



Feb
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Winkworth
Kingsbury



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FORUM HOUSE, EMPIRE WAY, WEMBLEY, HA9 £1,350 PER MONTH UNFURNISHED

Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.



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DESCRIPTION:

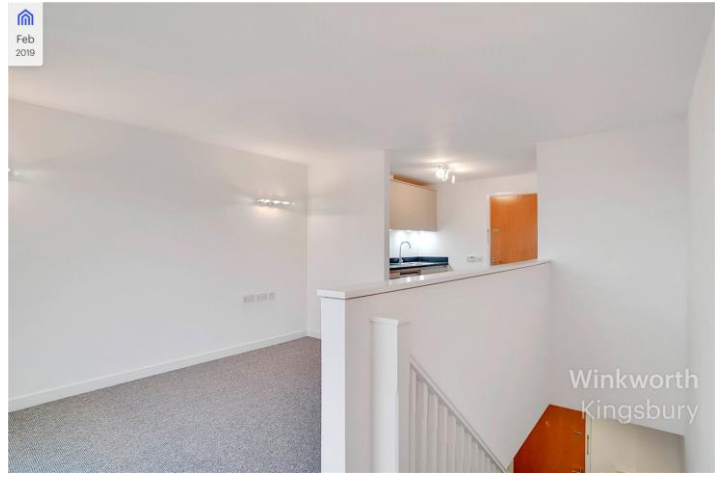
A rare NEWLY REFURBISHED 6th floor duplex flat with a lift - 1 double bedroom Modern Flat - Comprising of a lounge - Modern fitted kitchen with white goods - Modern fitted bathroom - Double glazing - New Carpets - Unfurnished - 2 Private balconies - 24hrs Concierge - Available for immediate occupation - Excellent condition - Located close to Wembley Stadium, Wembley Outlet and London Underground Stations - Must be seen!

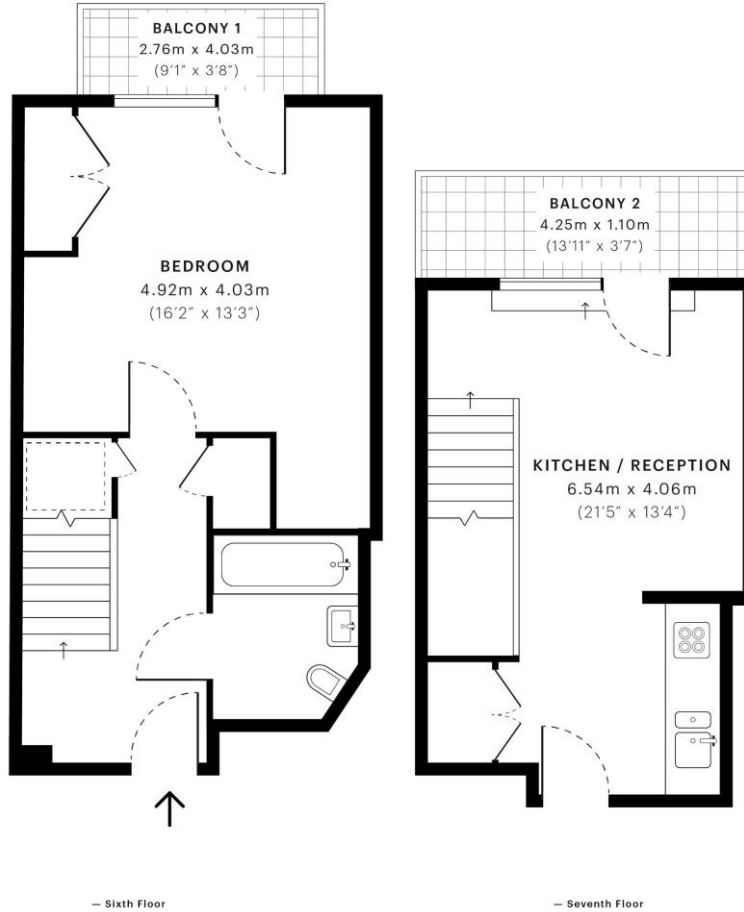
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GROSS INTERNAL AREA The footprint of the property 54.61 Sqm / 587.82 Sqft	NET AREA (INTERNAL) Excludes walls and external features 50.41 Sqm / 542.61 Sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 7.89 Sqm / 84.93 Sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.00 Sqm / 0.00 Sqft
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Spec floor plans are produced in accordance with Royal Institution of Chartered Surveyors Property Measurement Standards. If you intend to rely on any measurement in a transaction you should perform your own checks. Plot/Gardens illustrative only and excluded from all area calculations.

IPMS 3B RESIDENTIAL
59.21 Sqm / 637.34 Sqft

IPMS 3C RESIDENTIAL
58.30 Sqm / 627.54 Sqft

SPEC ID
5c5813a5db1b0a0a3ebb22

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

