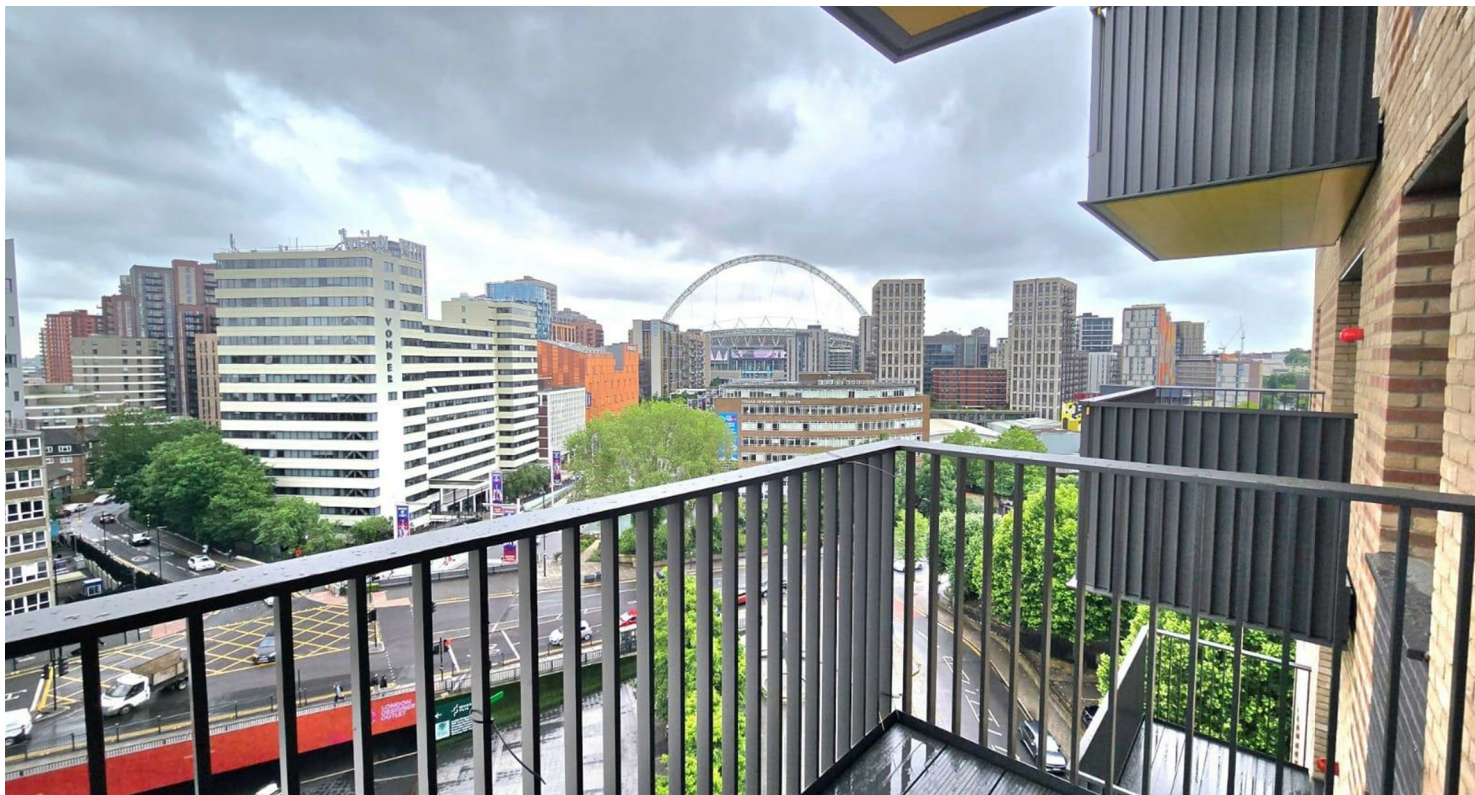


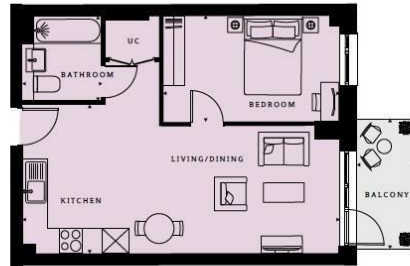


Pullman House, Wembley Park Gardens, Brook Avenue, Wembley, Reduced To £449,000

- Large One Bedroom (543 sqft)
- Long lease over 999 years
- Ideal first home/investment
- Building Warranty 10 year NHBC
- Modern with open Plan layout
- Great location next to Wembley Park Station
- 14 mins to Marylebone
- Close to local schools/transport links
- Balcony with unobstructed views
- 16 mins to Bond Street



1 BEDROOM APARTMENT

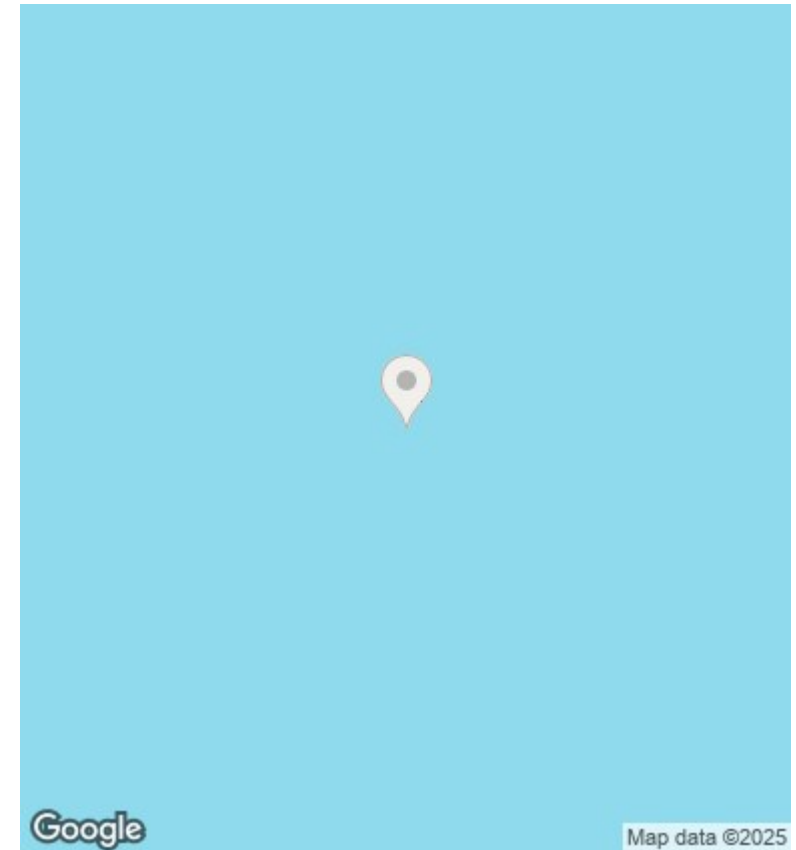


Levels 8 to 12

Living/Kitchen/Dining
19'10" x 10'10" (6048 x 3314mm)
Bedroom
15'10" x 9'0" (6048 x 2754mm)
Bathroom
7'3" x 6'9" (2200 x 2056mm)
TOTAL AREA
543 sq (50 m ²)
Balcony
11'5" x 5'1" (3478 x 1550mm)

Floor

20	
19	
18	
17	
16	
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Directions

Viewings

Viewings by arrangement only. Call 02070990800 to make an appointment.

Council Tax Band

EPC Rating:

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