



**Linden Avenue, Wembley
Middlesex HA9 8BB**

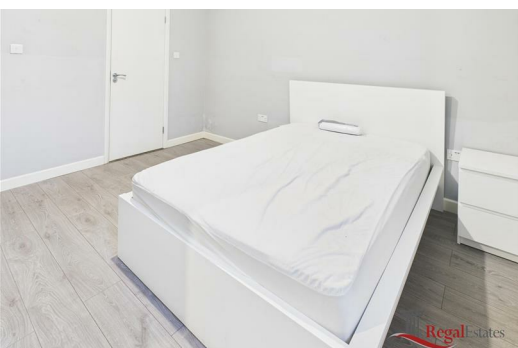
£975 Per Calendar Month

*****WOW – SPACIOUS DOUBLE ENSUITE ROOM TO RENT JUST FIVE MINUTES' WALK FROM WEMBLEY STADIUM STATION*****

This double ensuite room comes fully furnished with a double bed, wardrobe, chest of drawers, and fridge freezer. A private ensuite bathroom, shared utility room, and large shared garden are also included within the property.

All bills are included (gas, water, electricity, council tax, and broadband), making this a fantastic deal so close to Wembley Stadium Station and the various shopping outlets in Wembley. The property is situated on a quiet residential street just off Wembley Hill Road.

Early viewings are advised – call us now to arrange a viewing!



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		
	57	77
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
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		
Not environmentally friendly - higher CO ₂ emissions		
	51	74
England & Wales		
EU Directive 2002/91/EC		

