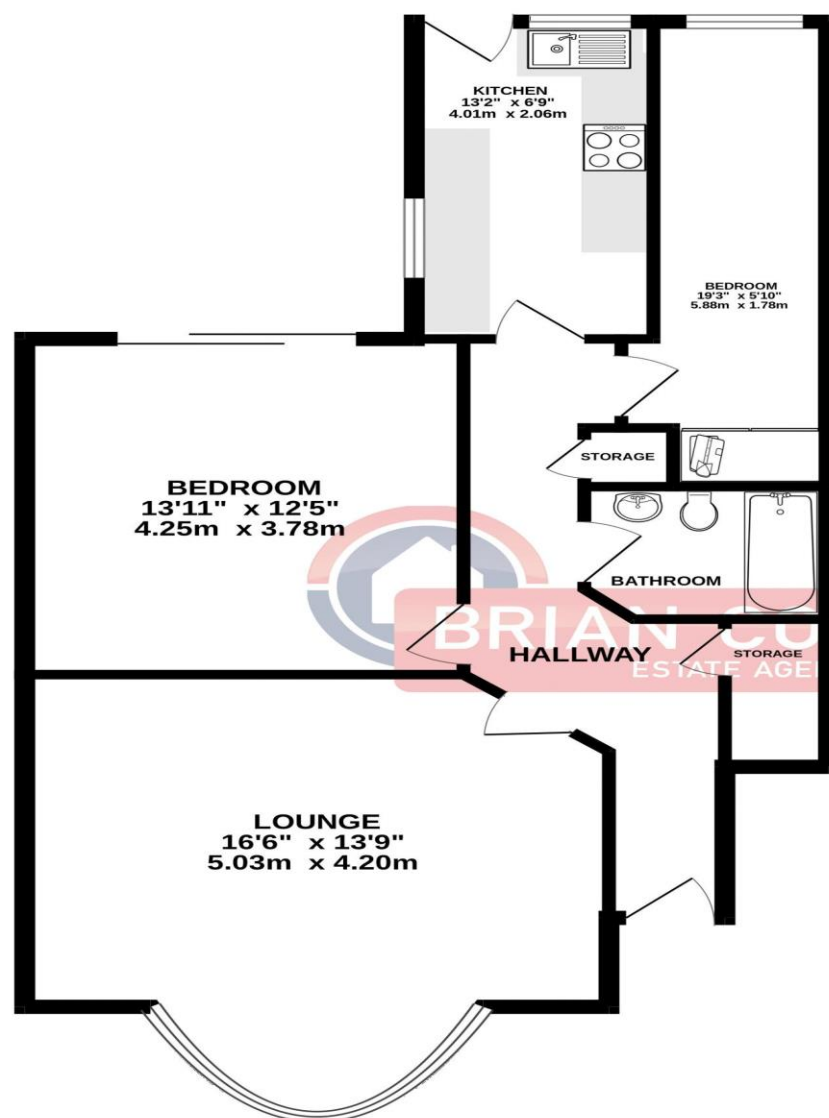


# the floorplan...

GROUND FLOOR  
770 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.6 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...

call: **Brian Cox Central Harrow: 0208 912 0006**  
email: [daniel.jed@brian-cox.co.uk](mailto:daniel.jed@brian-cox.co.uk)  
web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



0208 912 0006  
[brian-cox.co.uk](http://brian-cox.co.uk)



**FREEHOLD - TWO BEDROOM - GROUND FLOOR FLAT - NO CHAIN.** Brian Cox and Company are delighted to offer to the market this well maintained two bedroom ground floor home within walking distance of Wembley Stadium. The property briefly comprises a bright 16ft lounge with bay window, two bedrooms, a partially tiled family bathroom and a modern fitted kitchen. Viewings are highly recommended to for this unique freehold opportunity so call now to arrange yours and avoid disappointment!!

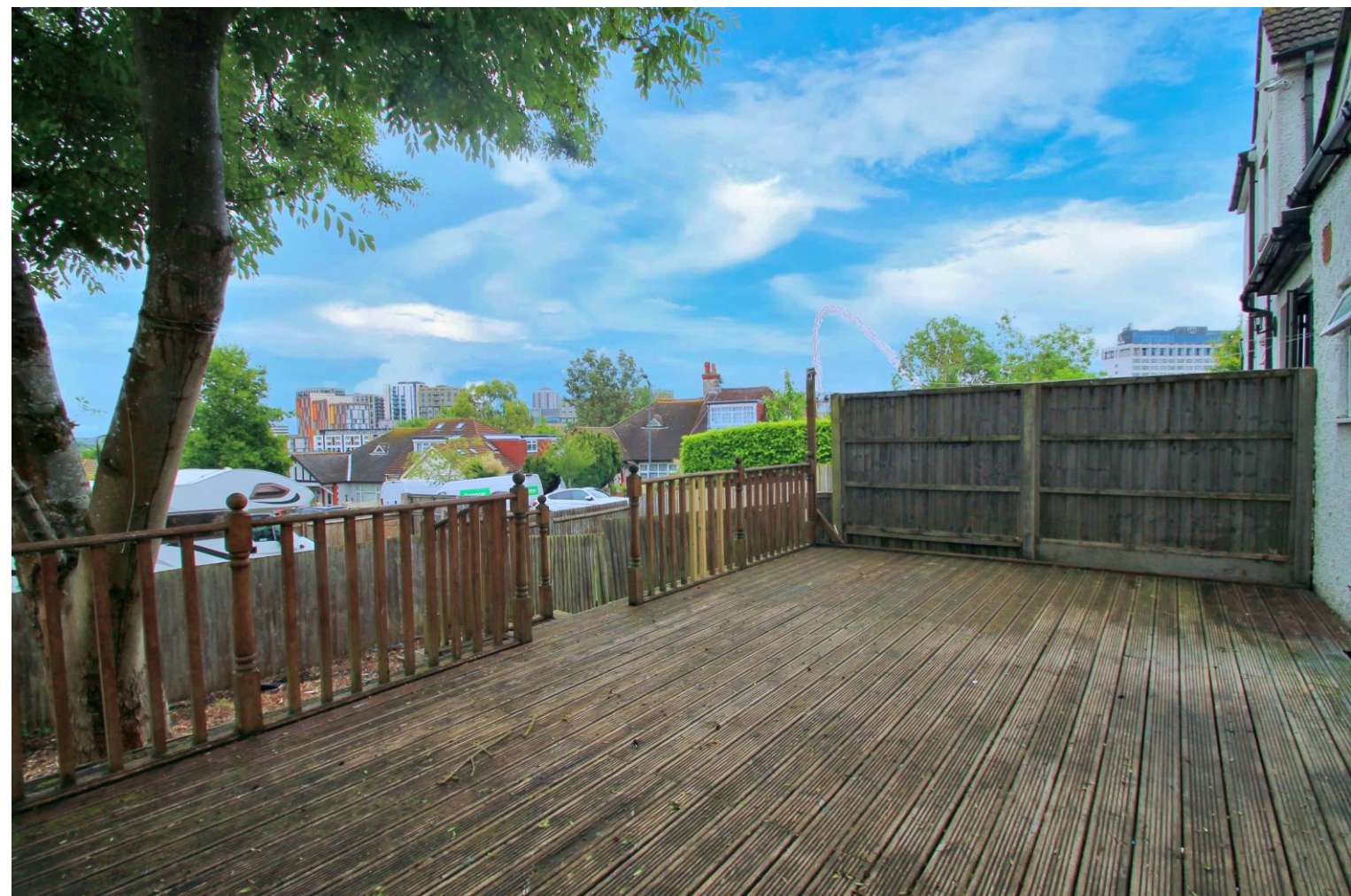


**£450,000**  
Freehold

**Wembley Hill Road, Wembley HA9 8DZ**

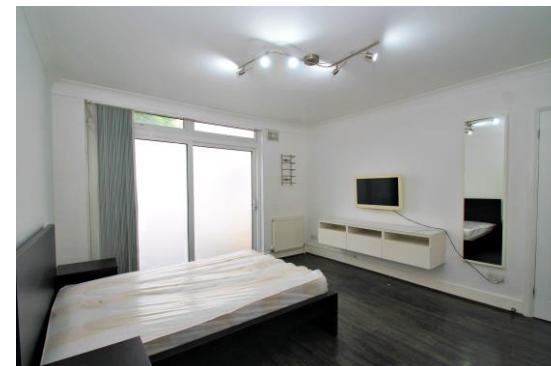
Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure 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
- Ground Floor Flat
- Freehold
- Front and Rear Gardens
- Potential for Off Street Parking Pending Planning Permission
- No Chain



## the location...

### nearest stations ...

Wembley Stadium Station (0.3 miles)  
Wembley Park Station (0.5 miles)  
Wembley Central Station (0.5 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. 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.

There is also a new and modern Designer Outlet with all major high street branded shops, restaurants and a cinema.

There are several local schools in the area which include St Joseph's Catholic Junior School, Park Lane Primary School, Wembley Primary School, Ark Elvin Academy and Michaela Community School.

There are also a number of Montessori schools including Wembley Park Montessori, Bluebell Montessori School and Harmony Montessori Nursery School to name a few.

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