



Asking Price £535,000
Abbey Avenue, Wembley, Middlesex HA0



 **3**
Bedrooms

 **1**
Bathroom

7 Glenmore Parade, Ealing Road, Wembley, Middlesex, HA0 4PJ |
wembley@hiltonandfox.com

02089029662



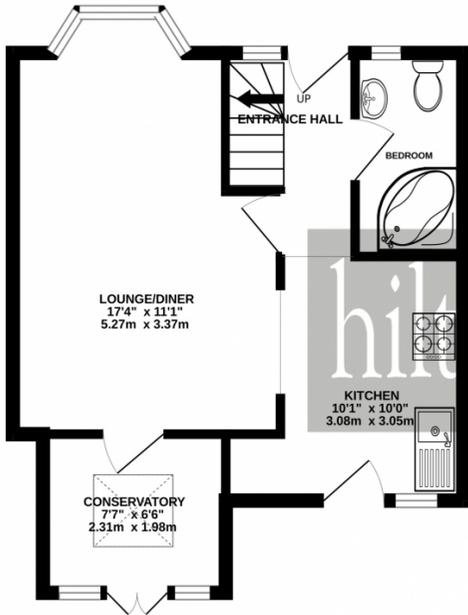
This terraced house offers a practical layout with three bedrooms, one bathroom, and a reception room. The property is located on Abbey Avenue in Wembley, Middlesex, providing a convenient setting for access to local amenities. The home features a functional kitchen and a manageable outdoor space, making it suitable for various lifestyle needs.

Located on Abbey Avenue in Wembley, this three-bedroom terraced house offers a straightforward and functional living space. The property comprises three bedrooms, a single bathroom, and a reception room, providing ample space for residents. The kitchen is designed to accommodate everyday cooking needs, with sufficient space for appliances and storage. The reception room serves as a central area for relaxation and social gatherings.

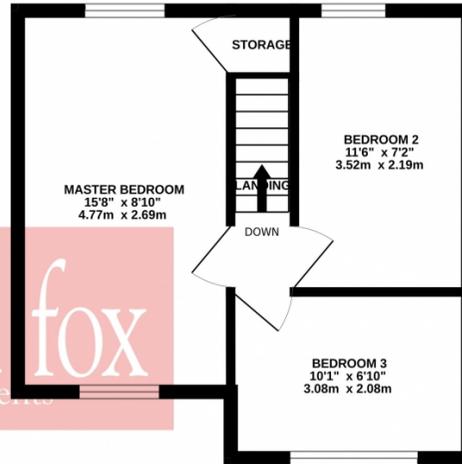
The outdoor space is manageable, offering potential for gardening or leisure activities. While the property does not specify parking arrangements, the location in Wembley provides access to public transportation options and local amenities. Wembley is known for its vibrant community and offers a range of shops, dining options, and recreational facilities. The property is conveniently situated to benefit from these amenities, enhancing the living experience.

Energy Performance Certificate (EPC) details are available upon request, providing insight into the property's energy efficiency. Wembley is well-connected to the rest of London, making it a practical choice for those seeking accessibility to the city while enjoying the benefits of a suburban environment.

GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 693 sq.ft. (64.4 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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Abbey Avenue, Wembley, Middlesex HA0





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