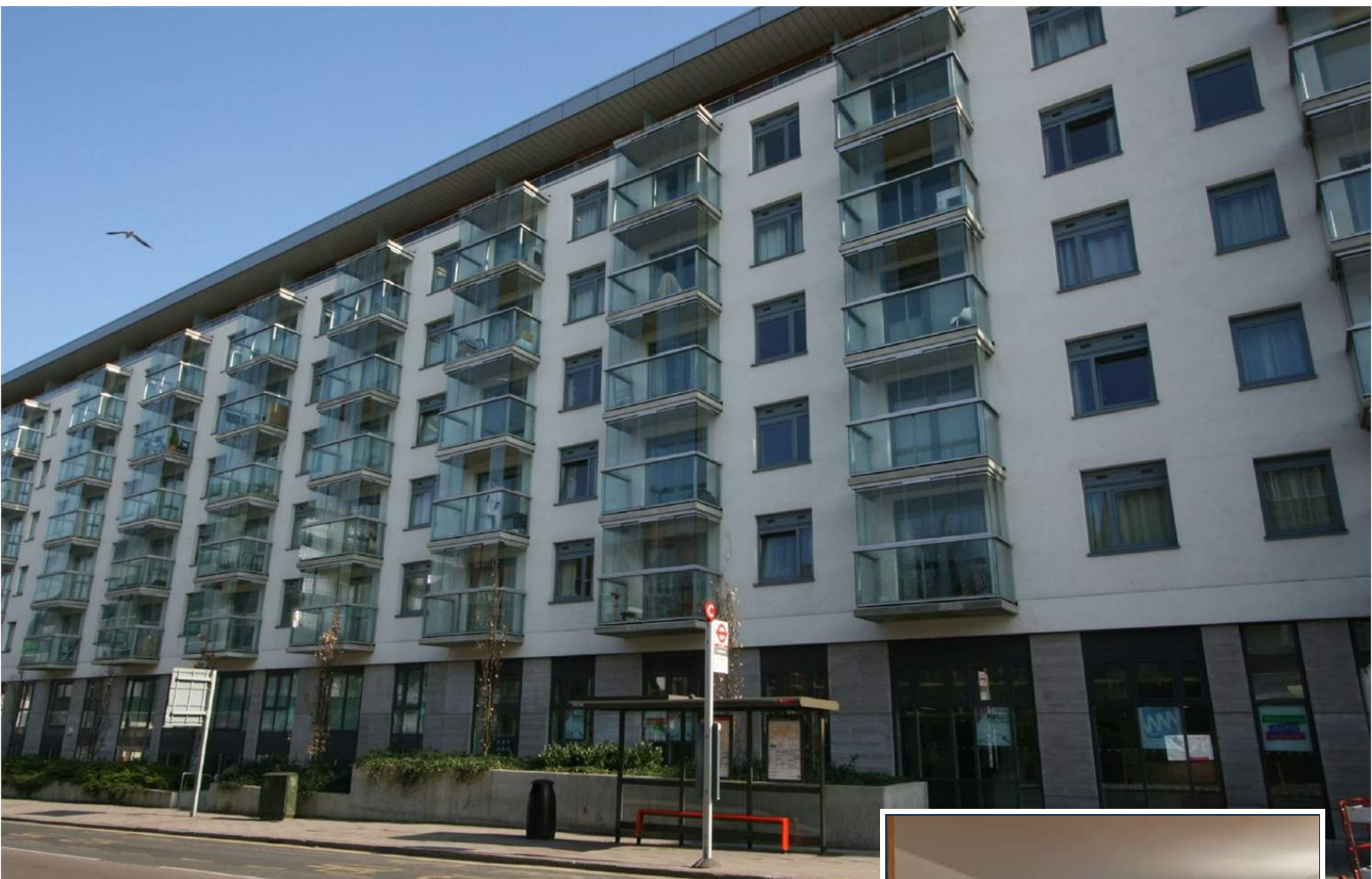




265 Preston Road,
Harrow, HA3 0PS

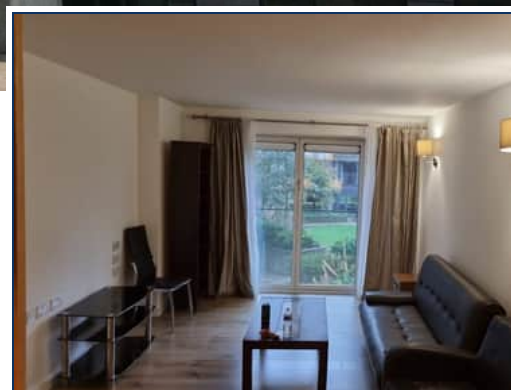
Tel: 020 8904 7733
harrow@christopherrawlinson.co.uk



Forum House, Empire Way, Wembley Park, HA9 0HL

£1,500 pcm

- Video Entryphone
- Lift
- Double Glazing
- Under Floor Heating
- Well Equipped Kitchen
- Spacious Living Room
- One Bedroom
- Large Bathroom
- Wired for Sky, Digital TV
- EPC Rating



A Modern First Floor One Bedroom Apartment To Let, situated overlooking the Private Courtyard of this Impressive Development within a few minutes walk of Wembley Park, Wembley Central or Wembley Stadium. Concierge, Lifts, Underfloor Heating, Lounge, Open Plan Fitted Kitchen, Bedroom, Large Bathroom. Available from 8th Sept 2023, References Essential. Sole Agents.

Entrance Hall

10' 6" x 4' 3" (3.20m x 1.30m) Spacious hallway, large walk-in storage cupboard with plumbing for washing machine.

Lounge (Reception)

17' 5" x 10' 9" (5.31m x 3.28m) Fitted carpet, video entryphone system, wall lights, double glazed doors.

Open Plan Fitted Kitchen

7' 3" x 7' 1" (2.21m x 2.16m) Range of modern fitted wall and base units, one and a half bowl stainless steel sink with mixer tap, work surfaces, integrated fridge and freezer, stainless steel oven, hob, extractor hood and tiled floor area.

Large Bathroom

Tiled walls and ceiling, spot lights, panelled bath with overhead shower, wash hand basin, wc, electric ladder radiator, extractor fan.

Bedroom

13' 7" x 9' 2" (4.14m x 2.79m) Fitted carpet, built in wardrobe, wall lights, TV and internet points, double glazed window.

Additional Information

Rent is £1500 pcm (one month's rent due before the commencement of the agreement).

Deposit £1,730. 77p due before the commencement of the agreement.

Council Tax Band C, £1710. 62p per annum paid to Brent Council.

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

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. We have not carried out a survey and the services and appliances have not been tested. Photos may be from our library. Measurements have been taken using a sonic measure and may be subject to a 6" margin of error.