



# Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

**£2,200 per month**

**St Augustine's Avenue, Wembley, HA9**



- THREE BEDROOM SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS
- FULLY FURNISHED
- OWN DRIVE PARKING
- DOWNSTAIRS W/C
- WHITE GOODS
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- GOOD SIZE GARDEN
- CLOSE TO PRESTON ROAD STATION

Allan Howard & Co are pleased to offer for rent these THREE BEDROOMS, SEMI-DETACHED HOUSE located within close proximity to Preston Road/North Wembley Stations. Benefits include two reception rooms, offered furnished, two double bedrooms, 1 single bedroom, white goods, downstairs w/c, own drive parking, good size rear garden, double glazed, and gas central heating.

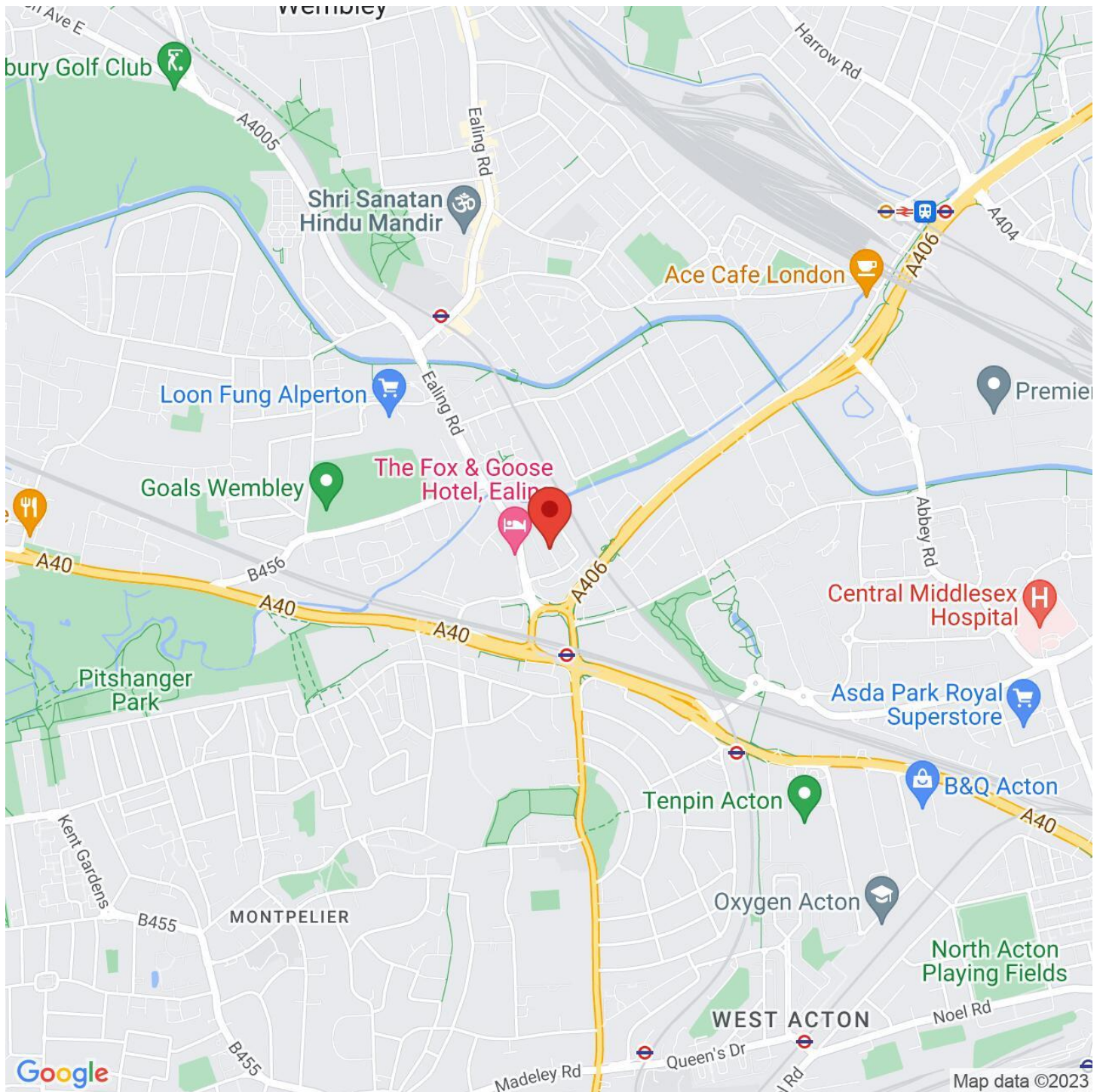
**CALL NOW FOR AN IMMEDIATE APPOINTMENT TO VIEW.**



# St Augustines Avenue, Wembley, HA9



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



**VIEWING BY APPOINTMENT WITH AGENTS ALLAN HOWARD**

134a Kenton Road, Harrow, Middlesex, HA3 8AL T: 020 8907 2525 E: kenton@allanhoward.co.uk W: www.allanhoward.co.uk

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 finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ALLAN HOWARD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.