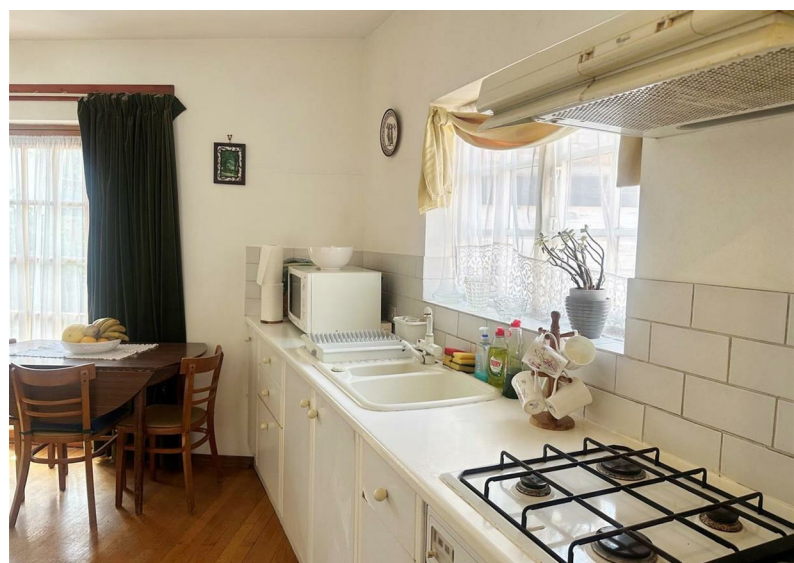


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Vivian Avenue

Wembley, Middlesex, HA9 6RH

Asking Price £599,950



The floor plan consists of two parts: GROUND FLOOR and 1ST FLOOR.

GROUND FLOOR

757 sq.ft. (70.3 sq.m.) approx.

KITCHEN/BREAKFAST ROOM
17'7" x 9'1"
5.36m x 2.77m

DINING ROOM
12'8" x 12'7"
3.96m x 3.93m

RECEPTION 1
14'11" x 12'8"
4.54m x 3.96m

PORCH

ENTRANCE HALL

UP

CLOAKROOM
6'1" x 3'8"
1.96m x 1.94m

UTILITY ROOM
6'1" x 9'0"
1.86m x 1.92m

LARAGE (SHARED DRIVE)
17'7" x 7'7"
5.35m x 2.31m

1ST FLOOR

458 sq.ft. (42.6 sq.m.) approx.

BEDROOM 2
11'7" x 11'0"
3.54m x 3.39m

BATHROOM
7'11" x 7'0"
2.41m x 2.13m

LANDING

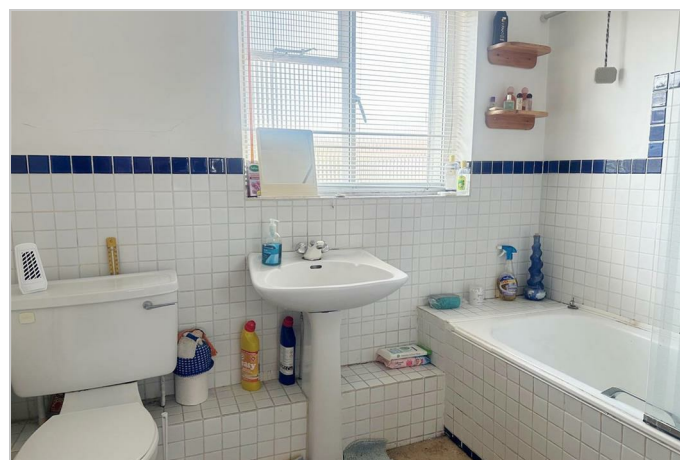
DOWN

BEDROOM 1
16'5" x 9'3"
5.01m x 2.81m

BEDROOM 3
9'4" x 7'2"
2.83m x 2.18m

TOTAL FLOOR AREA: 1216 sq.ft. (112.9 sq.m.) approx.
Made with Metapex ©2020

Energy Efficiency Rating		Environmental Impact (CO ₂ e) Rating	
	Current	Target	
Very energy efficient - lower running costs			
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions
(81-91) B			(92 plus) A
(69-80) C			(81-91) B
(55-68) D			(69-80) C
(39-54) E			(55-68) D
(21-38) F			(39-54) E
(1-20) G			(21-38) F
	57	69	(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	



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