



Longfield Avenue, Wembley, HA9 8PP

£1,450 pcm

- Ground Floor Garden Flat To Let
- Double Glazing & Central Heating
- Fitted Kitchen
- Lounge & Dining Area
- Bedroom
- Shower Room
- Off Street Parking
- EPC Rating C



A Spacious Ground Floor One Bedroom Flat To Let, very convenient for Preston Road's shopping & transport facilities. Own Entrance, Double Glazing & Central Heating, Fitted Kitchen, Living Room & Dining Area, Bedroom, Shower Room. EER C. Own Garden, Off Street Parking to the front. Available from end of June. Viewing through Owners Sole Agents.

## Entrance Hall

Covered entrance. Hallway with wood flooring, radiator, understairs cupboard.

## Living Room

14' 4" x 11' 2" (4.37m x 3.40m) Radiator, wood flooring, Open Plan with Dining Area:

## Dining Area (to the rear of Living Room)

9' 8" x 7' 1" (2.95m x 2.16m) Wood flooring, double glazed door to rear garden.

## Fitted Kitchen (Rear)

11' 10" x 6' 8" (3.61m x 2.03m) Matching wall and base units, walls part tiled, oven, electric hob, extractor, plumbed for washing machine, single drainer sink with mixer tap, hatch to dining area, tiled floor, double glazed window.

## Bedroom (Front)

14' 11" x 12' 5" (4.55m x 3.78m) Radiator, wood flooring, double glazed windows.

## Shower Room

6' 10" x 5' 5" (2.08m x 1.65m) Wet Room with tiled walls, shower, wash hand basin, wc, radiator.

## Own Rear Garden

Good sized rear garden, laid mainly to lawn, patio, shed, gate for rear access.

## Off Street Parking to the Front

Block paved front driveway.

## Additional Information

Rent - £1450.00pcm

Deposit - £1673.07

Local Authority - Brent - Council Tax - Band: - C - Annual

Price: - £1,896

Floor Area

602 ft 2 / 56 m 2

Mobile coverage - EE, Three and O2

Broadband - Basic 17 Mbps, Superfast 80 Mbps and Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT, Sky and Virgin