



Gauntlett Court, Wembley, HA0 2PG

Auction Guide £225,000

Floor Plan

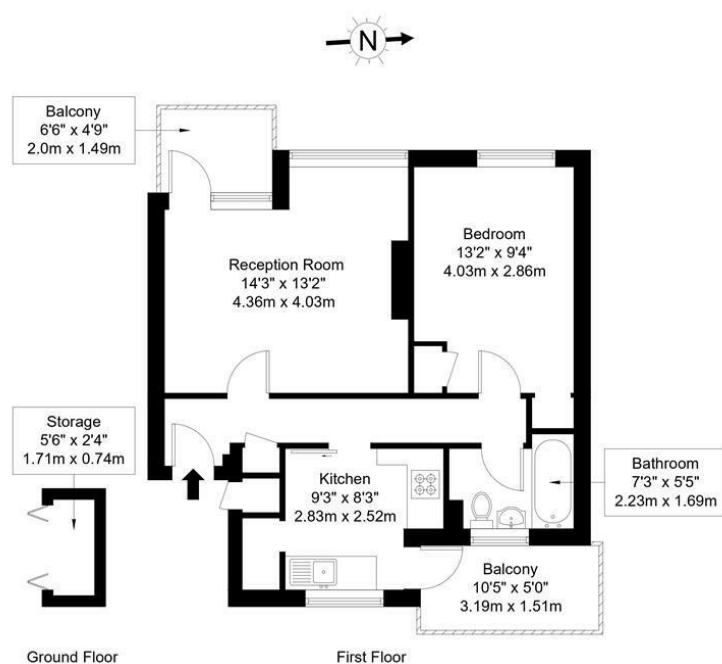
Gauntlett Court, HA0 2PG

Approx Gross Internal Area = 47.11 sq m / 507 sq ft

Balconies = 7.8 sq m / 84 sq ft

Storage = 1.27 sq m / 14 sq ft

Total = 56.18 sq m / 605 sq ft



Ref :

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P L A N

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Terms & Conditions apply. Starting Bid
£225,000

Daniels are pleased to present this beautifully maintained one-bedroom flat, offered to the market with no upper chain and the benefit of a brand new 180-year lease upon completion. The property features both front and rear balconies, a stylish modern bathroom, and a bright, airy reception room filled with natural light. Ample fitted storage is also provided throughout.

Gauntlett Court is a well-regarded purpose-built development tucked just off Harrow Road. Known for its generous proportions, the development is ideally positioned midway between Sudbury Town and Sudbury Hill (Piccadilly Line) stations, with Sudbury & Harrow Overground station also nearby. Excellent local bus links provide easy access to Greenford, Harrow, and Wembley, making this a convenient and well-connected location.

Energy Efficiency Rating

Very energy efficient - lower running costs

Current: 80 Potential: 73

Not energy efficient - higher running costs

England & Wales EU Directive 2010/31/EC

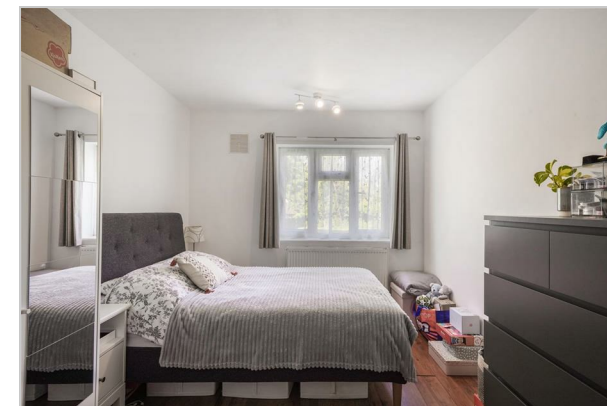
Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Current: 80 Potential: 73

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2010/31/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Sudbury

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Middlesex HA0 3HS

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Lettings 020 8452 7999

E sudbury@danielsestateagents.co.uk

Wembley

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Middlesex HA9 6AH

Sales 020 8900 2811

Sales 020 8900 2811
Lettings 020 8452 7999

E wembley@danielsestateagents.co.uk

Neasden

352 Neasden Lane, Neasden
London NW10 0AD

Sales 020 8452 7000

Sales 020 8452 7000
Lettings 020 8452 7999

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Willesden Green

33 Walm Lane, Willesden Green
London NW2 5SH

Sales 020 8452 7000

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Lettings	020 8452 7999

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Kensal Rise

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London NW10 3ND

Sales 020 8969 5000

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