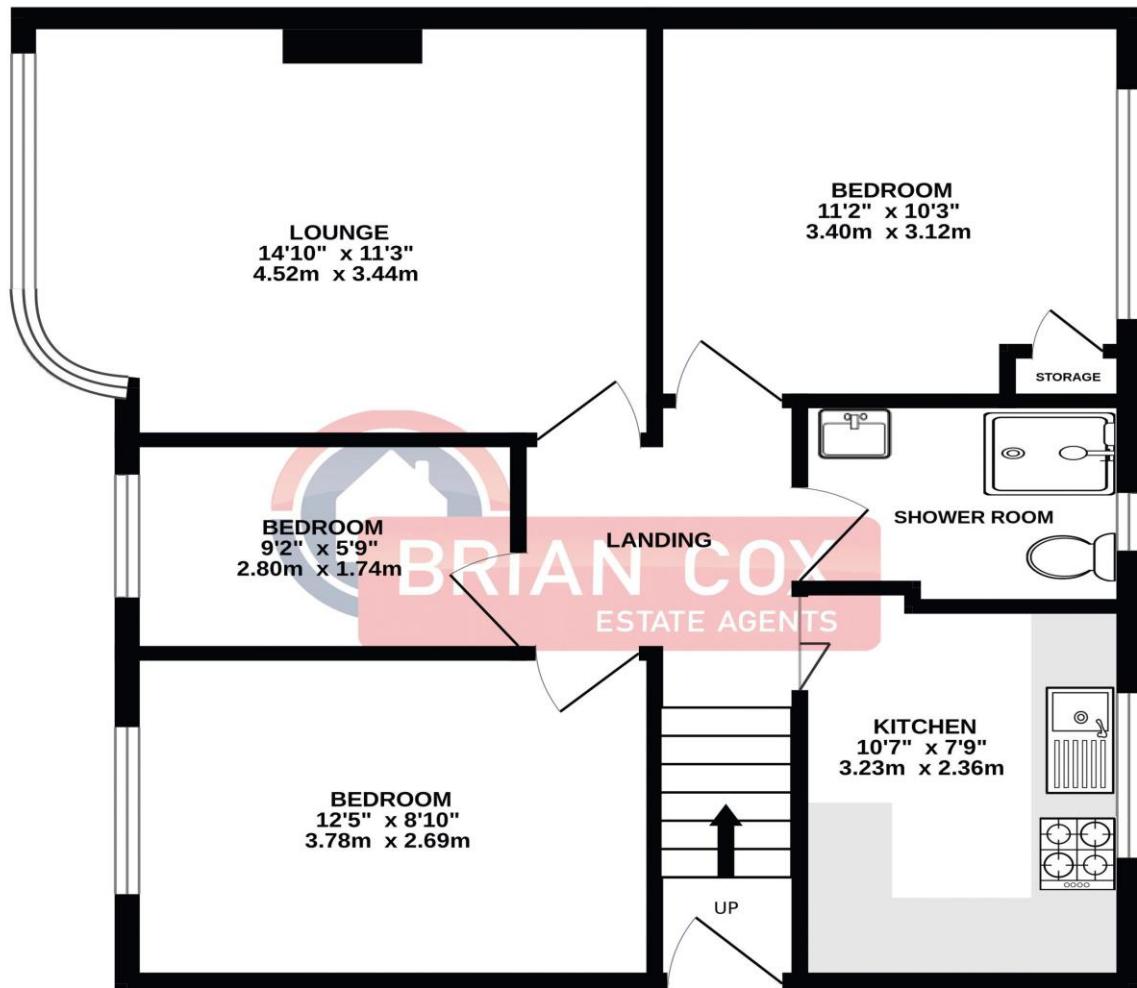


the floorplan...

FIRST FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.3 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...

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020 8912 0006  
[brian-cox.co.uk](http://brian-cox.co.uk)



THREE BEDROOM -FIRST FLOOR MAISONETTE  
- LONG LEASE. Brian Cox and Company is pleased to present to the market this well maintained three bedroom first floor family home. The property briefly consists of a bright 14ft lounge, a modern shower room, a fitted kitchen, two good sized double bedrooms and a 9ft single bedroom. Further benefits include double glazing, gas central heating and a rear garden. Viewings are highly recommended so call now to arrange yours!!



£395,000  
Leasehold

Sudbury Croft, Wembley  
HA0 2QW

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...

- Three Bedroom
- First Floor Maisonette
- 139 Year Lease
- Double Glazing / Gas Central Heating
- Rear Garden
- 0.4 Miles From Sudbury Hill Station



## the location...

### nearest stations ...

Sudbury Hill Harrow (0.4 miles)

Sudbury Hill (0.4 miles)

Sudbury & Harrow Road (0.7 miles)

Sudbury is a suburb in the London borough of Brent and Harrow, located in North West London, United Kingdom.

Sudbury is an historical area having once extended from the 'South Manor- Sudbury' (thought to have been on Harrow Hill) to the area that is now known as Wembley Central.

There are several local schools close to the property these include St George's Primary School, Orley Farm School, Wembley High Technology College and Horsenden Primary School.