

**Sales:** 020 8900 2811  
**Lettings:** 020 8900 2121  
**Email:** wembley@danielsestateagents.co.uk  
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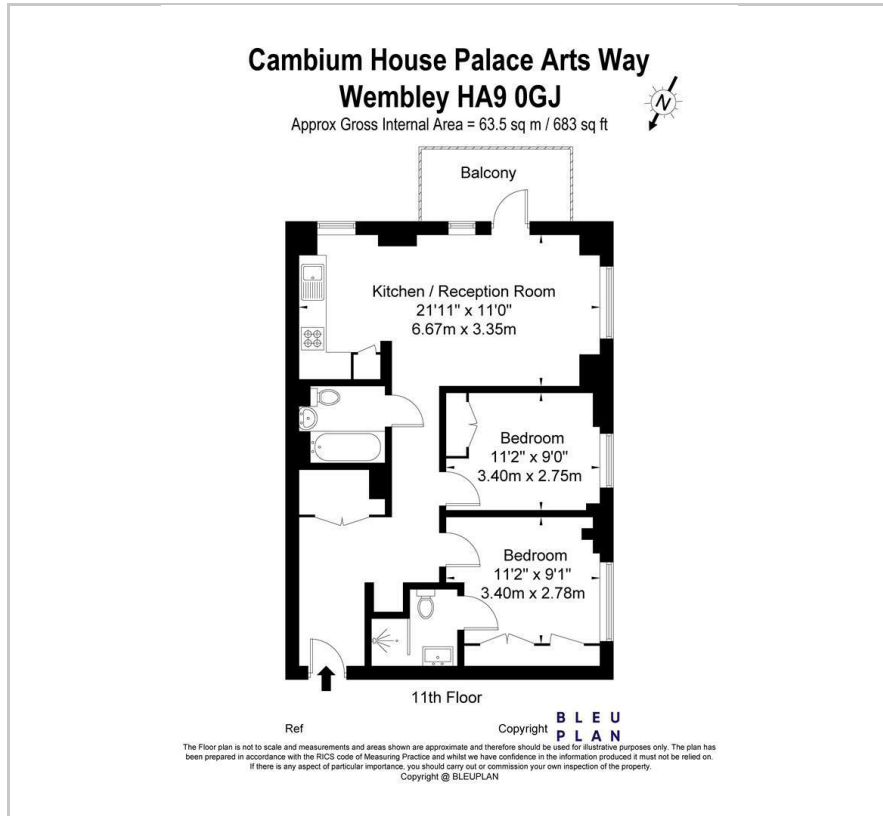
# Cambium House Palace Arts Way

Wembley, Middlesex, HA9 0GJ

**Asking Price £550,000**



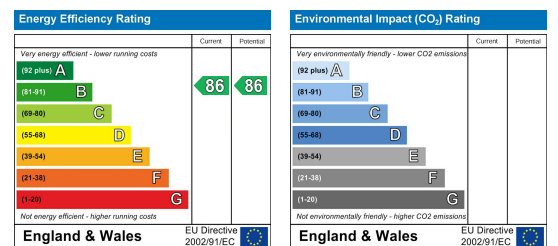
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Daniels, Wembley Office on 020 8900 2811 if you wish to arrange a viewing appointment for this property or require further information.

- PURPOSE BUILT FLAT
- TWO BEDROOMS
- PRIVATE GYM
- COMMUNAL GARDENS
- O P E N P L A N LOUNGE/KITCHEN
- TWO BATHROOMS
- 24HR CONCIERGE
- NO UPPER CHAIN

Daniels are delighted to offer this PURPOSE BUILT TWO BEDROOM APARTMENT with NO UPPER CHAIN.

Located in the popular Emerald Gardens development. This is a modern apartment and is offered in excellent condition throughout, the property is currently on an AST (so all photos are for an indicative purpose only). In addition, the building offers a modern private gym & communal cinema room.

Situated on the Eleventh floor of this modern development, the balcony overlooks Wembley Stadium and is South facing. Call now to arrange a viewing. Council tax band- D

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



### Sudbury

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Middlesex HA0 3HS

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### Wembley

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### Neasden

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### Willesden Green

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### Kensal Rise

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