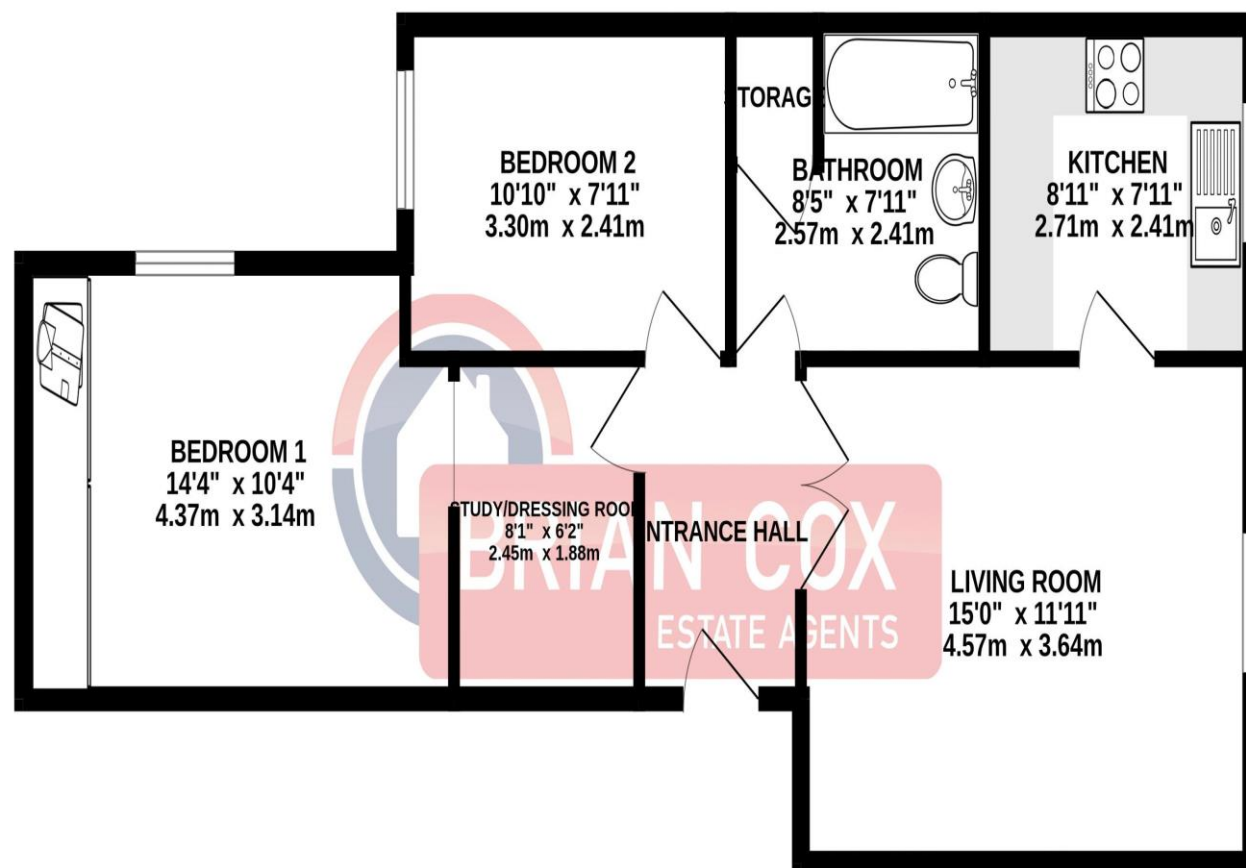


the floorplan...

FIRST FLOOR
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 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.
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more details from...

call: **Brian Cox Harrow: 0208 912 0006**
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web: www.brian-cox.co.uk



0208 912 0006
brian-cox.co.uk



TWO BEDROOMS - FLAT - LEASEHOLD -
RESIDENTS PARKING - CANAL VIEWS

Brain Cox are pleased to present to the market this well presented two-bedroom flat situated on the this popular residential cul de sac. This property provides easy to various transport links, schools, and shops. The property is situated on the first floor and comprises of a lounge, kitchen, two bedrooms, study/dressing room and bathroom. The property benefits from double glazing, electric heating, communal grounds, and residents parking.



£380,000
Leasehold

Brindley Close, Wembley HA0 1BT

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...

- First Floor Flat
- Two Bedrooms
- Study/Dressing Room
- Residents Parking
- Leasehold
- Canal Views



the location...

nearest stations ...

Alperton (0.5 miles)
 Perivale (1.1 miles)
 Hanger Lane (1.1 miles)
 Sudbury Town (1.2 miles)



Alperton is an area forming the southern part of Wembley in the London Borough of Brent, North West London. It is situated 7.6 miles (12 km) West North-West of Charing Cross. Ealing Road (A4089) and Bridgewater Road (A4005) are major roads that run through Alperton. Alperton Lane (B456) is another useful thoroughfare. The 297 bus is available at the bottom of the road and providing access to Ealing. The Grand Union Canal runs through Alperton and the Grand Union Walk is its old towpath, which was originally used by horses drawing the canal barges, and is now a recreational facility that serves Alperton.

There are many local schools in the area these include St John Fisher Catholic Primary School, Perivale Primary School, Vicar's Green Primary School, Alperton Community School and Brentside High School.



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