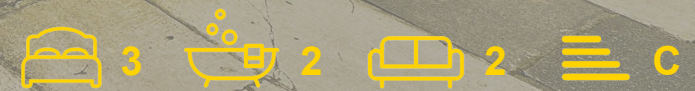


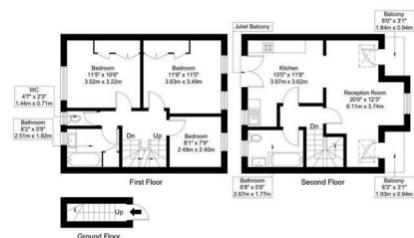
3 Tring Avenue, Wembley, HA9 6DW
£2,800 Per Month



Tring Avenue, HA9 6DW

Approx Gross Internal Area = 87.66 sq m / 943 sq ft
Balcony = 3.54 sq m / 38 sq ft
Total = 91.2 sq m / 981 sq ft





The floor plan illustrates a two-story residential building. The First Floor features a central hallway connecting various rooms. To the left is a bathroom and a bedroom. In the center are two bedrooms and a kitchen. To the right is a reception room and a balcony. The Second Floor has a bedroom and another balcony. A central staircase provides access between the floors. Below the first floor, a ground floor area is partially visible with an upward-pointing arrow.

Ref : _____ Copyright **B L E U**

The floor plan is not to scale and measurements and areas shown are approximate and therefore should not be used for valuation purposes only. The plan has been prepared in accordance with the RICS code of measuring practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. There may be other particular requirements. We should carry out our commission and not represent the property.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	77	87	Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		
<i>Not energy efficient - higher running costs</i>				<i>Not environmentally friendly - higher CO₂ emissions</i>	
England & Wales		EU Directive 2002/91/EC		England & Wales	

