



## The Broadway, Wembley, HA9 8JT

£1,650 pcm

- First Floor Above Shops
- Laminate Flooring
- Tiled Modern Bathroom / WC
- Living Room
- Two Bedrooms
- EPC Rating E



A Two Bedroom First Floor Flat To Let, situated above shopping facilities, convenient for both Wembley Park and Preston Road's transport. Laminate Flooring, Fitted Kitchen, Lounge, Tiled Modern Bathroom, Two Bedrooms. Viewing through Owners' Sole Agents.

## Entrance

Stairs to First Floor Flat.

## First Floor Landing

21' 10" x 3' 0" (6.65m x 0.91m)

## Reception Room

14' 9" x 11' 11" (4.50m x 3.63m) max. L Shaped. Laminate Flooring, fireplace, window.

## Kitchen

11' 11" x 5' 0" (3.63m x 1.52m) Fitted wall and base units with tiled splashbacks, stainless steel sink with mixer tap, electric oven & hob, laminate flooring, two double glazed windows.

## Tiled Bathroom

Tiled walls and floor, bath with overhead shower & screen, wash hand basin with cupboard below, wc, window.

## Bedroom One

11' 6" x 10' 6" (3.51m x 3.20m) Laminate flooring, window.

## Bedroom Two

10' 11" x 8' 0" (3.33m x 2.44m) Laminate flooring, window.

## Additional Information

Rent is £1650 pcm (one month's rent due before the commencement of the agreement).

Deposit £1903. 85p is due before the commencement of the agreement.

Council Tax Band B. £1,584 p.a. London Borough of Brent. Utilities you will need to pay to the utility company of your choice.

(Staircase to be kept clean & tidy by tenants).

Satellite / Fibre TV Availability: BT Sky Virgin

Broadband: Basic 15 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps.

Mobile Coverage: EE Three 02.

## 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.

