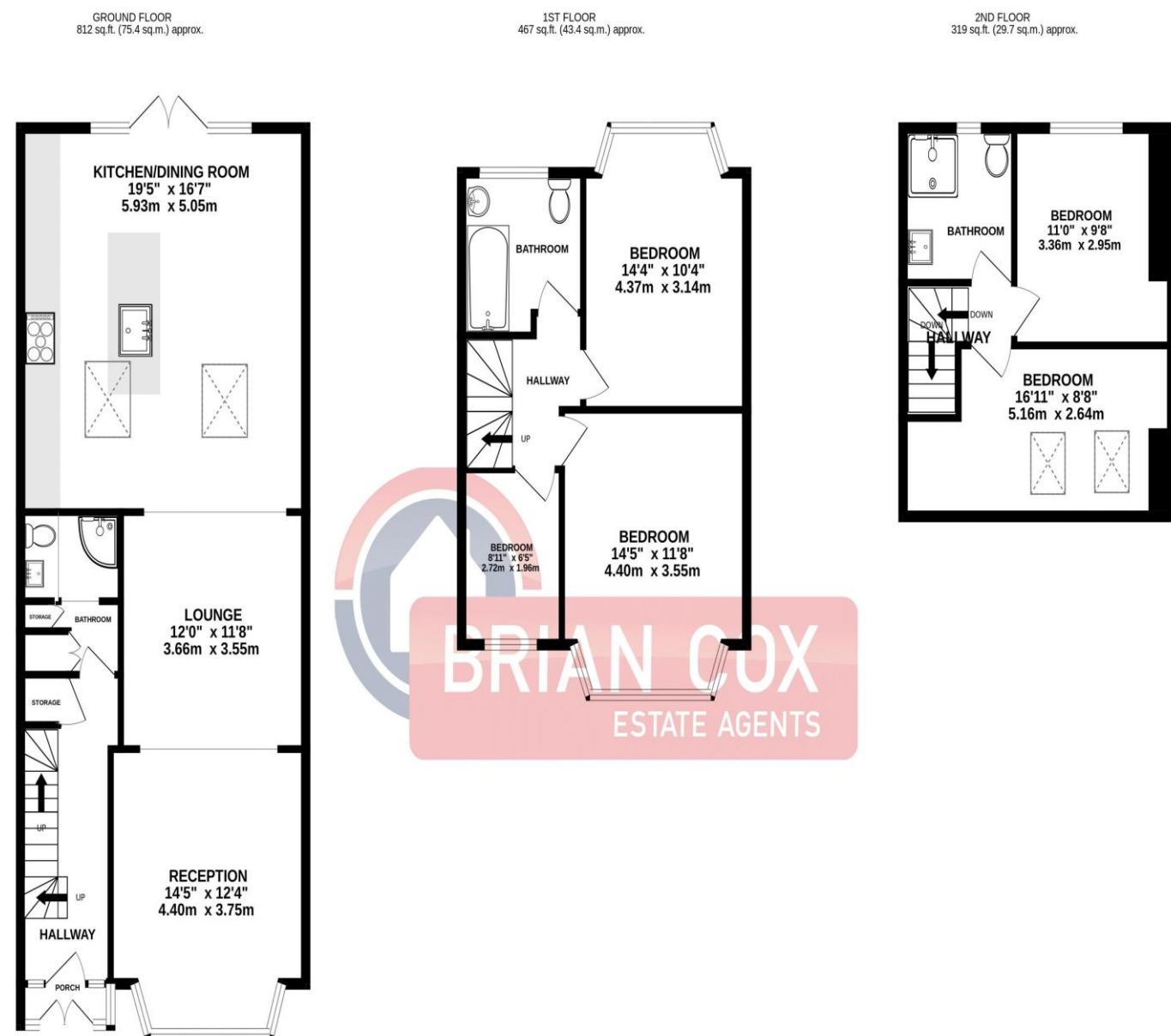


# the floorplan...



TOTAL FLOOR AREA : 1598 sq.ft. (148.5 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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## more details from...

call: **Brian Cox Greenford: 0208 912 0006**  
email: **daniel.jed@brian-cox.co.uk**  
web: **www.brian-cox.co.uk**



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



0208 912 0006  
brian-cox.co.uk



Brian Cox and Company are delighted to bring to the market this spacious and beautifully presented five-bedroom freehold terraced house, ideally located on a peaceful and sought-after cul-de-sac in Wembley and just a five-minute walk from the station. The ground floor comprises an entrance hall, downstairs shower room, bright through lounge, and an impressive extended kitchen/diner featuring a central island, ample storage and skylights providing an abundance of natural light. The first floor offers three well-proportioned bedrooms and a generous family bathroom, while the loft conversion provides two additional bedrooms and a further shower room. Externally, the property benefits from a private rear garden and off-street parking to the front. All in all this an ideal family home combining space, convenience and a highly desirable location.



£800,000  
Freehold

East Court, Wembley HA0 3QL





## in brief...

- Five Bedroom
- Freehold Terrace House
- Extended to Rear and Loft
- Three Bathrooms
- Beautiful Condition Throughout
- Private Rear Garden



## the location...

### nearest stations ...

North Wembley Station (0.25 miles)  
South Kenton (0.33 miles)  
Preston Road Station (0.7 miles)

Wembley is an area of North West London, England, and part of the London Borough of Brent. It is home to the Wembley Arena and Wembley Stadium.

There are several Local schools in the area which include Wembley Primary School, Wembley High Technology College, Lyon Park Infant & Junior School, Barham Primary School and Vicars Green Primary School.

Wembley Arena is served by Wembley Park Station on the London Underground via Olympic Way, Wembley Stadium on the Chiltern Railways line from London Marylebone to Birmingham Snow Hill, and Wembley Central (walking via the White Horse Bridge). The 92 bus route stops directly outside.