



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The Leadings, Wembley, HA9 9DT

Asking Price £750,000

Subject to Contract

- Four bedrooms
- Off street parking & garage
- Freehold

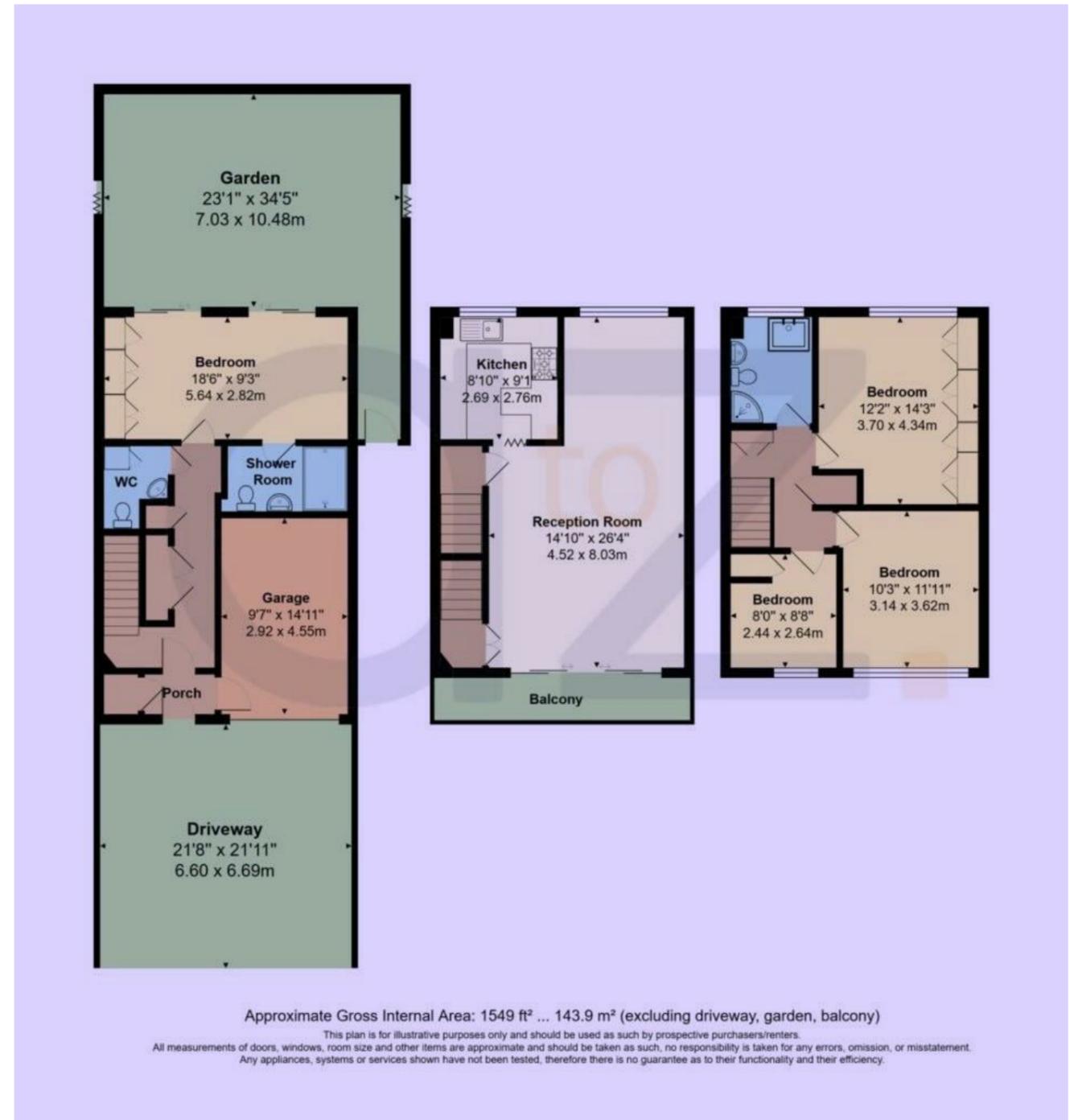
- Three bathrooms
- Private rear garden



The Leadings, HA9 9DT

We are delighted to present this impressive four-bedroom, three-storey end-of-terrace townhouse in the highly sought-after Wembley Park area of North-West London. Offering generous room sizes and a bright, spacious layout, the property features a large reception and dining area, a modern fitted kitchen, a family bathroom, a cloakroom, and a convenient ground-floor en-suite. Additional benefits include a private balcony, a rear garden, ample storage, a garage, and off-street parking for two vehicles.

Located within The Leadings, this home enjoys close proximity to supermarkets, bars, and restaurants, as well as Wembley Park's excellent 24-hour transport links, making it an ideal choice for both families and commuters.



Tenure Freehold

Price Asking Price £750,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



Tel: +44 (0)2 8960 9988
Fax: +44 (0)2 8960 9989

Email: mail@warwickestateagency.co.uk
warwickestateagents.tv | warwickestateagents.co.uk

69 Chamberlayne Road, London NW10 3ND
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989