



## Forum House, Wembley Park, HA9 0AB

£1,550 pcm

- Modern One Bedroom Furnished Flat
- Convenient for Wembley Park Station & Stadium
- Concierge & Lifts
- Living Room with Juliette Balcony
- Open Plan Fitted Kitchen Area
- One Double Bedroom
- Large Bathroom
- EPC Rating B



Offered Exclusively by Christopher Rawlinson & Co, This Modern One Bedroom First Floor Furnished Flat, convenient for Wembley Park Met/Jubilee Line Station and the Wembley Stadium with its shopping outlets, cinema & restaurants.

Concierge Reception with video entry, Lifts, Double Glazing, Underfloor Heating, Large Hallway, Lounge with Juliette balcony, Open Plan Fitted Kitchen, One Double Bedroom, Large Bathroom. EER B. Available from early April 2022, References Essential.

## Communal Entrance

Video entryphone, concierge, post boxes, lifts, door to communal garden area.

## Entrance Hall

Spacious hallway, fitted carpet, large cupboard with washer/dryer, shelving.

## Living Room

Fitted carpet, entryphone, wall lights, sofa, table & chairs, juliette balcony.

## Open Plan Fitted Kitchen

Modern wall & base units, one and a half bowl sink with mixer tap, fitted oven, hob, extractor, integrated fridge/freezer, tiled flooring.

## One Double Bedroom

Fitted carpet, wall lighting, fitted wardrobe, bed, double glazed window.

## Large Bathroom

Tiled walls and floor, panelled bath with overhead shower, low level wc, wash hand basin, mirror, towel rail.

## Additional Information

Rent is £1550 pcm (one months rent due before the commencement of the agreement)  
Deposit £1788. 46p is due before the commencement of the agreement.

Council Tax Band C, London Borough of Brent.

Utilities you will need to pay to the utility company of your choice.

Broadband Basic 11 Mbps, Superfast 95 Mbps.

Satellite / Fibre TV Availability BT or Sky.

## 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. Photos may be from our library. The services and appliances have not been tested and photos may be used from our library.

