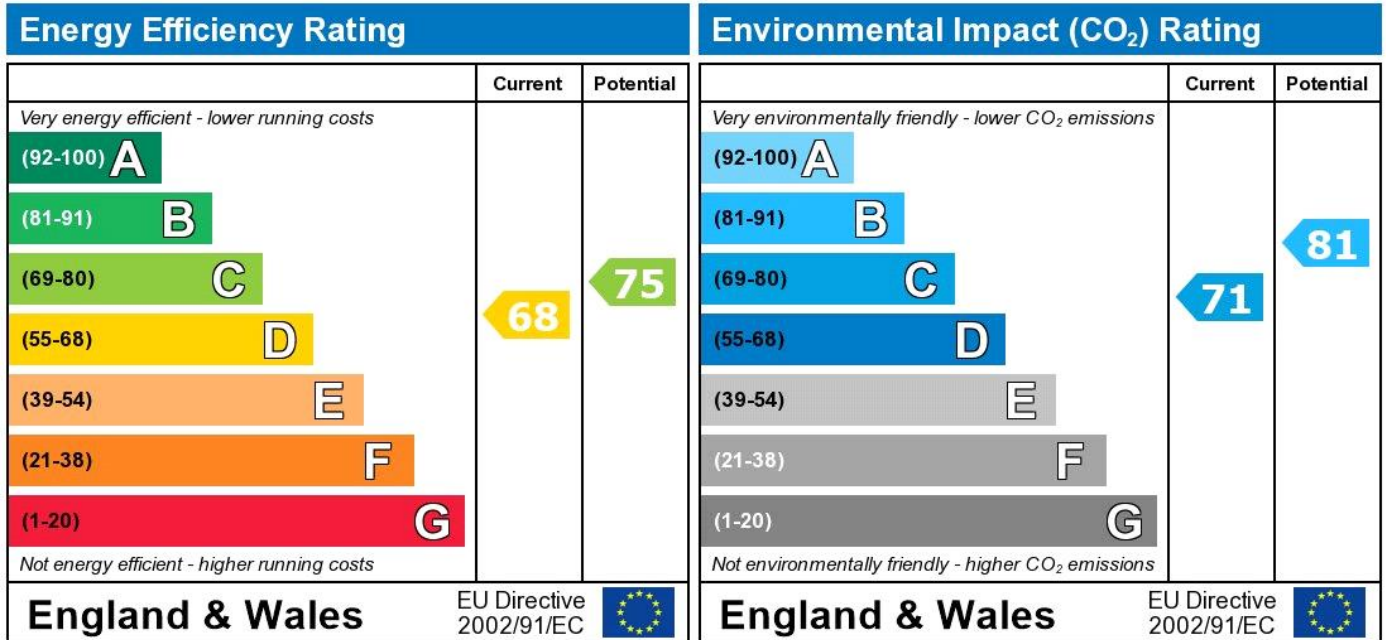




Watford Road, Wembley  
£1,400 pcm

The rent is inclusive of all bills. First floor modern studio flat situated within walking distance of Sudbury Town Picadilly Line Station. With a separate kitchen and bathroom/wc. The property benefits from double glazing, gas central heating, entry phone system and being furnished.

- ALL BILLS INCLUDED
- FIRST FLOOR LUXURY STUDIO FLAT
- SEPERATE KITCHEN AND BATHROOM
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- CLOSE TO SHOPS AND AMENITIES
- CLOSE TO SUDBURY TOWN TRAIN STATION



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)

Rent £1,400 pcm  
 Viewing Strictly by appointment with Brockenhurst - Head Office Telephone 02083574000  
 Reference RL0170  
 Additional Information Deposit: £1,615.35  
 Holding Deposit: £323.07

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.