



Uxendon Hill,
Wembley,
HA9 9RX


£800 Per
Calendar




HOUSE SHARE - COUNCIL TAX AND WATER INCLUDED - A beautiful double bay fronted just decorated room with a king size bed! The room is well furnished with ample wardrobe space and also a dressing unit. Laminate flooring. The property has a communal through lounge with sofas and Dining table with direct access to a lovely rear garden which also has a brick built bbq and pizza oven. The kitchen is fitted with good quality appliances and features a gas hob, oven, washing machine and dishwasher. The bathroom is modern and also has a fitted electric power shower. Please note the landlady is a retired university lecture. Only 2 rooms are to be let and one is already occupied by a single professional female. sorry no couples. Reference must be provided including employment reference.



Tenure:
Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.