

## 581 North End Road, London, HA9 0UW

**£560 Per Week**

A 2 BEDROOM 2 BATHROOM APARTMENT FOR RENT LOCATED ON THE 19TH FLOOR OF A STRIKING 23 STOREY DEVELOPMENT ON NORTH END ROAD IN WEMBLEY HA9

The apartment is spacious and bright and comprises an open plan dual aspect reception room with access to a balcony with South facing views towards Wembley Stadium. The fully equipped kitchen is located to the far end of the lounge and the double bedrooms have ample storage and the master bedroom has its own shower room. There is a lovely bathroom suite off the hallway as well as a large walk in utility cupboard.

Wembley Park underground station (Met & Jubilee lines) is only a 5 minute walk from the apartment and the London designer outlet center is also close by as are the local restaurants, coffee shops and bars.

Comes furnished.

PROPERTY AVAILABEL FROM 15.07.2024

- AVAILABLE FROM 17.07.2024
- TWO BEDS & TWO BATHS
- WELL FURNISHED THROUGHOUT
- 5 MIN WALK TO WEMBLEY PK STATION
- SOUTH FACING BALCONY
- COMMUNAL ROOF GARDEN
- 19TH FLOOR
- OVER 700 SQUARE FEET
- DUAL ASPECT RECEPTION

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RECEPTION ROOM



RECEPTION ROOM



KITCHEN



BEDROOM



BEDROOM



BEDROOM

**581 North End Road, London, HA9 0UW**



**EN-SUITE SHOWER ROOM**



**BUILDING ENTRANCE**



**BATHROOM**



**SOUTH FACING BALCONY**



**581 NORTH END ROAD**



**VIEW TOWARDS STADIUM**

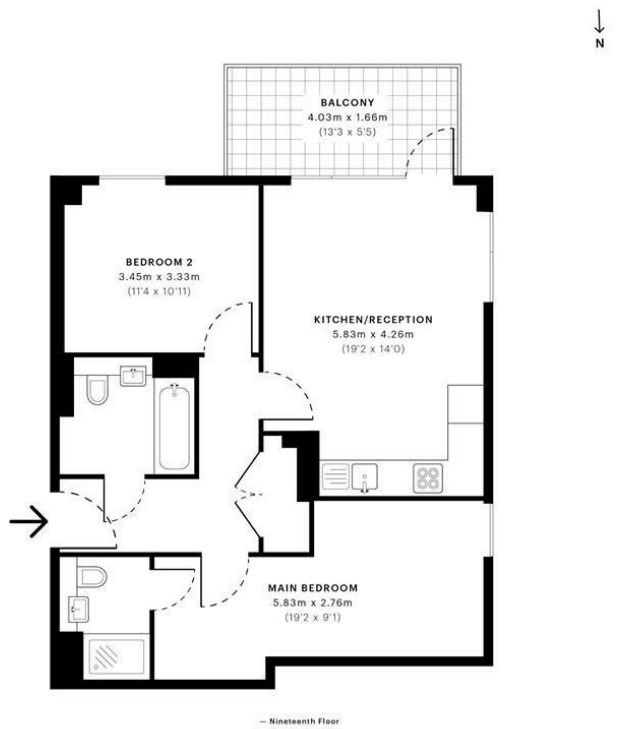
# 581 North End Road, London, HA9 0UW



581 NORTH END ROAD



581 NORTH END ROAD



**GROSS INTERNAL MEASUREMENTS**  
The footprint of the property  
65.08 sqm / 700.52 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes measurements of restricted head height  
62.30 sqm / 668.44 sqft

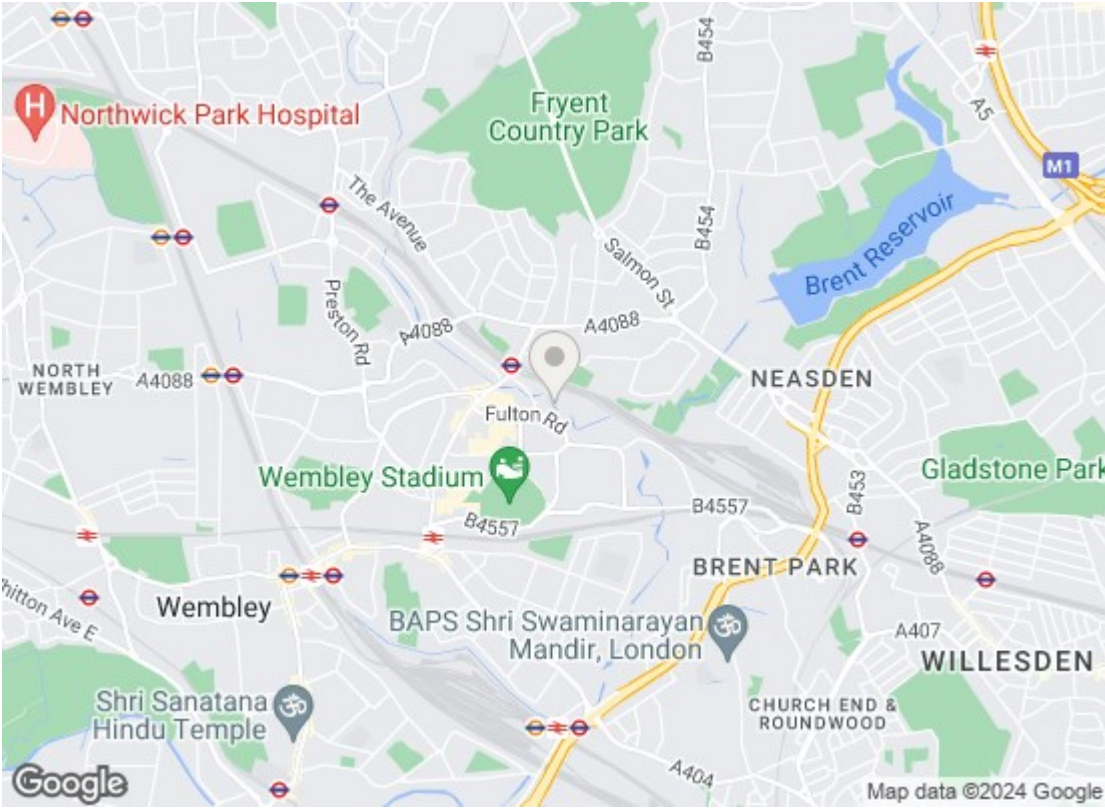
**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas, etc.  
6.58 sqm / 70.83 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

imes residential: 70.99 sqm / 764.13 sqft  
imes residential: 69.20 sqm / 744.88 sqft

spec id: 62f52acfafe6310e370a895ac



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.