



Quadrant Court Empire Way Wembley HA9 0BY

for sale offers in excess of
£350,000



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, built-in storage, modern kitchen with integrated appliances, balcony, underfloor heating and two bathrooms.

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

Viewings are highly recommended.

Entrance Hall

Kitchen / Reception Room

25' 7" x 11' 11" (7.80m x 3.63m)

Balcony

Bedroom One

13' 5" x 10' 10" (4.09m x 3.30m)

En-Suite

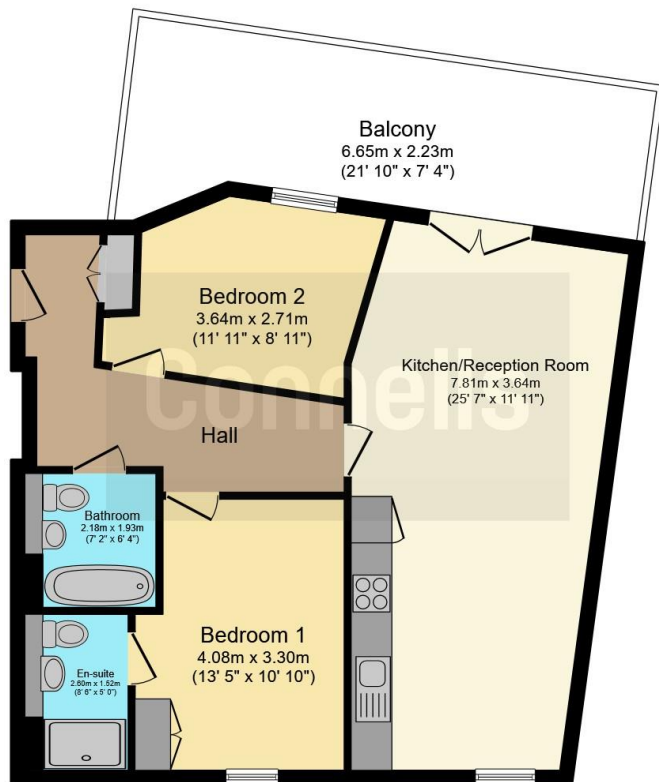
Bedroom Two

11' 11" x 8' 11" (3.63m x 2.72m)

Bathroom







TOTAL: 67.3 sq.m. (724 sq.ft.)

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

To view this property please contact Connells on

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HARROW HA1 2RH

EPC Rating: B

view this property online connells.co.uk/Property/HRW311391

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.

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