



## Flat 90, Pullman House 42 Brook Avenue, Wembley, HA9 9AA

**£2,100 Per month**

- Available furnished or unfurnished
- Landscaped podium gardens
- Outstanding schools
- Direct trains to Central London
- Balcony with views
- 12-Hour Concierge service
- Roof terrace access
- Less than a minute walk to Wembley Park Station
- New build Apartment
- No Parking is available

# Pullman House 42 Brook Avenue, Wembley HA9 9AA

COMING SOON (July 2025)

Welcome to Pullman House, a stunning new build apartment located at 42 Brook Avenue in the vibrant area of Wembley. This contemporary one-bedroom apartment, measuring 541 square feet, is designed for modern living and offers a perfect blend of comfort and convenience.

As you enter the apartment, you will find a spacious reception room that leads to a delightful double bedroom, providing a peaceful retreat. The property features a well-appointed bathroom and a stylish kitchen equipped with integrated appliances, making it ideal for both cooking and entertaining. The apartment also boasts a lovely balcony, perfect for enjoying your morning coffee or unwinding in the evening.

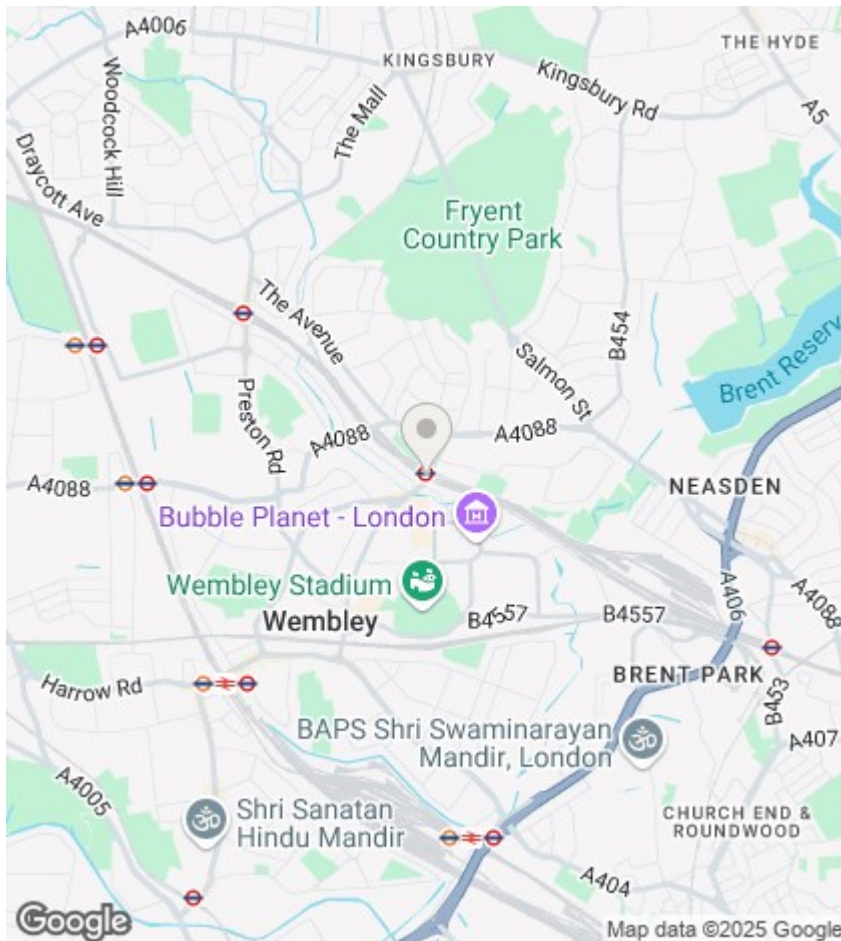
One of the standout features of Pullman House is the exceptional service provided by the 12-hour concierge, ensuring your needs are met with ease. Residents can also take advantage of the beautifully landscaped podium gardens and a roof terrace, offering a serene escape from the hustle and bustle of city life.

For families, the location is particularly appealing, with several Ofsted-rated 'Outstanding' primary and secondary schools nearby, making it an excellent choice for those with children. Commuters will appreciate the



Council Tax Band: New Build





## Directions

## Viewings

Viewings by arrangement only. Call to make an appointment.

## 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	

