



67 Williams Way, Wembley, HA0 2FP

Offers in excess of £300,000

- Cladding Report has been completed
- Beautifully Maintained
- South West Facing
- Deed of variation has been completed
- Integrated Appliances
- Fantastic Location
- Large double bedroom
- Balcony Storage

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Guide Price £300,000 - £330,000. We are proud to present this exceptional top-floor, one-bedroom residence, perfectly positioned to capture breathtaking south-west facing views that bathe the home in natural light throughout the day. Situated within one of Sudbury Town's most sought-after developments, this elegant apartment offers an elevated standard of modern living.

Designed with sophistication and comfort in mind, the property features an impressive open-plan living space complemented by a bespoke, contemporary kitchen. Premium integrated appliances, including a dishwasher, fridge-freezer, oven, hob, and extractor, ensure both style and convenience. The beautifully appointed three-piece bathroom boasts a panel-enclosed bath, sleek hand wash basin, low-level WC, heated towel rail, and a wall-mounted mirror, creating a serene environment for relaxation.

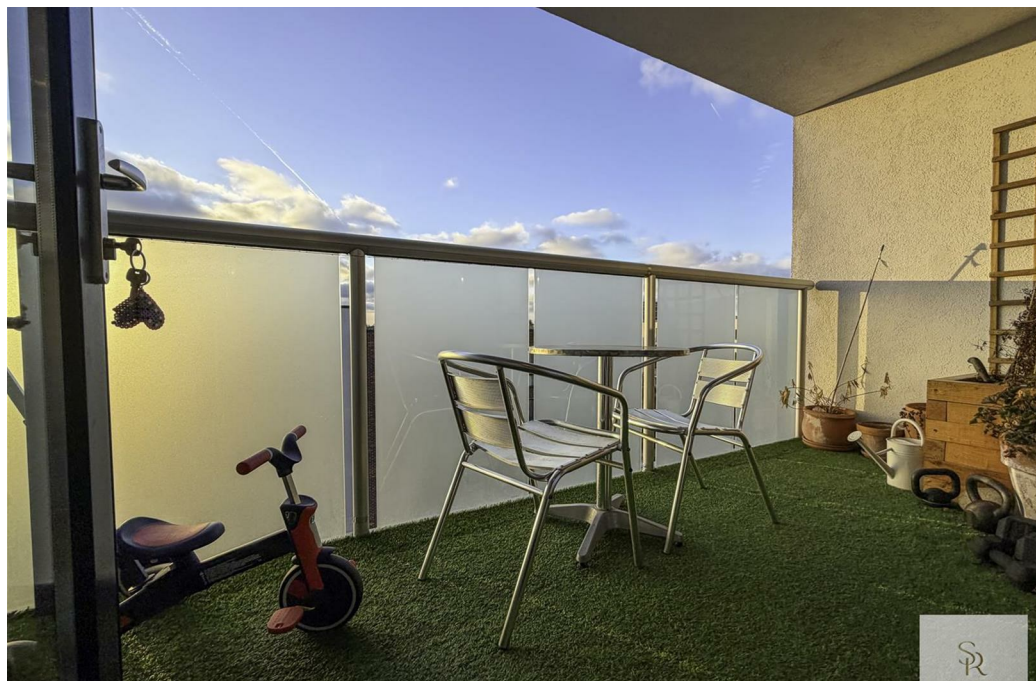
Further highlights include a private balcony with far-reaching views, a secure entry phone system, and lift access. This luxury apartment is ideal for first-time buyers seeking a high-quality lifestyle or investors looking for an attractive, high-demand rental opportunity.

Perfectly placed for the vibrant amenities of Harrow Road, this exclusive home is just moments from Sudbury Town Station and multiple bus routes. Barham Park lies directly opposite, offering picturesque green space, while Wembley High Road and Ealing Road provide an abundance of shopping and dining options.

Offered to the market with a completed, upper chain. Early viewings are strongly advised to fully appreciate the calibre of this outstanding property.



Council Tax Band: C



Area Guide:

Sudbury Town is a well-connected and increasingly sought-after pocket of northwest London, offering a harmonious blend of suburban calm and urban convenience. Known for its friendly community feel, excellent transport links, and access to green open spaces, the area appeals to professionals, young families, and long-term residents alike.

At the heart of Sudbury Town is its Piccadilly line station, providing swift, direct access into central London, Heathrow Airport, and neighbouring hubs such as Ealing, Acton, and Hammersmith. A network of local bus routes further enhances connectivity, making everyday commuting effortless.

Residents enjoy a variety of local shops, cafés, and restaurants along Harrow Road, where independent businesses sit comfortably alongside established retailers. For larger shopping outings, Wembley High Road and the vibrant Ealing Road are just minutes away, offering an eclectic mix of supermarkets, boutiques, and international cuisine.

One of the area's standout features is Barham Park, directly serving the neighbourhood with its expansive lawns, landscaped gardens, and walking paths—perfect for outdoor relaxation, exercise, and community events. Additional recreational facilities, schools, and community centres contribute to the area's welcoming, village-like atmosphere.

With its balance of convenience, character, and greenery, Sudbury Town continues to grow in desirability, attracting buyers and renters seeking quality living within easy reach of central London.

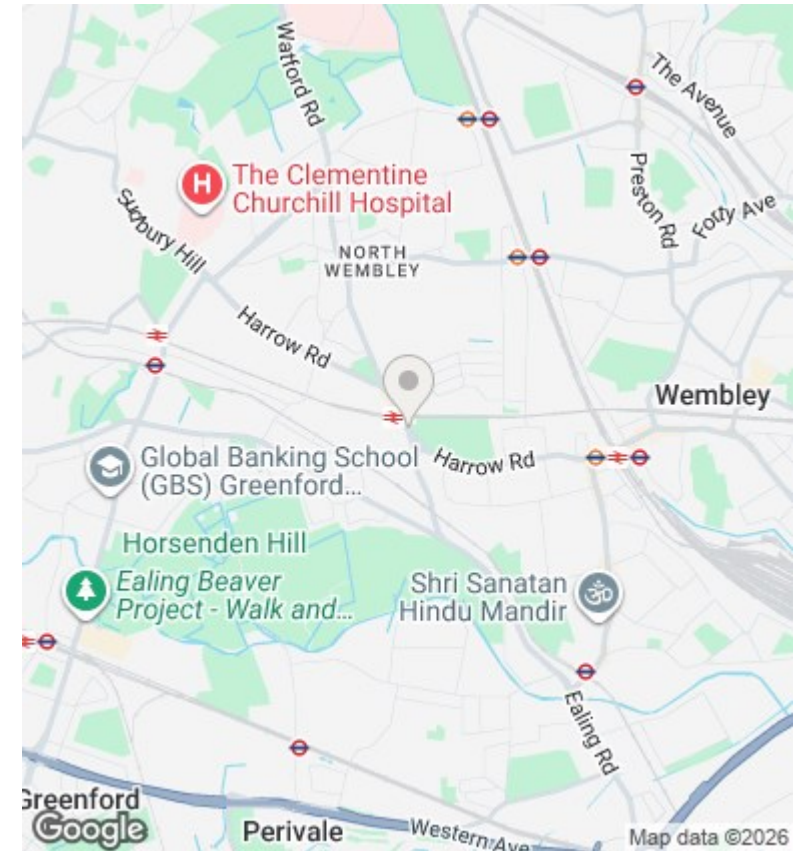


Apartment 101

Area 53.2 sq.m. 573 sq.ft.

Kitchen/Living/Dining 5608 x 5038mm (18'4" x 16'6")

Master Bedroom 4382 x 3373mm (14'4" x 11'0")



Directions

Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	