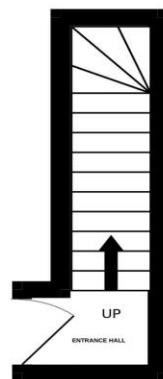


# the floorplan...

GROUND FLOOR  
40 sq.ft. (3.7 sq.m.) approx.

FIRST FLOOR  
553 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 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 Greenford: 0208 912 0006**  
email: **daniel.jed@brian-cox.co.uk**  
web: **www.brian-cox.co.uk**



0208 912 0006  
brian-cox.co.uk



Brian Cox Estate Agents are delighted to offer this two-bedroom first floor maisonette to the market. The property briefly comprises two bedrooms, a bright living room, fully tiled bathroom, fully fitted modern kitchen and a private rear garden. Located on a peaceful cul de sac which has easy access to numerous transport links and shops. Viewings are highly recommended to truly appreciate all that this maisonette has to offer, so call now to arrange yours!!



£375,000  
Leasehold

Priory Close, Wembley HA0 2SD

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 Maisonette
- Private Rear Garden
- Beautifully Presented Throughout
- Long Lease
- Peaceful Location



## the location...

### nearest stations ...

Sudbury Hill (0.8 miles)  
Sudbury & Harrow Road (0.8 miles)  
Sudbury Hill Harrow (0.9 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 Wembley Primary School, Wembley High Technology College, Lyon Park Infant & Junior School, Barham Primary School and Vicars Green Primary 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.

0208 912 0006

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