



Hollycroft Avenue, Wembley, HA9 8LG

£1,700 pcm

- Two Bedroom Ground Floor Flat To Let
- Double Glazing & Central Heating
- Modern Fitted Kitchen
- Living Room with Garden Access
- Tiled Shower Room / WC
- Garden & Off Street Parking
- Available from 12th June
- EPC Rating D



We are delighted to offer for Rent this Two Bedroom Ground Floor Flat To Let, situated in a residential road convenient for both Wembley Park and Preston Road's transport & shopping facilities, and schools. Double Glazing & Central Heating, Modern Fitted Kitchen, Living Room with Garden Access, Two Bedrooms, Tiled Shower Room / WC. Garden & Off Street Parking for one vehicle. References Essential, Early Viewing Recommended.

Entrance Hall.

Fitted Kitchen

11' 1" x 7' 4" (3.38m x 2.24m) Fitted wall and base units with tiled splashbacks, one and a half bowl stainless steel sink with mixer tap, electric oven & gas hob, extractor, dishwasher, washing machine, fridge/freezer, microwave,

Living Room (Rear)

13' 8" x 11' 0" (4.17m x 3.35m) Radiator, laminate flooring, sofa, double glazed window and door to rear garden.

Bedroom One (Front)

15' 8" x 12' 0" (4.78m x 3.66m) Radiator, laminate flooring, wardrobe, double bed, double glazed bay window.

Bedroom Two (Rear)

9' 7" x 7' 6" (2.92m x 2.29m) Radiator, laminate flooring, wardrobe, double bed, double glazed window.

Modern Shower Room / WC

10' 7" x 4' 3" (3.23m x 1.30m) Shower cubicle, WC, wash hand basin, tiled floor and part tiled walls, double glazed window.

Rear Garden

Patio, lawn.

Parking for one vehicle

Off Road parking on driveway for one vehicle.

Additional Information

Rent is £1700 pcm (one months rent due before the commencement of the agreement).

Deposit £1,961.53 is due before the commencement of the agreement.

Council Tax we are informed is Band C paid to London Borough of Brent. Approx £1896.00 per annum.

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

Floor Area 656 ft² / 61 m²

Mobile coverage - O2

Broadband - Basic 8 Mbps, Superfast 55 Mbps and Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT and Sky