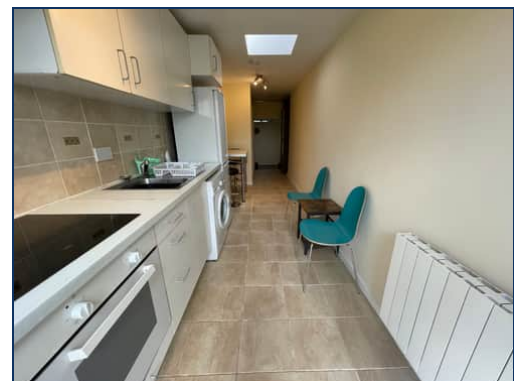
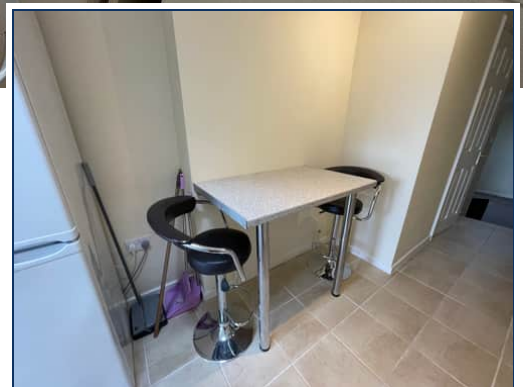




## Uxendon Crescent, Preston Road, Wembley, HA9 9TN

£1,100 pcm

- Ground Floor Studio Apartment To Let
- Convenient for Preston Road Station & Shops
- Own Entrance
- Double Glazing
- Kitchen / Breakfast Room
- Bedroom
- Shower Room / WC
- Available End of July
- EPC Rating C



A Ground Floor Studio Flat To Rent, very convenient for Preston Road Met Line Station and shopping facilities. EER C. Double Glazing, Kitchen/Breakfast Room, Bedroom, Shower Room/wc. Available end of July, References Essential.

## Own Entrance

To the rear of the property, via gate.

## Kitchen/Breakfast Room

Double glazed door and window, fitted cupboards, sink & drainer, oven, hob & extractor, washing machine, fridge/freezer, dtiled floor, radiator, breakfast bar with stools. Leading to Bedroom:

## Bedroom

Bed, skylight.

## Shower Room & WC

Shower cubicle, wash hand basin, wc.

## Additional Information

Rent £1100.00per calendar month

Deposit £1269.23 (Rent and deposit due before the commencement of the agreement)

Local Authority - Brent, Council Tax Band: A - Annual Price: £1,357

Mobile Coverage - EE, Vodafone, Three and O2

Broadband - Basic 17 Mbps and Ultrafast 936 Mbps

Satellite / Fibre TV Availability - BT and Sky

Proportion of the electric paid to the Landlord (metered)

Other utilities paid to the suppliers.

## 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 are from our library.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	76
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	