



ABSOLUTE
PROPERTY

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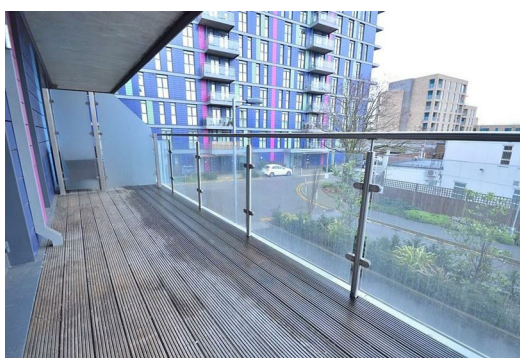
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**Cosgrove House Hatton Road, Wembley
HA0 1RQ**

Offers In Excess Of £250,000

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		Current	Potential
The energy efficiency of the property is rated from A (most efficient) to G (least efficient). The rating is based on the energy performance of the property and the potential for improvement.			
A	85-92		
B	73-84		
C	69-72		
D	64-68		
E	55-63		
F	49-54		
G	45-48		
The energy efficiency of the property is rated from A (most efficient) to G (least efficient). The rating is based on the energy performance of the property and the potential for improvement.			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
The environmental impact of the property is rated from A (lowest CO ₂ emissions) to G (highest CO ₂ emissions). The rating is based on the environmental performance of the property and the potential for improvement.			
A	34-37		
B	38-41		
C	42-45		
D	46-49		
E	50-53		
F	54-57		
G	58-61		
The environmental impact of the property is rated from A (lowest CO ₂ emissions) to G (highest CO ₂ emissions). The rating is based on the environmental performance of the property and the potential for improvement.			
England & Wales		EU Directive 2002/91/EC	