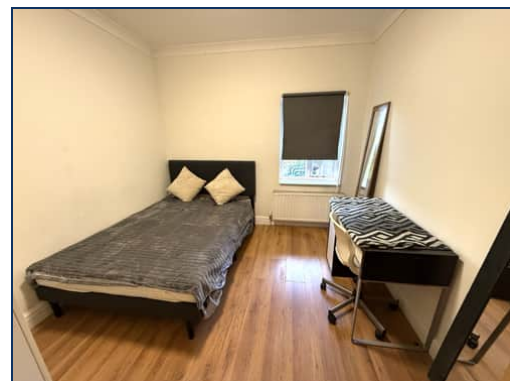




**Park Lane, Wembley, HA9 7RZ**

**£1,500 pcm**

- One Bedroom Flat To Let
- Central Heating
- Reception Room
- Fitted Kitchen
- Shower Room / WC
- Use of Garden
- Council Tax & Water Rates Included
- EPC Rating D



Early Viewing Recommended for this One Bedroom Lower Ground Floor Furnished Flat To Let, situated within easy reach of both Wembley & Wembley Park's shopping & transport. Gas Central Heating, Reception Room, Archway to Fitted Kitchen, One Bedroom, Shower Room WC, Use of Garden. EER D. (Council Tax & Water Rates Included).

Entrance Hall

Laminate flooring.

Reception Room

17' 1" x 13' 10" (5.21m x 4.22m) narrowing to 12'7. Laminate flooring, two side windows, sofa, dining table & four chairs, doors to rear garden.

Archway to Kitchen

8' 4" x 5' 3" (2.54m x 1.60m) Fitted wall and base units with tiled splashbacks, electric hob & oven, extractor, sink, washing machine, fridge/freezer, wall mounted boiler, tiled floor.

Bedroom

11' 8" x 9' 8" (3.56m x 2.95m) Laminate flooring, window, radiator, bed, wardrobe.

Tiled Shower Room

5' 1" x 4' 9" (1.55m x 1.45m) Shower cubicle, pedestal wash hand basin, wc, tiled walls.

Communal Garden

Additional Information

- Mobile coverage - Three and O2
- Broadband - Basic 17 Mbps, Superfast 66 Mbps and Ultrafast 1000 Mbps
- Satellite / Fibre TV Availability - BT and Sky
- Council Tax and Water Rates included in the Rent
- Gas and Electric additional with your own provider

Independent Redress Scheme: Christopher Rawlinson & Co are members of the following redress scheme: The Property Ombudsman: Membership No: N01964

Client Money Protect: Christopher Rawlinson & Co are members of the following client money protection scheme: Client Money Protect Membership No: C0007973  
National Association of Estate Agents and Association of Residential Letting Agents: Jayne is a member of the NAEA and ARLA. Membership No M0036766

Information Commissioners Office (ICO): Christopher Rawlinson & Co are members of the following Data Protection Registration No Z2964354

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.

