



Winkworth

for every step...

## 4 bed semi-detached house to buy in HA9

Ledway Drive, Wembley, Middlesex, HA9 9TH

**£600,000** Starting Bid

🏠 x4 🚗 x2 🚲 x2

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ EXTENDED
- ✓ RECENTLY REFURBISHED
- ✓ BLANK CANVAS
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Vinny Dadhria  
Branch Manager  
London Auction

0207 867 3382  
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

An attractive and recently four-bedroom semi-detached home, gracefully positioned on a sought-after tree-lined street. Ideally located, the property is less than a 15-minute walk from Preston Road Station (Metropolitan Line), offering swift links into Central London, while South Kenton Station (Bakerloo Line and London Overground) is just one mile away. The ground floor features a bright and spacious through lounge/dining room with French doors opening onto the delightful rear garden, a well-appointed study, a stylish new fully fitted kitchen, and a convenient guest W/C. Upstairs, the first floor hosts three generously sized double bedrooms and a substantial, fully tiled modern family bathroom. Further benefits include double glazing, gas central heating, off-street parking for up to two vehicles, and a beautifully maintained rear garden complete with mature greenery and a large patio area, perfect for outdoor entertaining. This superb property blends modern comfort with timeless appeal, and an internal viewing comes highly recommended.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £600,000

Property Type: Semi-detached house

Parking: Off Street, On Street

Year built: 1930

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Ground Floor



Floor 1

**Approximate total area<sup>88</sup>**  
 1097 ft<sup>2</sup>  
 101.9 m<sup>2</sup>

**Reduced headroom**  
 1 ft<sup>2</sup>  
 0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

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

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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 london@pattinson.co.uk, www.pattinson.co.uk**

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