



## Room Four 142 Harrowdene Road, North Wembley, Greater London, HA0 2JF

£750 pcm

- Ground Floor Single Room to Let
- Ensuite Shower Room & Wc
- Shared Modern Kitchen
- Bills Included (except Electric).
- EPC Rating C



SINGLE BEDROOM WITH EN SUITE SHOWER ROOM, in this recently converted house, convenient for both North Wembley & Wembley Central. Large Modern Communal Kitchen, Wifi, Council Tax, Gas & Water included (each room has own electric metre). EER C. Due to Licence restrictions this room is for one person. Ground Floor Room with window overlooking the front of the house. Available from 15th Oct, References Essential.

## Communal Entrance Hall

## Ground Floor Single Room

Single Bedroom, fitted carpet, double glazed bay window to the front, radiator, single bed, door to En Suite:

## En Suite Shower Room

Modern fitments; shower cubicle, wash hand basin, wc radiator walls part tiled.

## Shared Use of Modern Fitted Kitchen

Wall & base units, two ovens, two gas hobs with extractors, two stainless steel sinks, tiled floor, glazed door to rear garden.

## Additional Information

Rent is £750 per calendar month (one month's rent due before the commencement of the agreement).

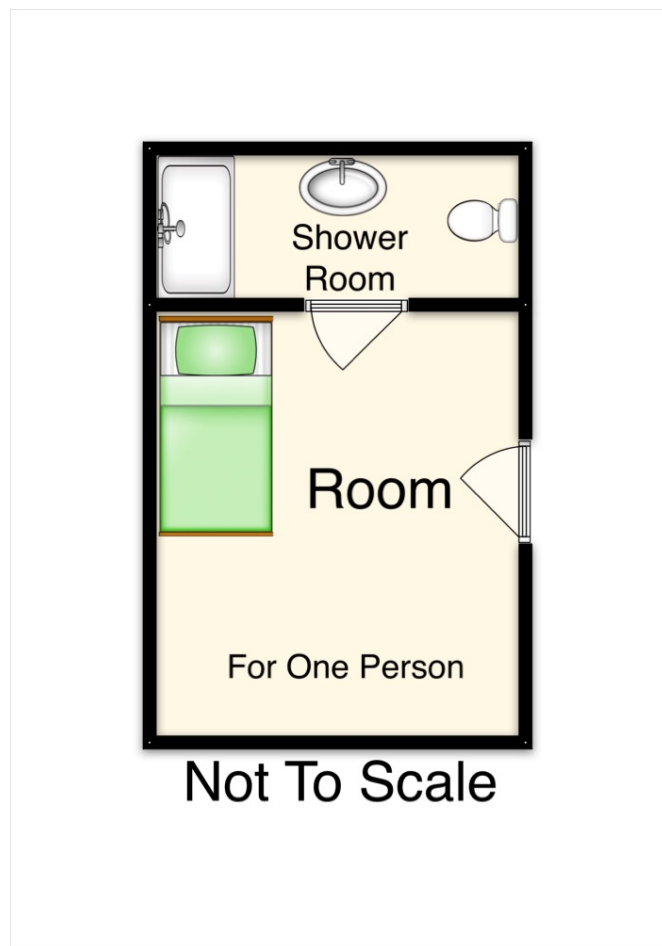
Deposit £865.38p due before the commencement of the agreement.

Council tax (for one year), gas and water included.

Each flat has its own electric sub meter.

## 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	86
England, Scotland & Wales		EU Directive 2002/91/EC	