

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	78
(55-68) D	
(39-54) E	73
(21-38) F	
(1-20) G	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	83
(55-68) D	
(39-54) E	76
(21-38) F	
(1-20) G	

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.

**Stanley Avenue, Wembley, HA0 4LB**

**Offers In Excess Of  
£260,000**  
Subject to Contract

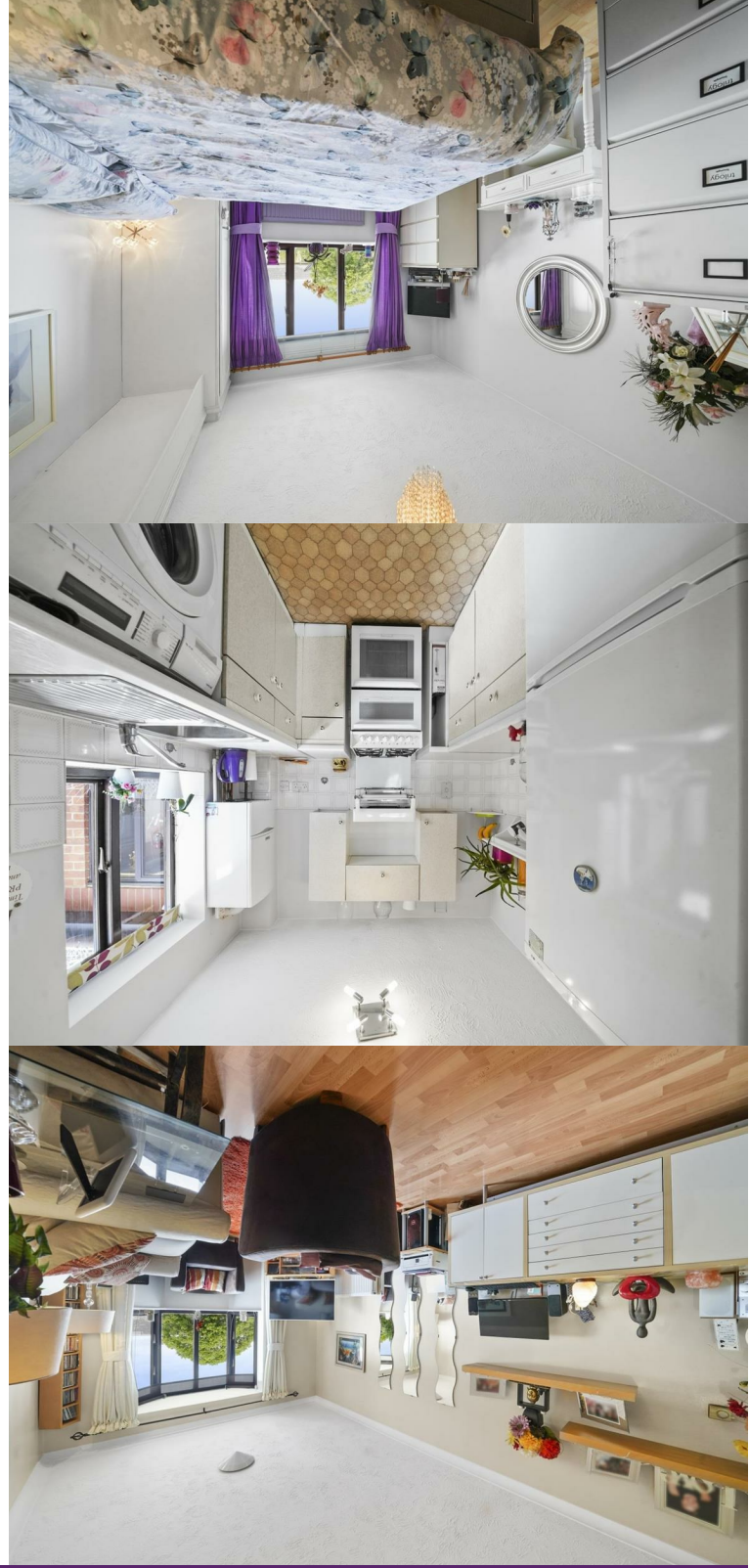
- Fitted wardrobes in double bedroom
- Separate fitted kitchen
- Into bay window in reception room
- Modern fitted sizeable bathroom combined W.C
- Fantastic location
- Gas central heating
- Timber style flooring
- Off street parking
- Landscaped communal grounds
- Potential to convert loft



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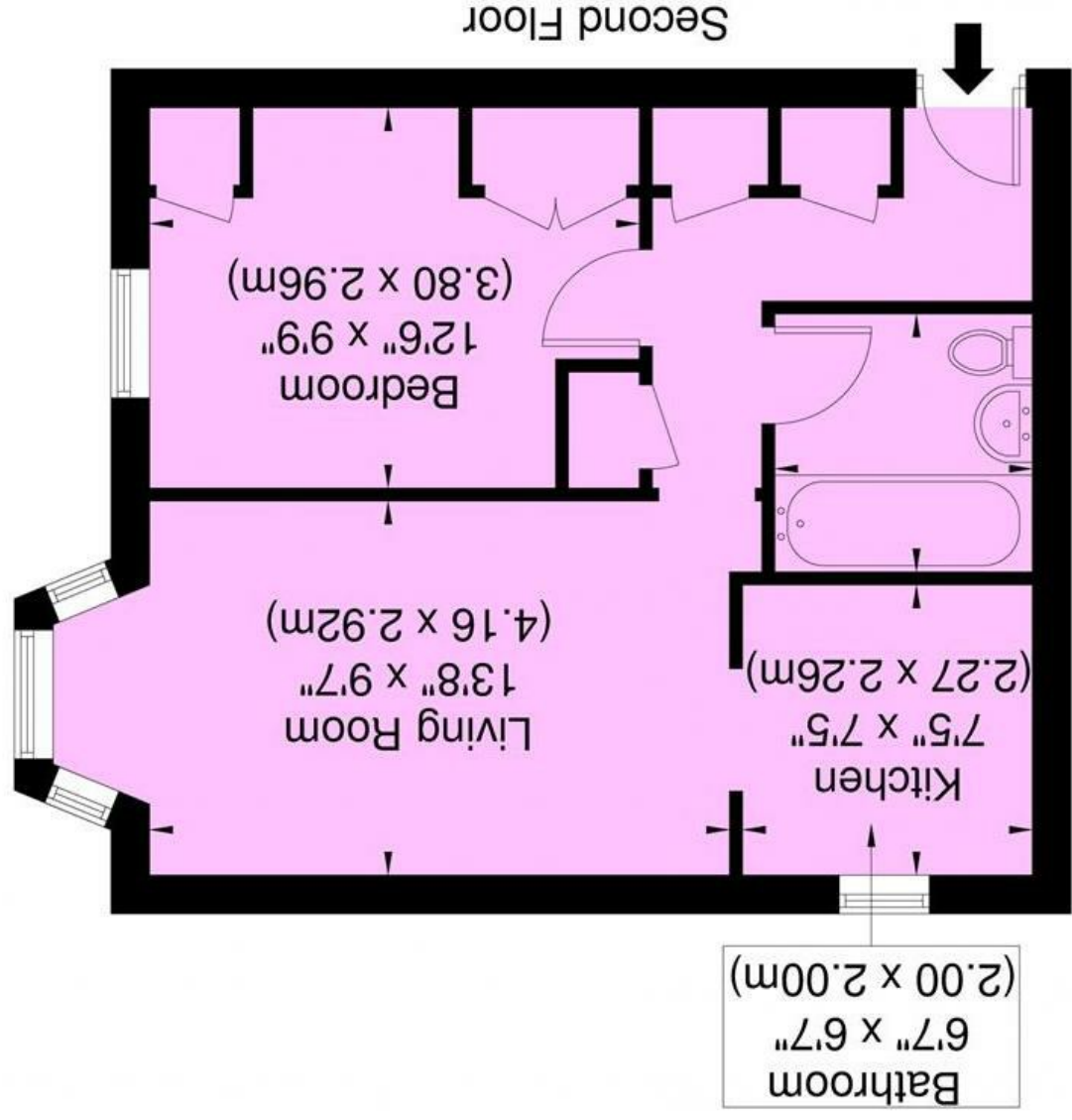
### Stanley Avenue, HA0 4LB

Access to own loft with the potential to extend, subject to the usual consents... immaculate, generously proportioned one bedroom second (top) floor apartment. Set in this well maintained low rise purpose built block, which was constructed 29 years ago, entered via security entry-phone system. Wrap-around beautifully presented communal gardens, patio walkways, and allocated off-street parking space as well as visitors parking. Just a few minutes walk from Ealing Road, Alperton Station and several bus route connections nearby.

The property boasts over 450sq ft of living space with timber style flooring, entrance hall with a range of storage cupboards, fitted wardrobes in double bedroom, bright reception room into bay window and cornicing, separate kitchen, modern partly tiled bathroom combined W.C and heated by the way of gas central heating.

### Anne Carver Lodge, Stanley Avenue, HA0 4LB

Approx. Gross Internal Area = 449 sq ft / 41.7 sq m



Ref  
 Copyright THEBLEUPLAN  
 Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only  
 While we do not doubt the floor plan accuracy and completeness, you or your advisors should  
 conduct a careful, independent investigation of the property in respect of monetary valuation



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