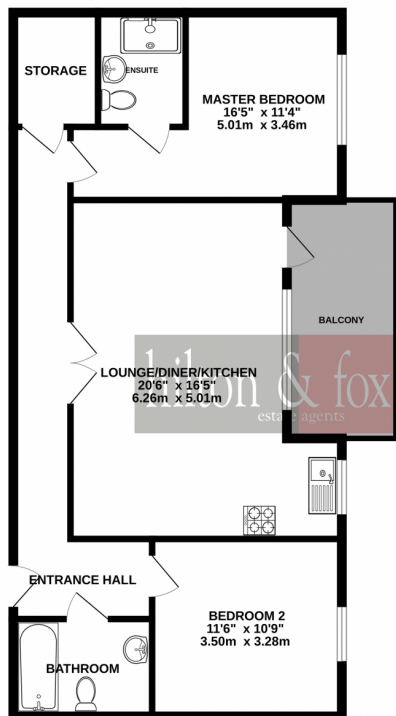
 **2**
Bedrooms

 **2**
Bathrooms




Presented in good condition throughout is this Spacious Two Double Bedroom, Two Bathroom First Floor Flat. Internally you will find a spacious 6m open plan Lounge/Diner/Kitchen, Two Double bedrooms both with fitted wardrobes and the master bedroom having the benefit of an en-suite shower room in addition to the family bathroom. Externally you will find a large Balcony accessed from the lounge which you will find over looks Barham Park. This property is ideally placed just a short distance from Sudbury Town Station and Sudbury and Harrow Road Station as well as Sudbury Towns various bus links which give you easy access to Central London. You will also find within a short walk you will find local shops and schools making this a property not to be missed.

FIRST FLOOR
799 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA: 799 sq.ft. (74.3 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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| Energy Efficiency Rating | | |
|--|-----------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | 85 | 85 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

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