



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

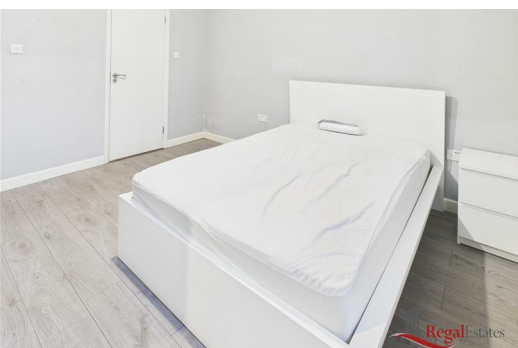
**£975 Per Calendar Month**

**\*\*\*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 <sub>2</sub> ) Rating      |         |           |
|-----------------------------------------------------|---------|-----------|
|                                                     | Current | Potential |
| Very environmentally friendly - lower CO2 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 CO2 emissions |         |           |
|                                                     | 51      | 74        |
| England & Wales                                     |         |           |
| EU Directive 2002/91/EC                             |         |           |

