



ABSOLUTE
PROPERTY

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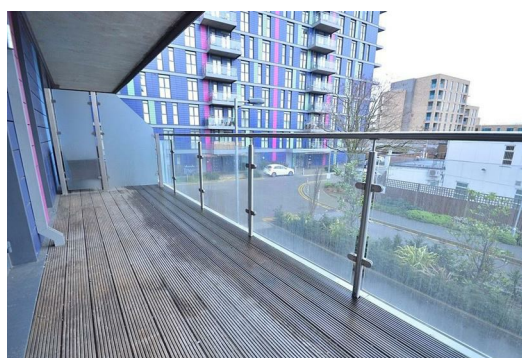
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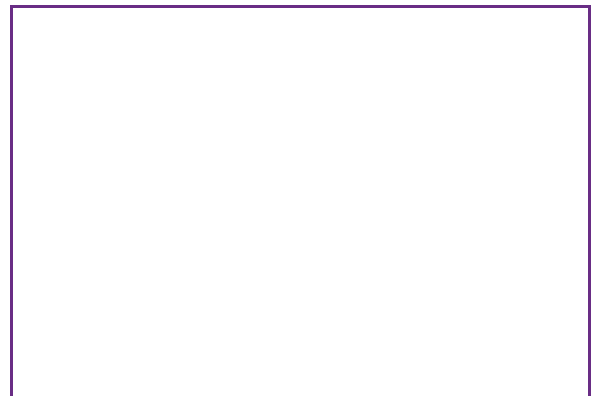
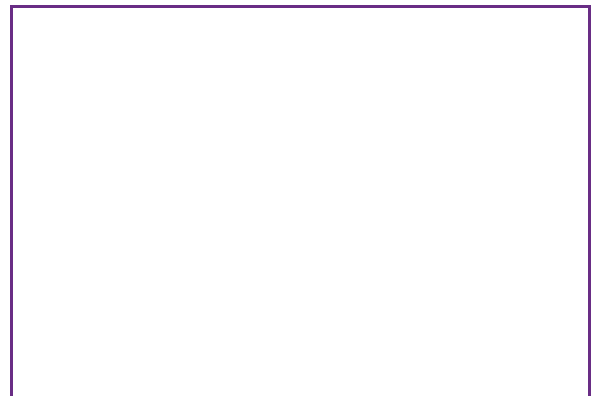
**Cosgrove House Hatton Road, Wembley
HA0 1RQ**

Guide Price £265,000

Absolute Property are pleased to offer this substantial, modern studio flat located within minutes to Alperton tube station (piccadilly line). The apartment is situated in the well sought after Hatton Road development and comprises of a spacious open kitchen/ living space, built in wardrobes and three piece bathroom suite. Specific features include integrated kitchen appliances such as dishwasher and fridge freezer, underfloor heating, storage space and decked balcony from the lounge. Call now to arrange a viewing.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	85		
92-100 A 85-91 B 79-84 C 73-78 D 67-72 E 62-66 F 55-61 G		100-120 A 80-99 B 65-79 C 50-64 D 35-49 E 20-34 F 5-19 G	
All energy efficient - higher running costs England & Wales EPC Directive 2002/91/EC		All environmentally friendly - higher CO ₂ emissions England & Wales EPC Directive 2002/91/EC	