



## Pempath Place, Wembley, HA9 8QW

£1,600 pcm

- Two Bedroom Second Floor Flat To Let
- Part Furnished
- Laminate Flooring
- Freshly painted
- Fitted Kitchen
- Lounge
- One Double & One Single Bedroom
- Tiled Bathroom
- Residents Parking
- References Essential
- EPC Rating C



We are delighted to offer a Second Floor Flat To Let, located in this popular development convenient for both South Kenton (Bakerloo Line & Overground) Station and Preston Road Met Line Station. The flat has been freshly painted providing a clean and neutral finish and is ready to move into. Lounge, Fitted Kitchen, One Double & One Single Bedroom, Tiled Bathroom, EER C. Residents Parking. References Essential.

## Communal Entrance

Stairs to first & second floors.

## Hallway

10' 5" x 3' 10" (3.17m x 1.17m) Laminate flooring.

## Lounge

14' 0" x 13' 0" (4.27m x 3.96m) Radiator, laminate flooring, window, table & chairs, sofa & chair.

## Kitchen

Fitted wall and base units, oven, gas hob, extractor, stainless steel sink & drainer, fridge/freezer, washing machine, window.

## Bedroom One (Double Room)

10' 6" x 6' 9" (3.20m x 2.06m) Radiator, laminate flooring, window, bed, chest of drawers.

## Bedroom Two (Single Room)

9' 8" x 9' 0" (2.95m x 2.74m) Laminate flooring, window.

## Tiled Bathroom

8' 5" x 4' 6" (2.57m x 1.37m) Bath with overhead shower, wash hand basin, wc, tiled walls.

## Communal Grounds & Allocated Parking

## DISCLAIMER

Whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular importance to you please contact our office and we will be pleased to verify any information. Property particulars are prepared as a guide, and are not intended to constitute part of an offer or contract. All internal room measurements have been taken using a sonic measure and may be subject to a 6" margin of error. We have not tested any appliances or heating system, if installed.

## Additional Information

Rent £1600pcm

Deposit £1846.15

Local Authority Brent - Council Tax Band: C - Annual Price: £1,810

Floor Area 548 ft 2 / 51 m 2

Mobile coverage - EE, Vodafone, Three and O2

Broadband - Basic 16 Mbps, Superfast 80 Mbps and Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT and Sky

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