



3

Bedrooms



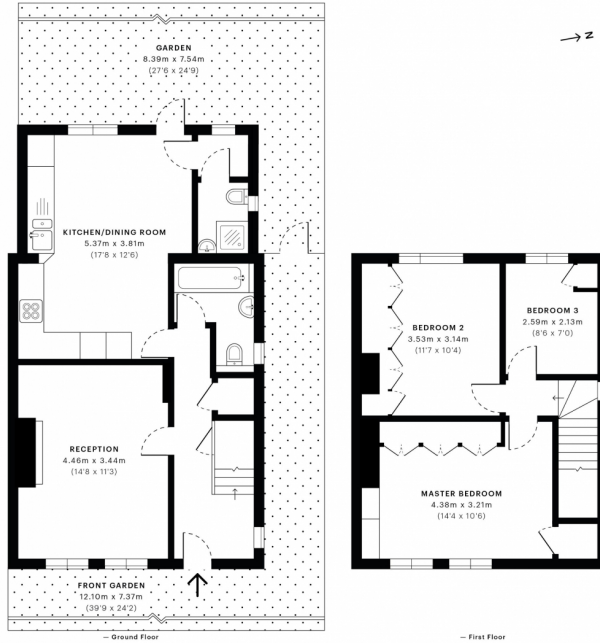
2

Bathrooms



This well-proportioned 3 bedroom, 2 bathroom semi-detached house is situated off Ealing road, one of the most popular locations in the area. The property is within a short walk of Wembley central station and close to local amenities and bus routes.

The ground floor consists of the reception room, kitchen/dining room and bathroom. The first floor has 2 double bedrooms and 1 single. Outside, there is an enclosed rear garden and to the front of the property, there is multiple off road parking.



GROSS INTERNAL AREA (GIA)
The footprint of the property.
88.4 Sqm / 951.5 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes windows, restricted head
79.4 Sqm / 855.1 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft

spec

RICS

Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL
89.8 Sqm / 973.5 Sqft
IPMS 3C RESIDENTIAL
79.8 Sqm / 858.4 Sqft

SPEC ID:
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