



SAB
ESTATES

Lily Gardens, Wembley

Guide Price £475,000

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Lily Gardens

Wembley

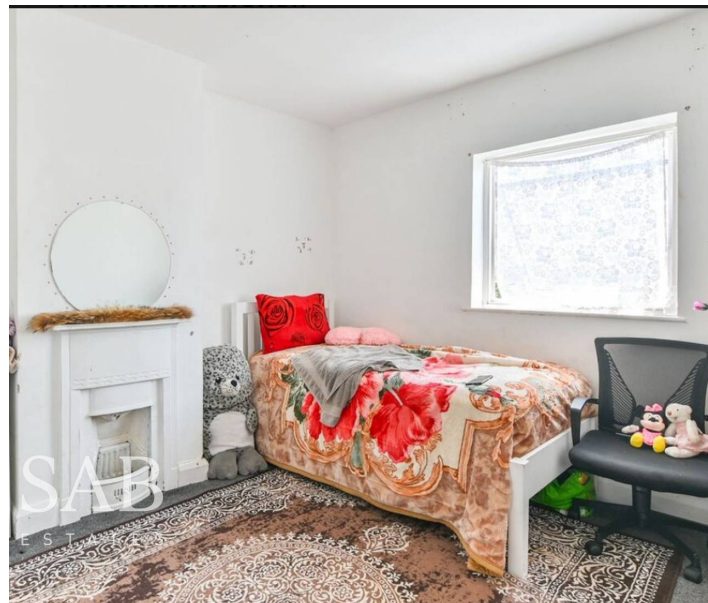
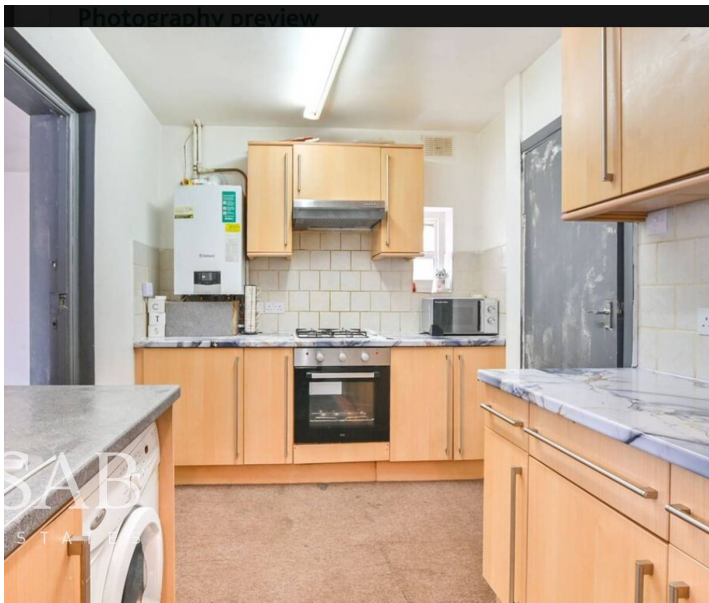
- To Be Sold via Secure Sale (Auction)
- Tenants in Situ - Rent: £2,750 pcm
- Potential to Extend STPP
- Driveway
- Private Rear Garden
- Good Transport Links

Council Tax band: D

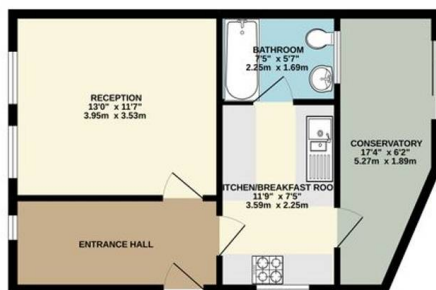
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 799 sq.ft. (74.2 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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