

## GROUND FLOOR FLAT



Flat (EPC Rating: D)

**SHELLEY COURT, ETON AVENUE. SUDBURY  
WEMBLEY. HA0 3BA**

**£1,450 PCM**



**HAYMILLS**  
Expertise Experience Engagement



D

# 1 Bedroom Flat in Eton Avenue, Wembley HA0 3BA

Modern purpose built ground floor flat in good decorative order throughout. The flat has an open plan living room with a modern fitted kitchen. There is also a double bedroom and a modern bathroom. Features include gas central heating, double glazed windows and a communal garden. The property is conveniently located for East Lane's multiple shopping and bus services along with North Wembley Station being less than half a mile, Available soon and viewing is a must.



Council Tax Band B

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>	<b>67</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers or tenants are advised to recheck the measurements.