



 2  
Bedrooms

 1  
Bathroom



- Semi-Detached House
- 5 Minute walk to local shops and Wembley Central Tube Station
- Friendly Neighbour
- EPC Rating B
- Council Tax Band D ( Brent Council)
- Private Garden And Garage

**Linthorpe Avenue, HA0**

Approximate Gross Internal Area = 78.7 sq m / 848 sq ft



**Ground Floor**

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. www.london58.com © 2021 hello@london58.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G	62 D	

