

## ROSEBANK AVENUE WEMBLEY, HAO 2TN

£2,300 PER CALENDAR

Brian Cox are pleased to market this mid-terraced four-bedroom family home, ideally located just minutes from Sudbury Hill Station (Piccadilly Line) and an array of local shops, including Iceland.

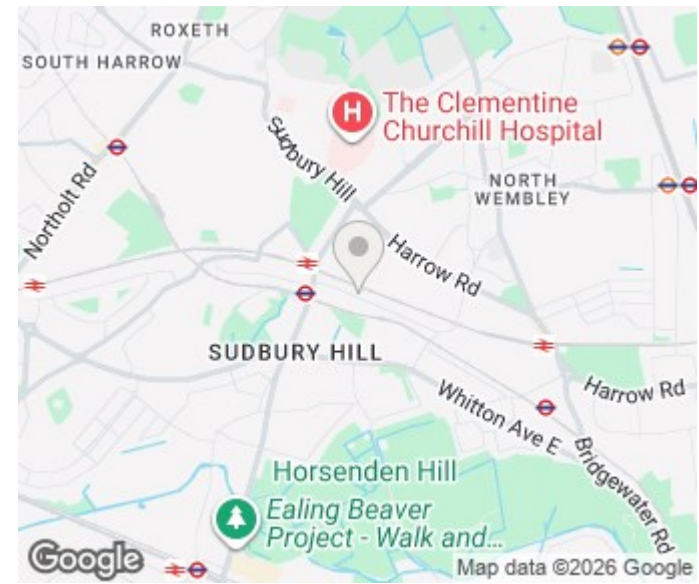
The property offers two spacious reception rooms, one of which can be used as a fourth bedroom, as well as two further double bedrooms and one excellent-sized single bedroom. There is also a modern fitted kitchen and a modern family bathroom with a separate WC.


Further benefits include double-glazed windows, gas central heating, and a private rear garden with storage.

This property is offered part furnished and is available immediately, so CALL NOW to arrange a viewing.

PLEASE NOTE: Due to Brent Council licensing laws, we can only allow one family unit, consisting of a maximum of 7 people, to reside at the property.





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>		
(55-68) <b>D</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 	

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/tenants are advised to recheck the measurements

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