



**121 Chamberlayne Avenue, Wembley,  
Greater London, HA9 8SS**

**£1,400 pcm**

- Furnished Flat To Let
- One Bedroom Top Floor Flat
- Modern Kitchen
- Modern Bathroom
- Lounge Diner
- Communal Gardens & Allocated Parking
- EPC Rating C





A Modern Top Floor One Bedroom Furnished Flat To Let, situated in a popular development convenient for both Preston Road and North Wembley's transport & shopping facilities. Electric Heating, Double Glazing, Reception/Diner, Fitted Kitchen, Double Bedroom, Bathroom. EER C. Allocated Parking. Viewing Recommended through Christopher Rawlinson & Co Tel: 020 8904 7733.

## Communal Entrance

Entryphone, stairs to all floors.

## Entrance Hall

Electric radiator, fitted cupboards.

## Lounge / Diner

15' 6" x 10' 6" (4.72m x 3.20m) Electric wall heater, fitted carpet, double glazed window, door to Kitchen:

## Fitted Kitchen

7' 11" x 6' 8" (2.41m x 2.03m) Matching wall and base units with tiled splashbacks, sink with mixer tap, plumbed for washing machine, integrated fridge/freezer, electric oven, hob with extractor, glazed leaded window from Lounge.

## One Double Bedroom

12' 5" x 8' 9" (3.78m x 2.67m) Electric wall heater, fitted carpet, built-in cupboard, double glazed window.

## Modern Bathroom

6' 0" x 5' 7" (1.83m x 1.70m) White suite of panelled bath with shower attachment & screen, wash hand basin, wc, chrome ladder radiator, walls part tiled.

## Communal Gardens, Parking.

Allocated parking for one vehicle.

## Additional Information

Rent £1400.00pcm

Deposit £1615.38

Council Tax Band C, London Borough of Brent.

Broadband: Ultra-fast 1800Mbps

Mobile Signal: EE 02 Three Vodafone.