



## Room 2

The Broadway | Wembley | HA9 8JT

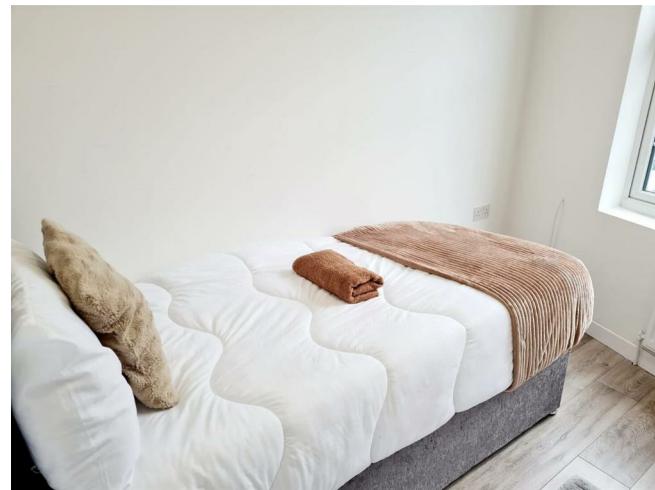
**£690 Per Month**



**LEAFY  
ESTATES**

## Key features

- Double Room in Wembley HA5 All Bills Inc



## Description

Located perfectly within walking distance from Wembley Central Station.

This double room is designed for working professionals who are looking for comfort, space & top-tier amenities.

### The House

All rooms have been freshly cleaned and painted in a well-maintained 5-bedroom shared house.

Single bed  
Large shared Kitchen  
Wardrobe & storage spaces  
On-street parking is available (Permit may apply)

All utilities are covered in the rental price, including

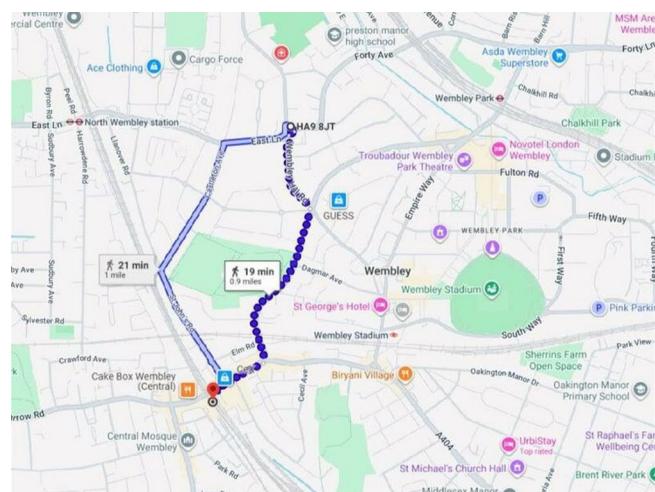
Electricity  
Gas  
Water

### The Location

Wembley Stadium - 15 minutes walk  
Wembley Central Station - 15-20 minutes walk  
Nearest Supermarket Tesco Express - 5 minutes walk  
Nearest Wembley Park Food Center - 5 minutes walk

### The Property

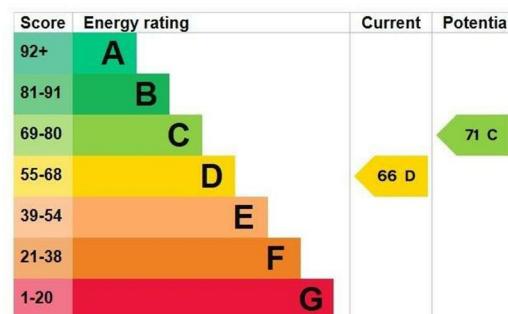
The property is currently occupied by working professionals in a mixed-gender household. We are ideally seeking working professionals for this accommodation.



## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



## Directions



## Floor plans

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

Council Tax Band C    EPC Rating



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