



# QUILLIAM

Rydal Gardens  
Wembley

- Semi-Detached Family Home
- Off-Street Parking and Garage
- Three Bedrooms
- South Kenton Station circa 5 min Walk
- Preston Road Station circa 13 min Walk
- No Onward Chain
- Large Rear Garden
- Wembley Skyline View
- Rear Extension Potential (STTP)
- Loft Conversion Potential (STTP)

**£650,000**

**Freehold**





## Property Description

Placed within highly-desirable Rydal Gardens, Wembley, this rare opportunity presents a spacious and much-loved three-bedroom 1930s semi-detached family home, long-standing in ownership and beautifully positioned on a quiet, tree-lined street in the heart of South Kenton.

Offering 1,283 sq ft of airy and light living space, the property features two generous reception rooms, a well-appointed family bathroom, and three well-proportioned bedrooms, all complemented by an extensive and secluded south-facing rear garden filled with mature shrubs and planting – an idyllic setting for relaxation, children's play, and entertaining.

Ideally located within walking distance of local schools, parks, and excellent transport links via the Bakerloo and Metropolitan lines, the home provides a peaceful retreat while remaining exceptionally well connected.

Practical benefits include two off-street parking spaces on the driveway, access to an additional parking permit, and a garage offering further storage or secure parking. For buyers seeking future potential, the property offers outstanding scope to convert the garage and extend to the side, rear, and loft (STPP), allowing the home to evolve with changing needs.

Captivating views of the Wembley skyline add a unique charm, and with the property offered chain-free, buyers can enjoy a smooth and efficient purchase process. With its generous proportions, prime location, and exceptional long-term possibilities, this charming residence represents a truly special opportunity in one of Wembley's most desirable neighbourhoods.



# Accommodation

**Porch**  
7'1" x 3'3"

**Entrance Hall**

**Kitchen**  
7'7" x 11'9"

**Reception Room**  
11'5" x 16'0"

**Dining Room**  
12'5" x 14'4"

**Landing**

**Bedroom One**  
12'4" x 14'9"

**Bedroom Two**  
10'10" x 15'11"

**Bedroom Three**  
10'11" x 8'4"

**W/C**  
3'6" x 2'3"

**Bathroom**  
5'11" x 6'7"

**Garage**  
7'10" x 15'3"

**Driveway**



# Property Information

We have been informed by our Vendor of the following information:

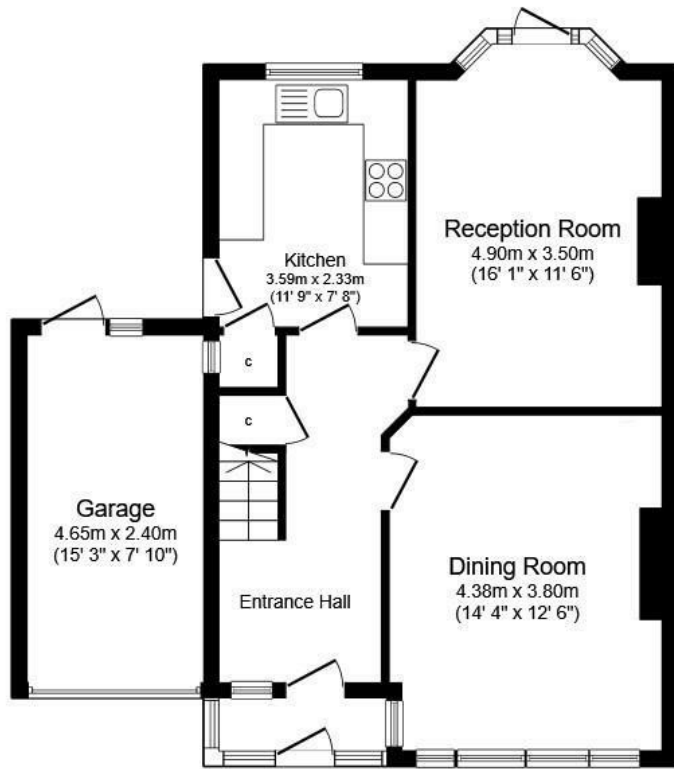
Tenure: Freehold

London Borough of Brent Council Tax Band: E

Council Tax Payable for 2026/27: £2,732.00 per annum

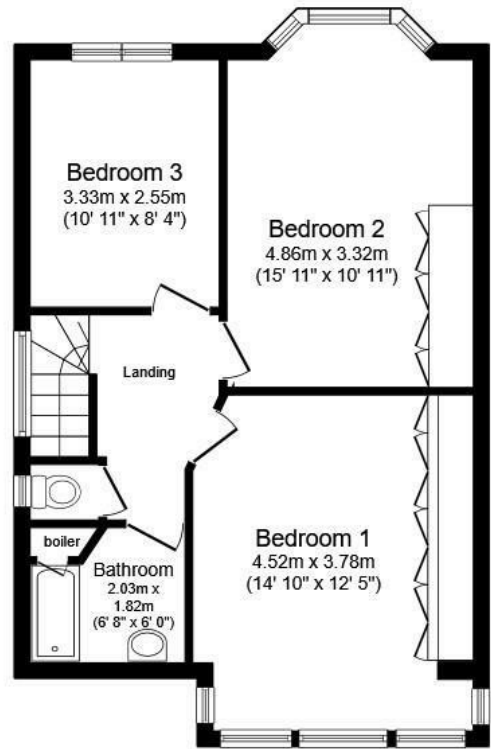
The annual Council Tax charge has been supplied in good faith and is for the period 2026/27. It will likely be reviewed and changed by the Local Authority the following year and could be subject to an increase after the end of March.

Parking: Private Driveway as well as a Garage



**Ground Floor**

Floor area 66.8 sq.m. (719 sq.ft.)

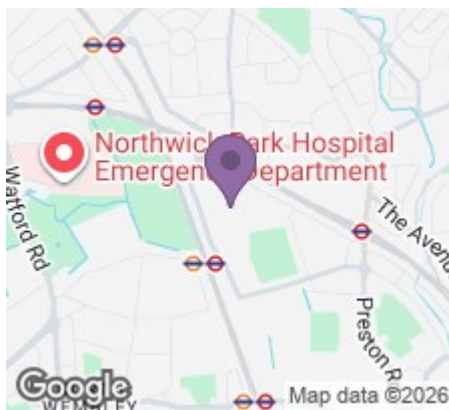


**First Floor**

Floor area 52.5 sq.m. (565 sq.ft.)

Total floor area: 119.2 sq.m. (1,283 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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



206 High Street  
Brentford  
TW8 8AH

020 8847 4737  
info@quilliam.co.uk  
<https://www.quilliam.co.uk>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements