



**Connells**

Quadrant Court Empire Way  
Wembley



### Property Description

Connells are pleased to offer to the market this luxurious two bedroom apartment situated in the heart of Wembley, offering convenience and style. With an array of local shops, designer outlets, and Wembley Park station just a stone's throw away, residents can easily access all the necessities and indulge in retail therapy.

The apartment boasts a concierge service, providing assistance and adding an element of convenience to daily living. A private balcony allows residents to unwind and enjoy the surrounding views, while the designer kitchen exudes elegance and functionality. Moreover, residing in a secure development ensures peace of mind and a comfortable living experience.

This would make an ideal property for first time buyers or investors.

Viewings are highly recommended.

### Entrance Hall

### Kitchen / Reception Room

10' 7" x 22' 3" ( 3.23m x 6.78m )

### Balcony

### Bedroom One

8' 9" x 14' 5" ( 2.67m x 4.39m )

### En Suite

### Bedroom Two

8' 5" x 9' 7" ( 2.57m x 2.92m )

### Bathroom







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 020 8427 4321**  
**E harrow@connells.co.uk**

182 Station Road  
 HARROW HA1 2RH

**EPC Rating: B**

**view this property online [connells.co.uk/Property/HRW310550](http://connells.co.uk/Property/HRW310550)**

This is a Leasehold property with details as follows; Term of Lease 275 years from 21 Mar 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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