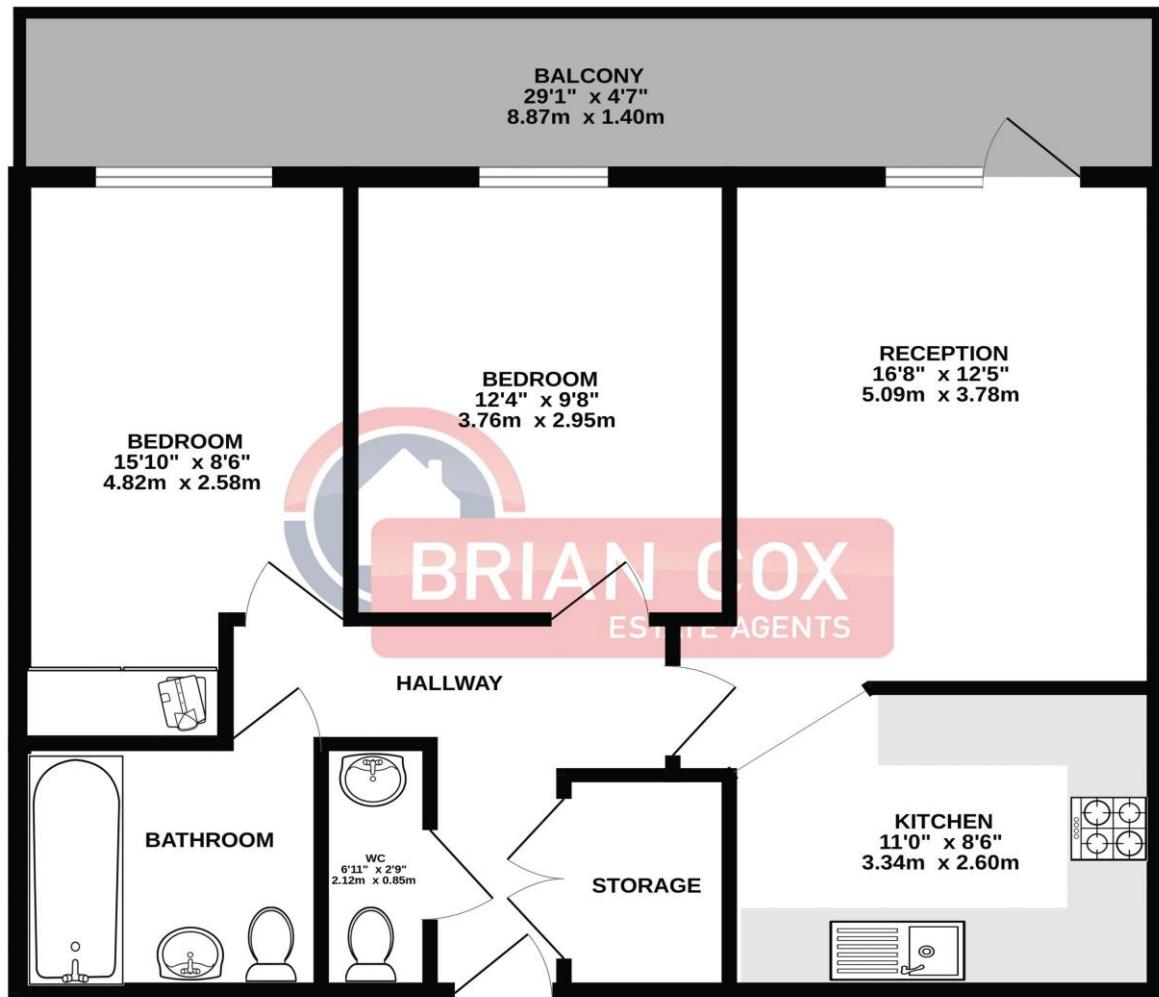


the floorplan...

FIRST FLOOR  
663 sq.ft. (61.6 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.  
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more details from...

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FIRST FLOOR APARTMENT - TWO BEDROOMS - LIFT - BALCONY - COMMUNAL GARDEN. Brian Cox are pleased to present to the market this spacious first floor apartment located just a stones throw from Wembley Central station and the high roads providing easy access to local schools, shops and transport links. The property comprises of an open plan living area, fitted kitchen, two bedrooms, family bathroom and separate w/c. The property also benefits from double glazing, a balcony, fitted appliances and communal ground. Call now to arrange your appointment to view!!!



£350,000  
Leasehold

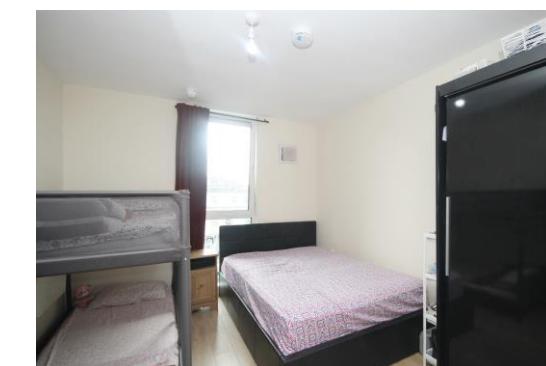
King Edward Court, Elm Road, HA9 7DQ

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



## in brief...

- Two Bedroom
- First Floor Apartment
- Communal Garden
- Balcony
- Approx 107 Years Lease
- Lift



## the location...

### nearest stations ...

Wembley Central (0.2 miles)  
Wembley Stadium (0.3 miles)  
Alperton (0.8 miles)

Wembley is an area of North West London, England, and part of the London Borough of Brent. It is home to the Wembley Arena and Wembley Stadium.

There are several Local schools in the area which include St Joseph RC Junior School, Elsley Primary School, The Corner School, Ark Elvin Academy, Alperton Community School.

Wembley Arena is served by Wembley Park Station on the London Underground via Olympic Way, Wembley Stadium on the Chiltern Railways line from London Marylebone to Birmingham Snow Hill, and Wembley Central (walking via the White Horse Bridge). The 92 bus route stops directly outside.