

Floor Plan

Beaumont Avenue, HA0 3BZ

Approx Gross Internal Area = 70.05 sq m / 754 sq ft
Garden = 112 sq m / 1205 sq ft
RHH = 10.53 sq m / 113 sq ft
Total = 192.58 sq m / 2072 sq ft

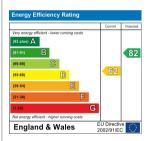
Reduced Headroom Below 1.5m / 5'0





- NO UPPER CHAIN
- FULLY REFURBISHED
- LOFT CONVERTED PROVIDING THIRD BEDROOM
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- CONTEMPORARY SHOWER ROOM
- PRIVATE REAR GARDEN
- POPULAR RESIDENTIAL ROAD
- IDEALLY LOCATED FOR NORTH WEMBLEY AND SUDBURY TOWN STATION

Energy Efficiency Graph



	Current	Potential
Very environmentally friendly - lower CO2 emission:	8	
(92 plus) 🖄		
(81-91)		
(69-80) C		
(55-68) D		
(39-54)		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		







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Wembley

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