



**Beaumont Avenue, Wembley  
Middlesex HA0 3BZ**

**£800 Per Calendar Month**

\*\*\*REFURBISHED ENSUITE DOUBLE ROOM TO RENT – JUST 0.5 MILES FROM NORTH WEMBLEY STATION (LIONESS & BAKERLOO LINE)\*\*\*

\*ALL BILLS INCLUDED\* (gas, electricity, water, council tax and Wi-Fi).

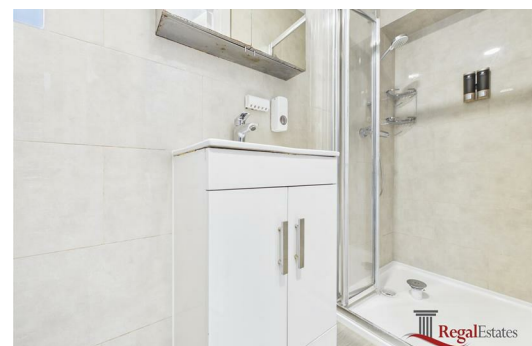
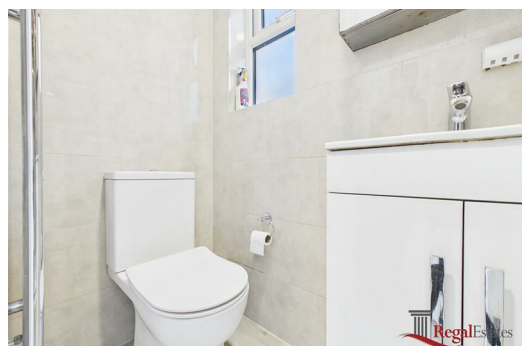
Regal Estates are delighted to offer this stunning refurbished ensuite double room in Sudbury, presented in excellent internal condition and ideal for professionals seeking a modern and convenient living space.


The room is offered furnished with a double bed, wardrobe and chest of drawers, and benefits from a private ensuite bathroom. The property also features a spacious shared fitted kitchen/diner, laminate flooring throughout, double glazed windows and access to a shared garden.

Conveniently located within walking distance of Sudbury & Harrow Road Station, the property offers excellent transport links across London, providing easy access into Central London. The property is also close to a variety of local shops, restaurants and amenities.

Early viewings are highly recommended.

Contact us today 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>	76	85
(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		
England & Wales 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>	73	82
(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		
England & Wales EU Directive 2002/91/EC 