

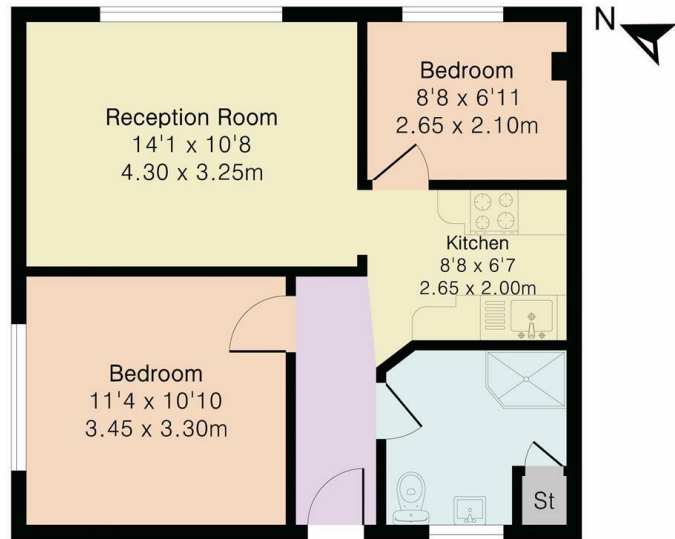


Harrowdene Road, Wembley, HA0 2JL  
Auction Guide £250,000

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## Floor Plan

Approximate Gross Internal Area 516 sq ft - 48 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



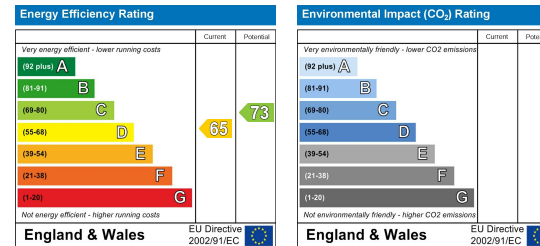
Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £250,000

Daniels are delighted to offer this well-positioned ground floor, two-bedroom flat, available with a share of freehold and no onward chain. Set within a purpose-built development, the property enjoys access to well-kept communal gardens, a garage within the block, and convenient residents' parking.

This property presents an excellent opportunity for first-time buyers or investors looking to step onto the property ladder in a popular residential location. Ideally situated on Harrowdene Road, the area features a desirable mix of houses, flats, and contemporary apartments.

The flat benefits from superb transport connections, with North Wembley and Wembley Central stations nearby, providing access to the Bakerloo Line and London Overground, along with a range of local bus routes. It is also within easy reach of well-regarded schools, including East Lane Primary School and Wembley High Technology College, making it an appealing choice for both families and professionals.

Early viewing is highly recommended.



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 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