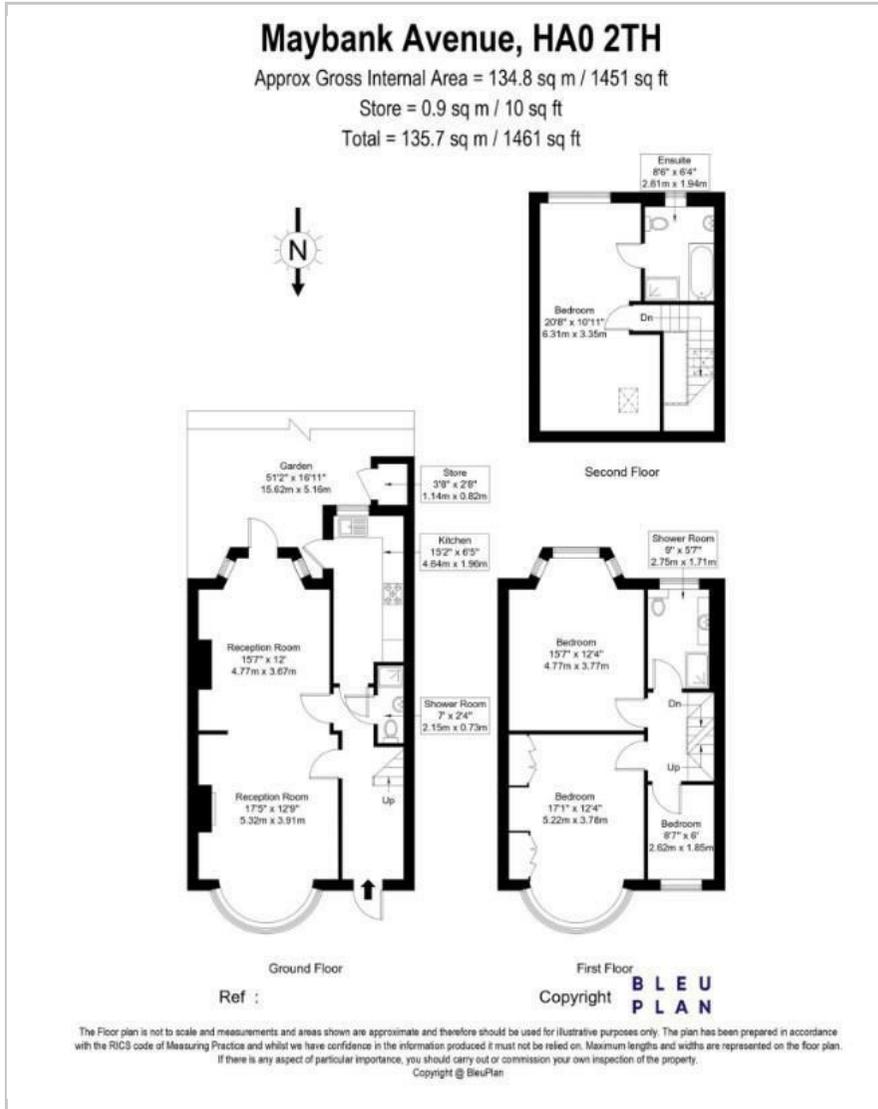




Maybank Avenue, Wembley, HA0 2TH  
Asking Price £625,000

 4  3  1  D

# Floor Plan



Daniels are proud to introduce this outstanding family home, beautifully arranged over three spacious floors and finished to an exceptional standard throughout.

Boasting generous and flexible living accommodation, the property has been thoughtfully designed to suit modern family life. Each level benefits from its own bathroom or shower room, while the top floor is complemented by a superb principal suite with a luxurious en-suite, creating a private and relaxing retreat.

Blending style with practicality, this impressive residence offers both comfort and functionality in equal measure. Ideally positioned within a short walk of Sudbury Hill Underground and Overground Stations, the property provides excellent transport connections for commuters travelling into Central London and beyond. Early internal viewing is strongly recommended to truly appreciate the space, finish, and quality on offer.

Rosebank Avenue is a highly sought-after residential road in the heart of Sudbury Hill. The location is particularly appealing to families, with convenient access to well-regarded local schools including Sudbury Primary School and St George's Primary School. Regular bus services along Greenford Road offer easy connections to Harrow, Greenford, Wembley, and the surrounding areas, ensuring both convenience and accessibility.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Current Energy Rating: **63**  
 Current Environmental Rating: **81**



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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