



**Vivian Avenue, Wembley
HA9 6RS**

£2,450 Per Calendar Month

Regal Estates is proud to present this spacious three-bedroom house available to rent in the sought-after residential area of Wembley, HA9.

The property features a bright and generously sized living room, an open-plan kitchen and dining area, a modern bathroom, ample storage space, and an outhouse located at the rear of the sizable garden.

Upstairs, the home offers two double bedrooms, a single bedroom or home office, and a spacious family bathroom.

A wide range of local amenities can be found just a 15-minute walk away at Wembley Triangle, with convenient access to Wembley Stadium Station (Chiltern Railways Line).

This property is new to the market and early viewings are highly recommended. Call us now to arrange a viewing. Available from 16th July - view now to secure.



Energy Efficiency Rating		
	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		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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