



MILE



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Lincoln Road, Wembley

£1,250 pcm

\*\*\*SINGLE OCCUPANTS ONLY\*\*\*

Situated close to local amenities and good transport links, Mile are delighted to offer this self-contained, fully furnished studio in the heart of Wembley with utility bills included apart from council tax!

Available Now!

- **SINGLE OCCUPANTS ONLY**
- **Utilities Inclusive apart from council tax**
- **Available Now!**
- **Close to shops and local amenities**
- **Self contained**
- **Furnished**
- **Double glazed windows**
- **Open-plan kitchen**
- **Excellent Condition**
- **Quiet neighbourhood**

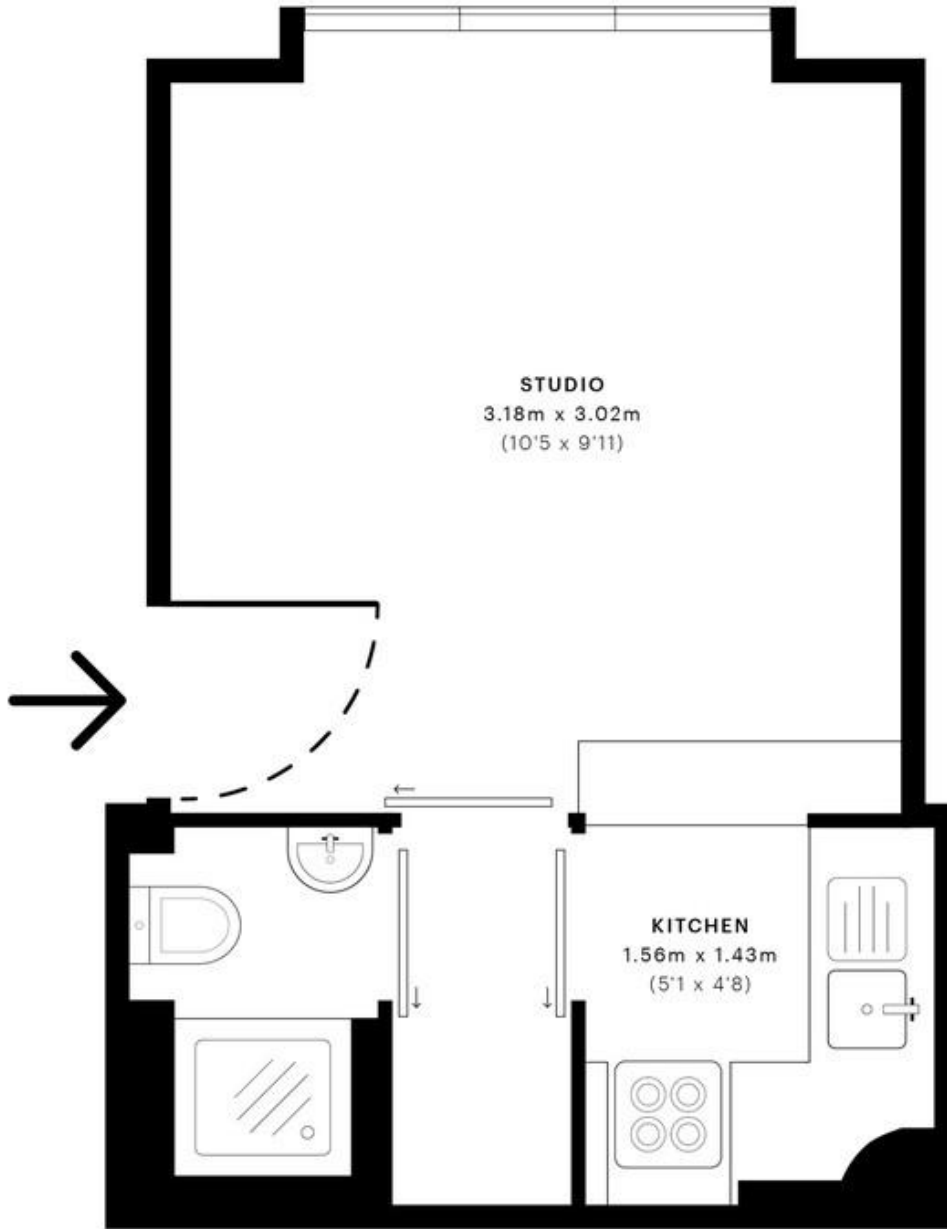


Lincoln Road, HAO

CAPTURE DATE 21/10/2022 LASER SCAN POINTS 10,648,836

GROSS INTERNAL AREA

14.57 sqm / 156.83 sqft



— Ground Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
14.57 sqm / 156.83 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes balconies, restricted head height  
13.88 sqm / 149.40 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited open areas under 2.0m  
0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with

PNIS 36 (2020) FINAL 14.57 sqm / 156.83 sqft

**MONEY LAUNDERING REGULATIONS 2003:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.