









# 4324444 Canada Gardens, First Way, Wembley, HA9 0JD £2,055

An urban oasis in the heart of Wembley Park, Canada Gardens offers a refreshing take on city living. Combining the warmth of homely interiors with sleek contemporary design, it's the ideal setting for those seeking a slower, more balanced lifestyle - without compromising on connectivity or convenience.

With over an acre of landscaped green space, a children's play park, and even private allotments, Canada Gardens brings nature to your doorstep in one of London's most vibrant and dynamic neighbourhoods.

Connections are excellent: Jubilee and Metropolitan lines from Wembley Park reach Baker Street in about 12 minutes. Wembley Central and Wembley Stadium stations are also within walking distance, with Chiltern Railways to Marylebone in roughly 12 minutes.

Elevated above the buzz of Wembley Park, Canada Gardens offers a peaceful yet connected lifestyle in one of London's most vibrant new districts - just moments from Bread Ahead, Boxpark, Troubadour Theatre and over 70 shops, cafés and restaurants at the London Designer Outlet. Managed by Quintain Living, the award-winning team behind Wembley Park. Photos show a very similar apartment in this building however the exact layout/floor/view may vary. Other incentives available T&Cs apply; see Quintain Living website for details. New residents who move in by 15 Oct 2025 on a minimum 6-month tenancy will receive a £1,000 Amazon voucher, emailed within 40 days of move-in to the lead resident.

## Description

## Situation

Furnished Council Tax Band: C Available:



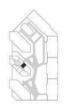




#### Floor Plans Area Map

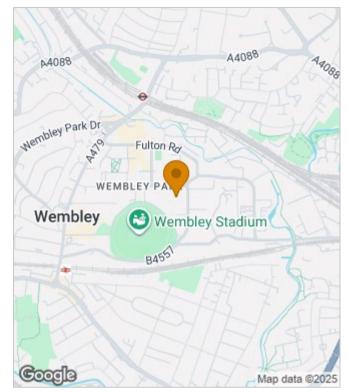




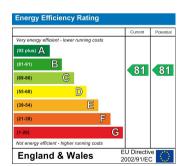




Dimensions	mm	<b>Appliances by</b>	Furniture by
Lounge/Dining	3250 x 2770	SAMSUNG	JOHN LEWIS & PARTNERS
Kitchen	2040 x 2560		
Bedroom One	2500 x 3460	Example floorplan and furniture only. Furniture list can be provided on request.	
Balcony	1485 x 3115		



#### **Energy Performance Graph**



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