



42 Danes Court, Wembley, HA9 0AE

**£1,200 PCM**

Benjamin Stevens are pleased to present this one bedroom first floor flat which is located in the heart of Wembley Park. Available to rent now on a unfurnished basis, the flat comprises one double bedroom, lounge/dining room, bathroom and fitted kitchen. Property is situated within easy walking distance of the Wembley Park's range of shops, restaurants and Stadium.

To arrange a viewing or find our more information please call us on 020 8958 1118.



**Kitchen 7'10" x 6'7" (2.41 x 2.01)**



Modern fitted kitchen with wall and base units, gas hob with extractor over, fridge freezer, washing machine, double glazed window,

**Bathroom**



Modern fitted suite comprising bath, wash hand basin, tiled walls, double glazed window

**Living Room 15'10" x 11'5" (4.83 x 3.48)**



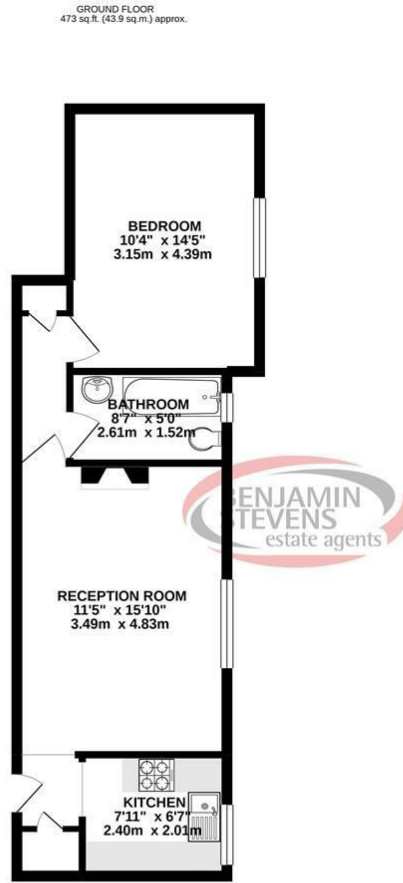
Double glazed bay window to front

**Bedroom 14'4" x 10'4" (4.39 x 3.15)**



Double Bedroom, Fitted wardrobes, double glazed windows,

# Floor Plan

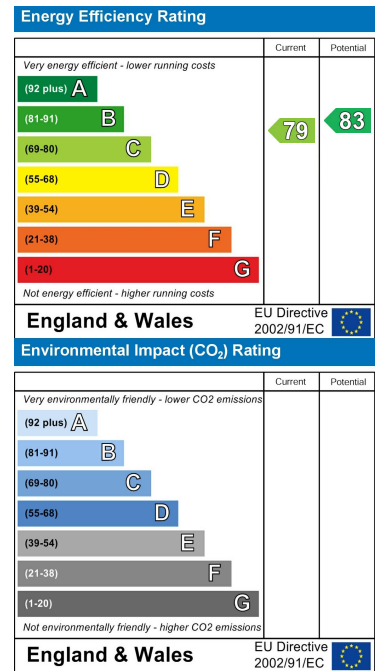


TOTAL FLOOR AREA: 473 sq.ft. (43.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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