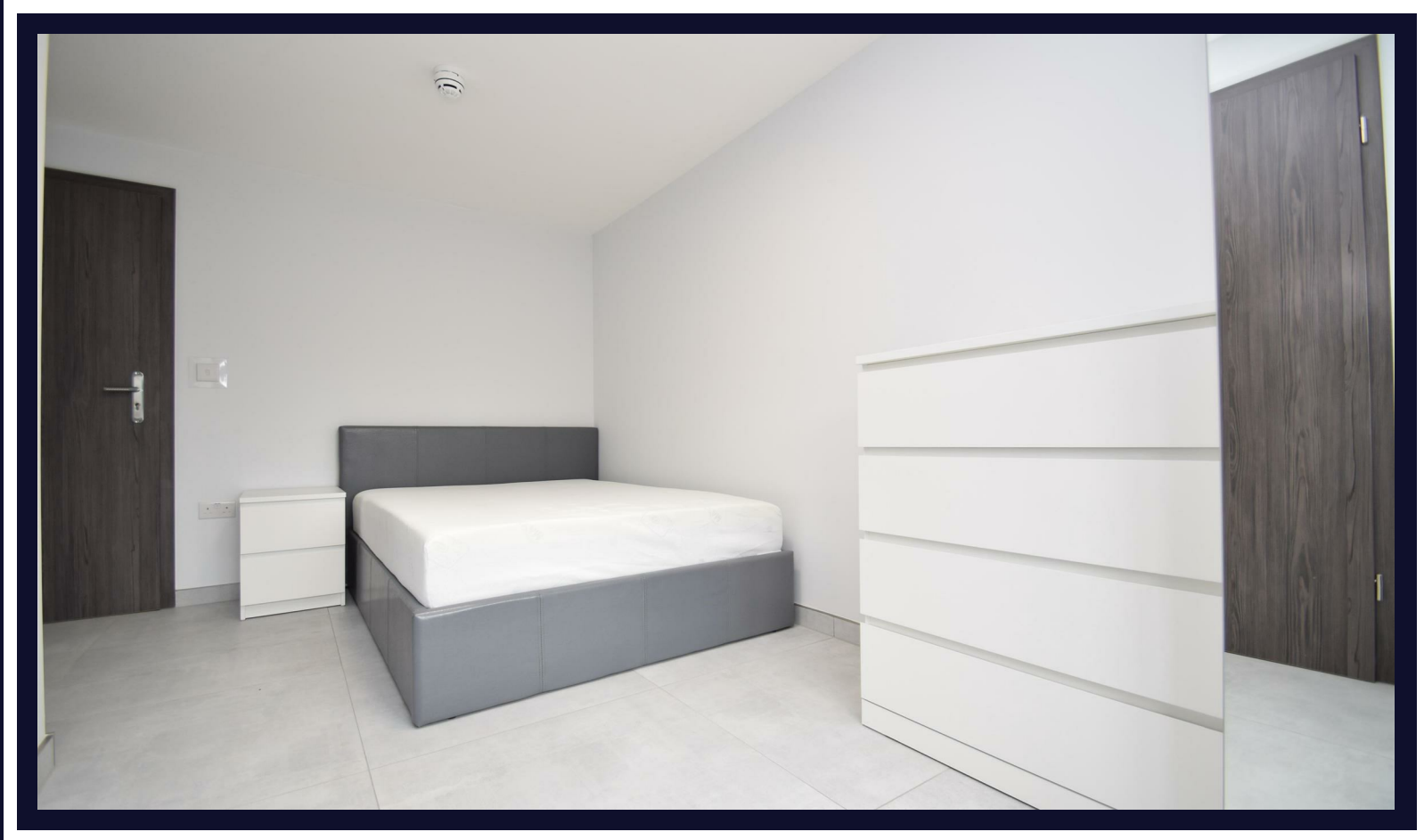# Chaplin Road

Wembley • Middlesex • HA0 4UD
PCM: £1,100 PCM

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Coopers are DELIGHTED to present to the market this BRAND NEW studio, situated in a HIGHLY SOUGHT AFTER location within WALKING DISTANCE to several local High Street shops and a variety of TRANSPORT LINKS. Boasting an IMMACULATE FINISH throughout, this carefully designed EXECUTIVE apartment briefly comprises: generously proportioned lounge/bedroom with tiled flooring, wardrobes and a stunning en-suite.

Included in rent: COUNCIL TAX, WATER, GAS, ELECTRIC and INTERNET

Excludes: TV LICENSE

** Single occupants only however a couple will be considered however rent will vary**
** Parking available upon on request

BRAND NEW

Close to Wembley Park Station

Walking distance to local amenities

Communal kitchen
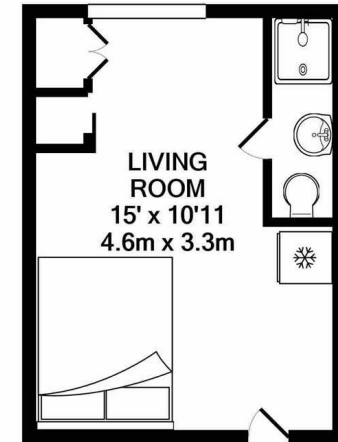
Furnished

ALL BILLS INCLUDED*

Tiled bathroom

Gated residence

Ground Floor

Available in April

Available Date
19th April 2024

LIVING ROOM
15' x 10'11
4.6m x 3.3m

TOTAL APPROX. FLOOR AREA 163 SQ.FT. (15.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
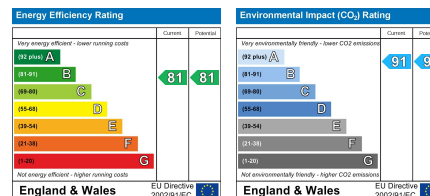Made with Metropix ©2020

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est 1986

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		91	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC