



2

Bedrooms

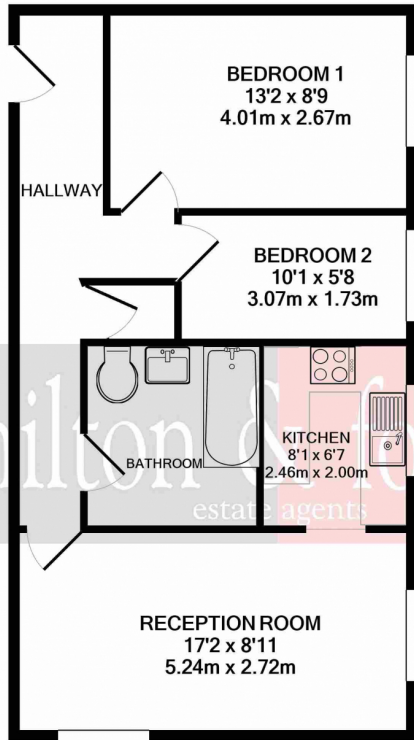


1

Bathroom



Hilton & fox are pleased to present to the market this 2 bedroom top floor purpose built flat, located close to the Neasden Swaminarayan Temple. The flat is presented in good condition throughout and is ideal for either a first time buyer or someone who is looking to invest into a buy to let property. Other benefits include a phone entry system, communal grounds and residents parking. Supermarkets, department stores, schools are all conveniently located, as are transport links into Harlesden, Wembley and into central London. The north circular road (A406) is also close by with access to Brent Cross shopping centre, Wembley Stadium, Hanger lane and several motorways. Call now to arrange a viewing!



TOTAL APPROX. FLOOR AREA 539 SQ.FT. (50.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





Amazon DHA1

Euro Car Parts, Wembley

Underground Train...

B4557

Laxcon Cl

Tesco Extra

IKEA Wembley

tesco extra

Neasden

Muntele Sionului

Oakington Manor Primary School

T PARK

McDonald's

Monks Park
River Brent

N Circular Rd.

Brentfield Rd.

Woodhey's Rd

Yeats Cl

Neasden Studios

Sufra NW London

Mead Plat

Mitchell Brook Primary School

B&M Home Store with Garden Centre

BAPS Shri Swaminarayan Mandir, London

Brentfield Primary School

Roundwood Vets

Willesden New Cemetery

Power Station

Bridge Rd

Ilex Rd

Mayo Rd

Windsdale Rd

A406

B453

A4088

Prout Grove

Southview Ave