



WEST HILL, WEMBLEY, MIDDLESEX, HA9
OFFERS IN EXCESS OF £1,000,000 FREEHOLD

BEAUTIFUL FIVE BEDROOM RESIDENCE IN AN ACCLAIMED RESIDENTIAL LOCATION

- **Council Tax Band E – Brent**

Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently



A well-loved and beautifully kept semi-detached family home situated in the popular West Hill residence of Wembley, offering generous living accommodation, ample off-street parking and scope for further extension (STPP). The ground floor comprises a spacious through lounge leading to a substantial open-plan kitchen and living space, flooded with natural light and overlooking the well-sized rear garden. There is also a versatile bedroom just off the entrance foyer, and a convenient downstairs bathroom. Upstairs, there are four further generous bedrooms served by a family bathroom. The rear garden provides excellent outdoor space and benefits from an equipped outbuilding with its own WC. The property is ideally located for excellent transport links, with Wembley Central, Wembley Stadium and Wembley Park stations all providing connections across London and beyond. Families are well served by a choice of local schools. Wembley's renowned landmarks and amenities are also close by, including the iconic Wembley Stadium, OVO Arena, London Designer Outlet and the vibrant Wembley Park, offering a fantastic choice of shops, restaurants, entertainment and leisure facilities. A fantastic opportunity to acquire a spacious family home in a well-connected and evolving location. An internal viewing is essential.







Approximate total area⁽ⁿ⁾

1935 ft²

179.8 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Winkworth

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishes.