

**Sales:** 020 8900 2811  
**Lettings:** 020 8900 2121  
**Email:** wembley@danielsestateagents.co.uk  
www.danielsestateagents.co.uk



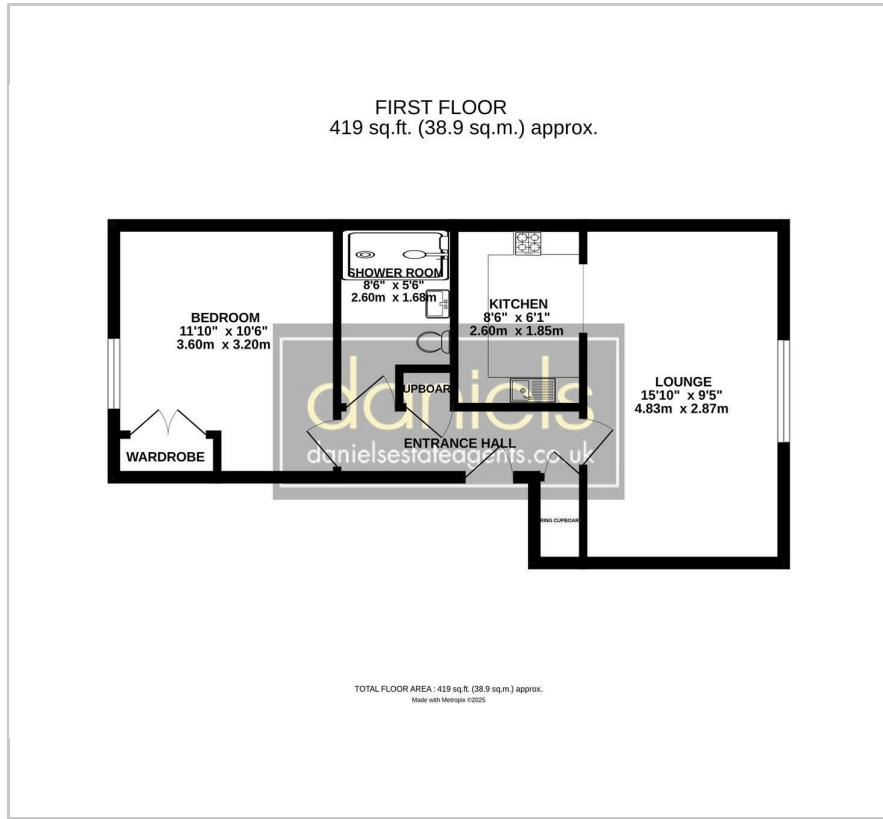
## Campion Court Elmore Close

Wembley, Middlesex, HA0 1YN

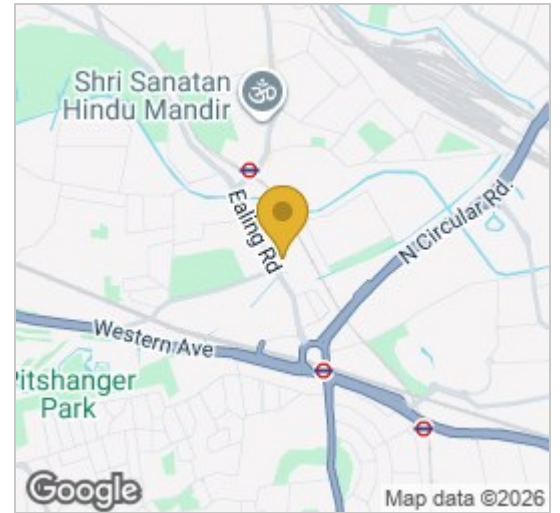
**Asking Price £259,950**



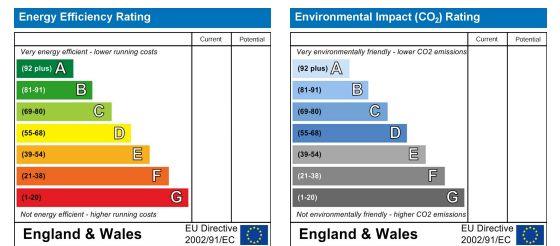
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Daniels, Wembley Office on 020 8900 2811 if you wish to arrange a viewing appointment for this property or require further information.

- PURPOSE BUILT FLAT
- ONE BEDROOM
- FIRST FLOOR
- SHARE OF FREEHOLD (900+years lease)
- NO UPPER CHAIN
- PARKING SPACE

FIRST FLOOR PURPOSE-BUILT FLAT – NO UPPER CHAIN – LONG LEASE and ALLOCATED PARKING SPACE

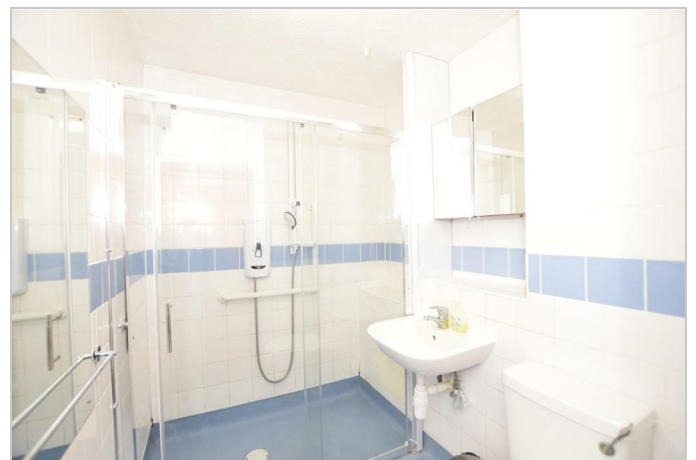
Daniels are delighted to bring to market this purpose-built first floor flat, offered with no upper chain.

Ideally located just minutes from local amenities including convenience stores, supermarkets, and excellent transport links via Alperton Station, Hanger Lane Station, and multiple bus routes off Ealing Road.

This well-presented home is ready to move into and features a double bedroom, spacious lounge, kitchen, and shower room. The property also benefits from a long lease and share of freehold.

Early viewing is highly recommended to fully appreciate what this property offers and to avoid missing out. Contact Daniels, your leading local estate agents, to arrange a visit.

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.



## Sudbury

35 Court Parade, Sudbury  
Middlesex HA0 3HS

Sales 020 8904 4888  
Lettings 020 8452 7999  
E sudbury@danielsestateagents.co.uk

## Wembley

438 High Road, Wembley  
Middlesex HA9 6AH

Sales 020 8900 2811  
Lettings 020 8452 7999  
E wembley@danielsestateagents.co.uk

## Neasden

352 Neasden Lane, Neasden  
London NW10 0AD

Sales 020 8452 7000  
Lettings 020 8452 7999  
E neasden@danielsestateagents.co.uk

## Willesden Green

33 Walm Lane, Willesden Green  
London NW2 5SH

Sales 020 8452 7000  
Lettings 020 8452 7999  
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## Kensal Rise

77 Chamberlayne Road, Kensal Rise  
London NW10 3ND

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