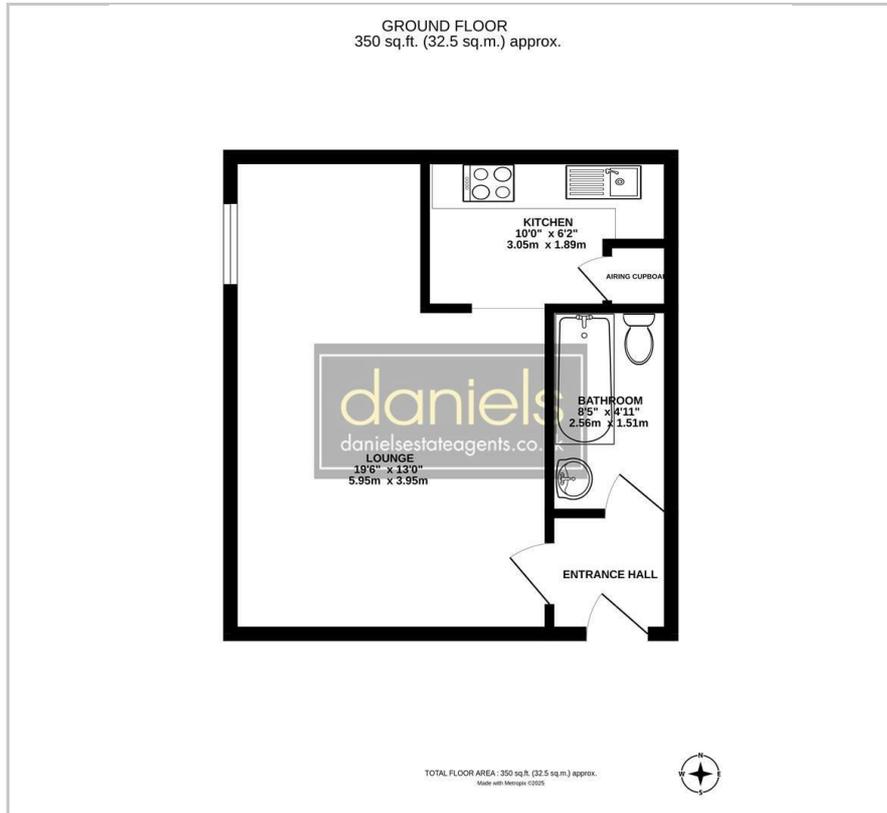
## Marnham Court Harrow Road

Wembley, Middlesex, HA0 2HD

**Offers Around £179,950**



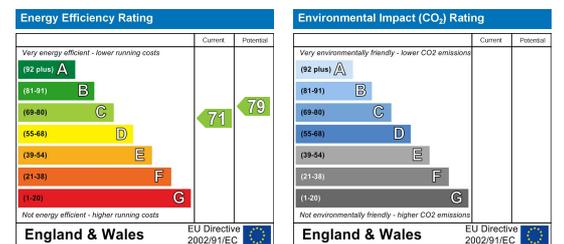
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Daniels, Wembley Office on 020 8900 2811 if you wish to arrange a viewing appointment for this property or require further information.

- PURPOSE BUILT STUDIO
- OPEN PLAN
- GROUND FLOOR
- PARKING SPACE
- NO UPPER-CHAIN
- CLOSE TO AMENITIES

Attention FIRST TIME BUYERS- GROUND FLOOR STUDIO with ALLOCATED PARKING and NO UPPER CHAIN.

Daniels are pleased to offer this studio apartment, located just a few minutes' walk from Sudbury Town Station (Piccadilly Line) and marketed with the benefit of no upper chain. The property comes with allocated parking, making it ideal for first-time buyers, downsizers, or investors.

Property Highlights: Bedroom-lounge-fitted kitchen-Family bathroom- 155-Years lease-Allocated parking space, as advised by our Vendor the service charge is approx £1600 p/a & £0 Ground rent. Council Tax Band: C.

Set within Marnham Court, a well-maintained purpose-built development in the heart of Sudbury, this home offers convenience, connectivity, and access to a variety of local amenities.

Location Benefits: -Minutes from Sudbury Town Station (Piccadilly Line) - Close to Wembley Central Station and several local bus routes via Harrow Road - Within the catchment area for well-regarded schools including Perivale Primary, Vicar's Green, and St John Fisher Catholic Primary. Viewings are highly recommended – contact Daniels today to arrange your appointment.

These particulars, whilst believed to be accurate 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



### Sudbury

35 Court Parade, Sudbury  
Middlesex HA0 3HS

Sales 020 8904 4888  
Lettings 020 8452 7999  
E sudbury@danielsestateagents.co.uk

### Wembley

438 High Road, Wembley  
Middlesex HA9 6AH

Sales 020 8900 2811  
Lettings 020 8452 7999  
E wembley@danielsestateagents.co.uk

### Neasden

352 Neasden Lane, Neasden  
London NW10 0AD

Sales 020 8452 7000  
Lettings 020 8452 7999  
E neasden@danielsestateagents.co.uk

### Willesden Green

33 Walm Lane, Willesden Green  
London NW2 5SH

Sales 020 8452 7000  
Lettings 020 8452 7999  
E willesdengreen@danielsestateagents.co.uk

### Kensal Rise

77 Chamberlayne Road, Kensal Rise  
London NW10 3ND

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