



**Brampton Grove, Wembley, HA9 9QX**

**£1,150 pcm**

- Modern Studio Flat to Let
- Convenient for both Preston Road & Wembley Park
- Central Heating
- Laminate Flooring
- Bedroom
- Kitchen
- Tiled Shower Room / WC
- EPC Rating



We are delighted to bring to the market this Newly Fitted Ground Floor Studio Bedroom To Let, situated on the Barn Hill Estate, convenient for both Preston Road and Wembley Park's shopping & transport. Central Heating, Laminate Flooring, Bedroom, Kitchen, Tiled Shower Room WC. References Essential.

## **Bedroom**

8' 0" x 7' 5" (2.44m x 2.26m) Double glazed window, laminate flooring, radiator, bed.

## **Kitchen Area**

9' 9" x 6' 10" (2.97m x 2.08m) max. Newly fitted wall & base units, stainless steel sink & drainer, microwave, washing machine, fridge, breakfast bar, laminate flooring, skylight, door to Shower Room.

## **Tiled Modern Shower Room & WC**

Shower cubicle, wash hand basin, wc, radiator, tiled walls and floor.

## **Additional Information**

Gas, electric, water rates and Council Tax are included in the rent.

Rent is £1150.00 pcm

Deposit is £1326.92

Mobile coverage - EE, Vodafone, Three and O2

Broadband - Basic 16 Mbps, Superfast 80 Mbps and Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT, Sky and Virgin

## **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.