



 **3**
Bedrooms

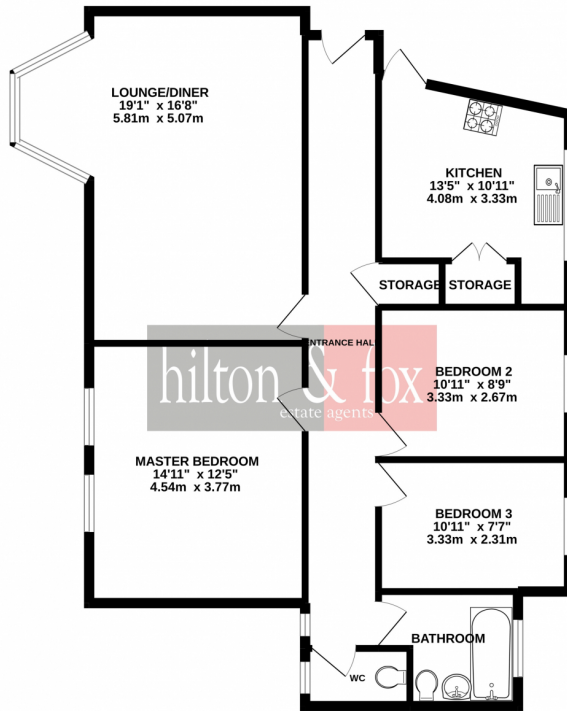
 **1**
Bathroom



Located on the First Floor of this popular block just across from Sudbury Golf Course, is this Three Bedroom spacious flat. Internally the property is presented in good condition with a large lounge, three bedrooms, family kitchen, family bathroom and guests WC. Externally you will find that the property is set within well tended communal gardens and is within a short walking distance of Sudbury Town Tube station and various bus routes. Addition benefits include no chain, share of freehold and garage. All in all, one not to be missed.

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FIRST FLOOR
973 sq.ft. (90.4 sq.m.) approx.



TOTAL FLOOR AREA: 973 sq.ft. (90.4 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 Metropack (2022)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 





Sudbury & Harrow Road

Tesco Express

Barham Park

Wembley Police Station

Crawford Ave

Sundarban Tandoori

Saravana Bhavan Wembley

Sudbury Town

Wembley

Speedy Skips

Barham Primary School

Horsenden Hill Activity Centre - Disc...

Sudbury Golf Club

Avsar Enterprises Limited

Alperton Cemetery

BMB Plumbing & Heating Services

Perivale Brewery

Shri Sanatan Hindu Mandir