



**Connells**

Quadrant Court Empire Way  
Wembley





### Property Description

Connells are pleased to offer to the market this two bedroom flat set in a highly desirable development.

Quadrant Court is conveniently located moments from the wealth of shops, bars and restaurants in Wembley Park. The iconic Wembley Stadium is within easy reach as well as the London Designer Outlet. Good transport links into central London.

This property benefits from a large living space with new flooring/carpet, built-in storage, modern kitchen, balcony and bathroom. Newly decorated throughout.

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

Viewings are highly recommended.

### Kitchen / Diner / Living Room

23' 9" x 12' 7" ( 7.24m x 3.84m )

Open plan

### Utility Room

7' 9" x 2' 8" ( 2.36m x 0.81m )

Meter located

### Bedroom One

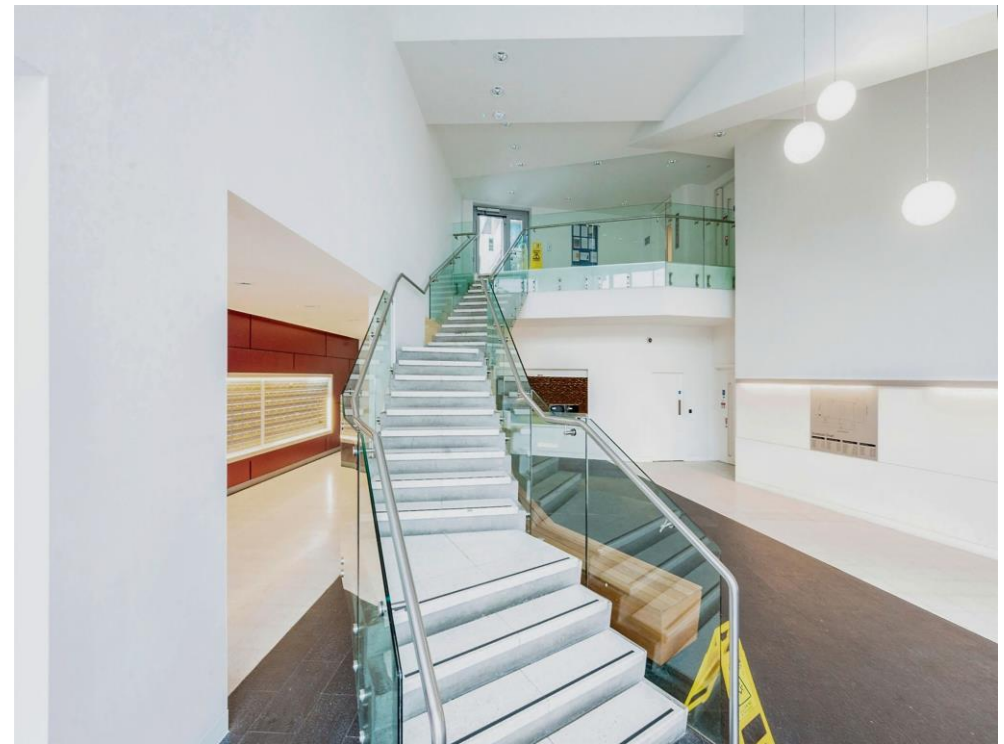
8' 8" x 14' 7" ( 2.64m x 4.45m )

### Bedroom Two

11' 1" x 8' 4" ( 3.38m x 2.54m )

### Bathroom







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/HRW310679](http://connells.co.uk/Property/HRW310679)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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