



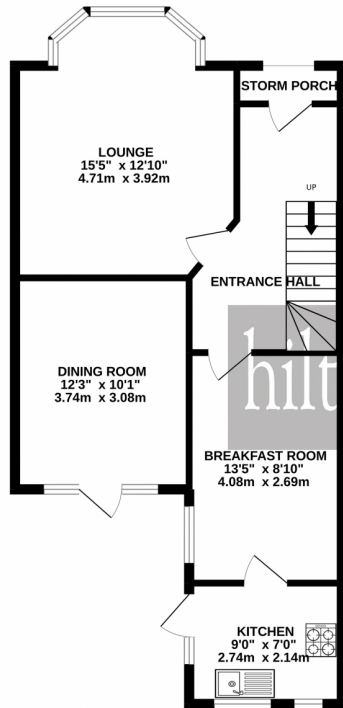
 **3**  
Bedrooms

 **1**  
Bathroom

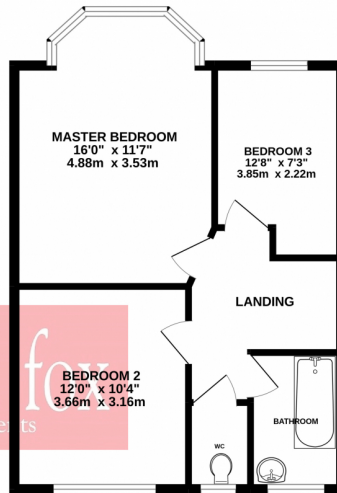


Located just a stone's throw from Wembley Triangle is this Three Bedroom, Three Reception family home. The property is offered with no further chain and in need of full refurbishment throughout. Internally to the ground floor you will find a lounge, dining room, breakfast room and family kitchen. To the first floor there are all three bedrooms, the family bathroom and separate WC. Externally the property is set on an elevated position enjoying views of Wembley Stadium to the front, whilst to the rear a low maintenance garden with gate providing parking off a service road, All in all, this is an ideal project not to be missed.

GROUND FLOOR  
600 sq. ft. (55.8 sq.m.) approx.




1ST FLOOR  
490 sq. ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 1090 sq. ft. (101.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix (2022)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 





Wembley

London Designer Outlet

Costco Wembley

Wembley Stadium

St George's

ibis London Wembley

Pink Parking

Wembley Stadium

Primark

Star Tours

Oakington Manor Primary School

Ark Elvin Academy

Wembley Central

st michael the archangel church wembley

Elsley Primary School

Monks Park Health Centre

Stonebridge Park Depot

Taste of Peshawar