



Salmon Street, NW9 8NU

£3,000 pcm

- SIX Bedroom Detached House To Let
- Central Heating
- Double Glazing
- Downstairs Shower Room
- Large Modern Kitchen
- Three Open Plan Receptions
- Bathroom with Sep wc
- Garage & Own Driveway
- EPC Rating E



A Large Six Bedroom Detached Furnished House To Let, situated in a popular residential area, convenient for both Kingsbury and Wembley Park's shopping & transport facilities. Central Heating, Laminate Flooring, Large Modern Kitchen, Utility, Three Open Plan Receptions, Downstairs Shower Room. Garage & Off Street Parking on Own Driveway. Viewing Recommended by Sole Agents.

## Entrance Porch

## Entrance Hall

## Three Open Plan Reception Rooms

12' 8" x 40' 7" (3.86m x 12.37m) Bay window to front. Radiators, front/middle/rear rooms all open plan.

## Large Fitted Modern Kitchen

17' 6" x 10' 11" (5.33m x 3.33m) Modern fitted units,, breakfast bar, oven, gas hob, extractor, double sink, fridge/freezer, window to rear.

## Utility Room

8' 8" x 4' 7" (2.64m x 1.40m) Washing machine, dryer, boiler.

## Downstairs Shower Room

8' 8" x 5' 4" (2.64m x 1.63m) Shower cubicle, wc.

## Stairs to First Floor Landing

Fitted carpet

## Bedroom 1 (front)

16' 11" x 10' 9" (5.16m x 3.28m) Radiator, laminate flooring, bay window.

## Bedroom 2

10' 0" x 7' 8" (3.05m x 2.34m) Radiator, laminate flooring, window.

## Bedroom 3

11' 6" x 10' 3" (3.51m x 3.12m) Radiator, laminate flooring, window.

## Bedroom 4

14' 9" x 11' 0" (4.50m x 3.35m) Radiator, laminate flooring, window.

## Bedroom 5

11' 0" x 7' 1" (3.35m x 2.16m) Radiator, laminate flooring, window.

## Bedroom Six

15' 11" x 9' 10" (4.85m x 3.00m) Radiator, window.

## Bathroom

9' 8" x 6' 8" (2.95m x 2.03m) Panelled bath with overhead shower and screen, wash hand basin, wc, radiator, double glazed window.

## Sep WC

5' 5" x 2' 11" (1.65m x 0.89m) WC, window.

## Garage

20' 6" x 9' 11" (6.25m x 3.02m) Up and over garage door, shelving, lighting, door to rear.

## Garden

Laid mainly to lawn.

## Additional Information

Rent £3000.00 per calendar month

Deposit £3461.53 (Due before the commencement of the agreements)

Local Authority Brent Council Tax Band: F - Annual Price: £2,941

Mobile Coverage - EE and O2

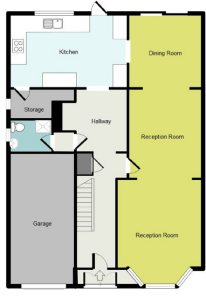
Broadband - Basic 5 Mbps, Superfast 56 Mbps

Satellite / Fibre TV Availability - BT and Sky

## 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. Measurements have been taken using a sonic measure and may be subject to a 6" margin of error.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

Approximate Gross internal area  
197 sq. m / 2114 sq. ft

Whilst every effort has been made to ensure the accuracy of the floor area contained in this document, the dimensions of rooms, weightings, rooms, and any other items are approximate and do not constitute a guarantee. The architect, architect and appropriate professional and other responsible parties shall be responsible for all errors and omissions.

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