



**East Hill, Wembley  
Middlesex HA9 9PT**

**£950 Per Calendar Month**

\*\*\*WOW - SPACIOUS DOUBLE ENSUITE ROOM TO RENT, 15 MINUTE WALK TO WEMBLEY PARK STATION (JUBILEE & METROPOLITAN LINES)\*\*\*

\*ALL BILLS INCLUDED - (Gas, Electric, Water, Council Tax & Broadband)\*

This large en-suite room is located in a semi-detached house in Wembley and features a fully equipped shared kitchen with two sinks, two ovens, and two cookers. The room is furnished with a double bed, a wardrobe, and a chest of drawers.

It is within walking distance of Wembley Park shopping outlets, Wembley Stadium, and Wembley Park Station (Metropolitan and Jubilee lines). It is also close to other local amenities such as cafés, restaurants, and the ASDA Superstore.

\*SINGLE OCCUPIER ONLY\*

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



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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