

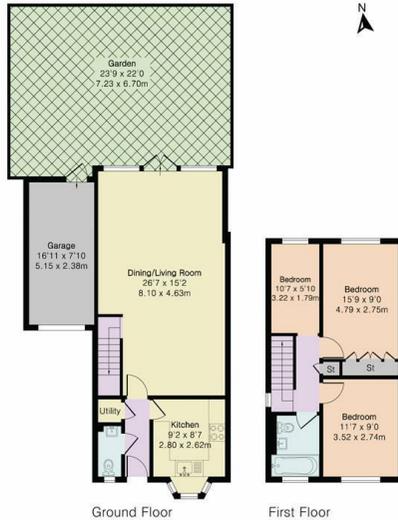


Rustic Place, Wembley, HA0 3BJ
Asking Price £625,000



Floor Plan

Approximate Gross Internal Area 973 sq ft - 91 sq m
 (Excluding Garage)
 Ground Floor Area 554 sq ft - 52 sq m
 First Floor Area 419 sq ft - 39 sq m
 Garage Area 132 sq ft - 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Daniels are delighted to bring to market this three-bedroom, neo georgian, semi-detached house presented to market in good internal condition. Offering a sizeable open plan main reception room, the property also offers a garage via the driveway, incorporating off-street parking. The property offers a downstairs WC to compliment the family bathroom. Internal viewing comes recommended.

Rustic Place is a secluded cul-de-sac tucked away off of Sudbury Avenue. The road provides great access for Wembley High Technology College, East Lane Primary and Wembley Primary which are highly sought after Schools. North Wembley Bakerloo Line can be reached at the top of Sudbury Avenue and provides fast and easy access to Central London.

Wembley Stadium, The London Designer Outlet and it's shopping and entertainment are just over half a mile away, while Harrow On The Hill is just two miles away.

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

Environmental Impact (CO ₂) 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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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