



## **Brookline Building, 49 Fulton Road, Wembley, HA9 0TF**

**£660 Per Week**

FULTON & FIFTH IN WEMBLEY HA9

TWO BED, TWO BATH ON THE 9TH FLOOR  
SOUTH WEST FACING

SET OVER 788 SQUARE FEET WITH VIEWS TOWARDS THE STADIUM

IN OUR OPINION THIS IS WEMBLEY'S MOST LUXURIOUS NEW DEVELOPMENT YET WITH AMENITIES SUCH AS SWIMMING POOL, GYM, YOGA STUDIO, CINEMA, CO WORKING AREAS, GOLF SIMULATOR, GAMES ROOM & 24 HOUR CONCIERGE

HIGH END SPECIFICATION

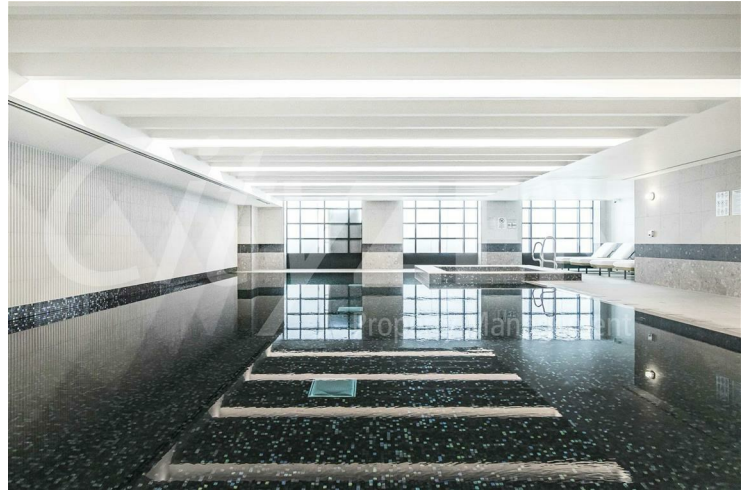
WALK TO BOX PARK, STADIUM AND WEMBLEY CENTRAL AND WEMBLEY PARK STATIONS.

- FULTON & FIFTH, WEMBLEY HA9
- ON SITE CO WORKING SPACE, GOLF SIMULATOR, GAMES ROOM & CAFE
- TWO BED TWO BATH APARTMENT
- STADIUM VIEWS FROM BALCONY
- WEMBLEY'S MOST LUXURIOUS NEW DEVELOPMENT
- CLOSE TO BOX PARK & STADIUM
- SOUTH/WEST FACING
- FACILITIES INC SWIMMING POOL, GYM, YOGA STUDIO & CINEMA
- CLOSE TO WEMBLEY PARK & WEMBLEY CENTRAL STATIONS
- LOCATED ON THE 9TH FLOOR

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RESIDENTS SWIMMING POOL



RESIDENTS SWIMMING POOL



RESIDENTS GYM



RESIDENTS CINEMA



RESIDENTS POOL & HOT TUB



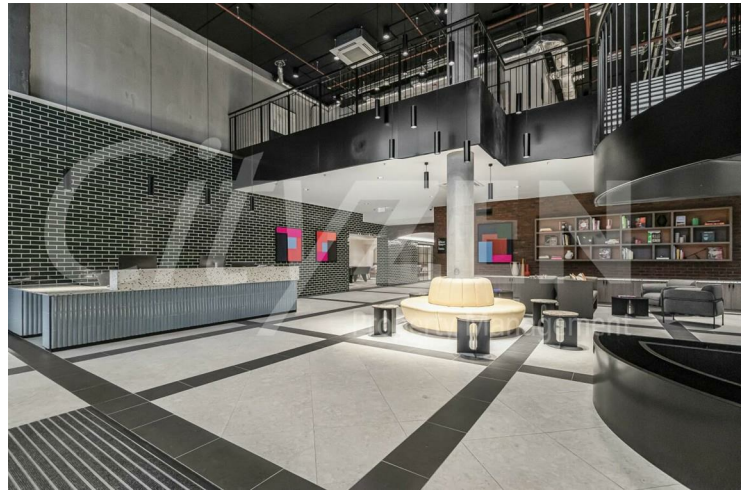
FULTON & FIFTH



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FULTON & FIFTH



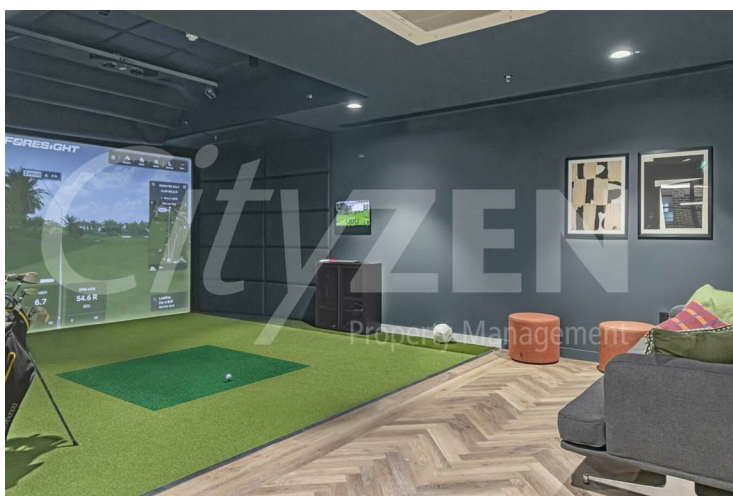
SUPER LOBBY



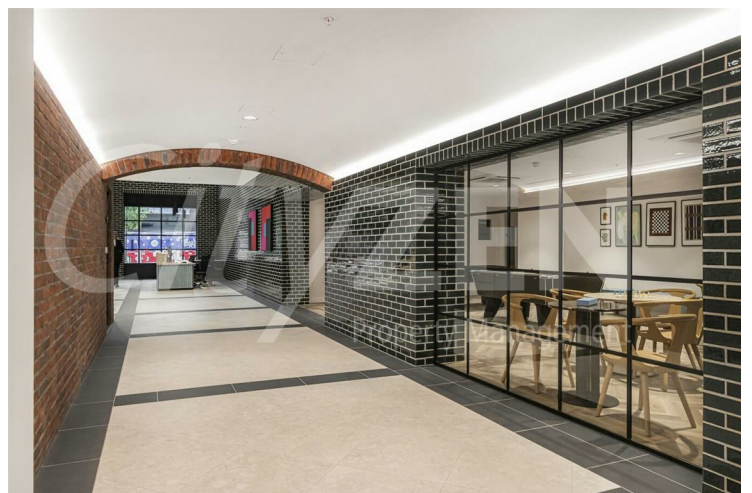
RESIDENTS GAMES ROOM



SUPER LOBBY



RESIDENTS GOLF ROOM



COMMUNAL AREAS



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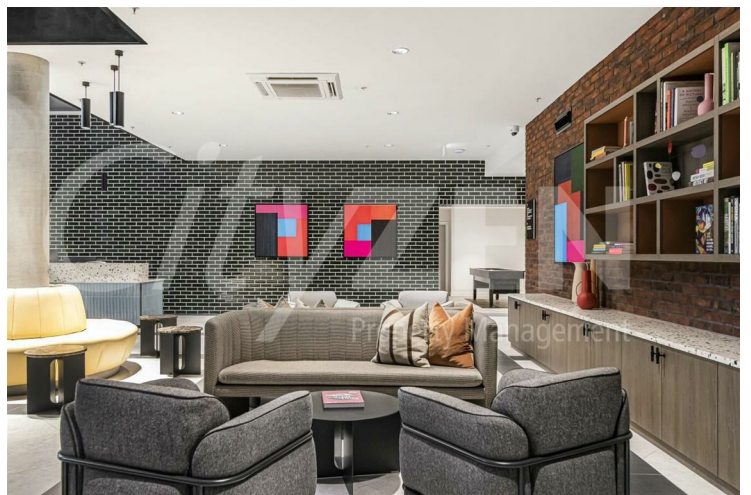
FULTON & FIFTH



RESIDENTS GAMES ROOM



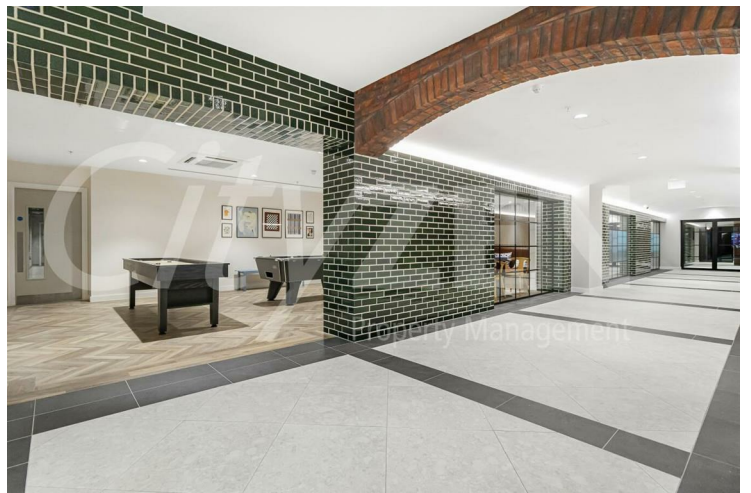
RESIDENTS GAMES ROOM



COMMUNAL AREAS



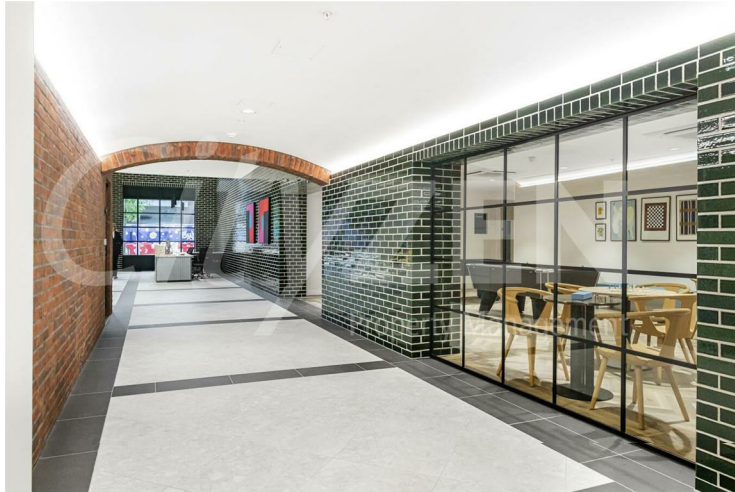
RESIDENTS GAMES ROOM



COMMUNAL AREAS



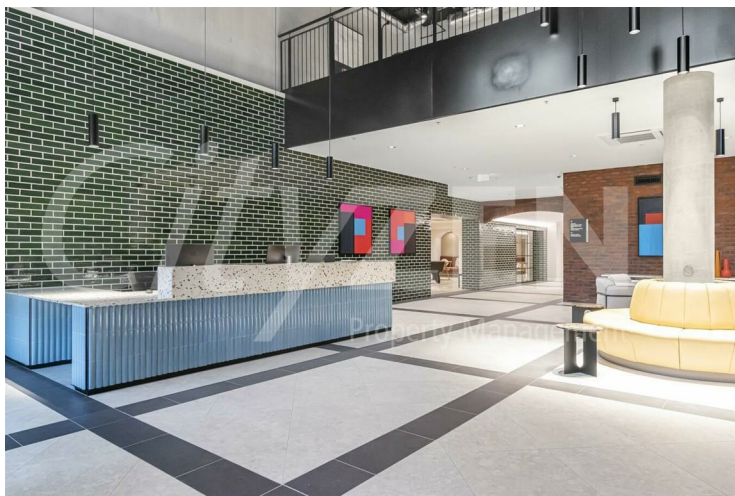
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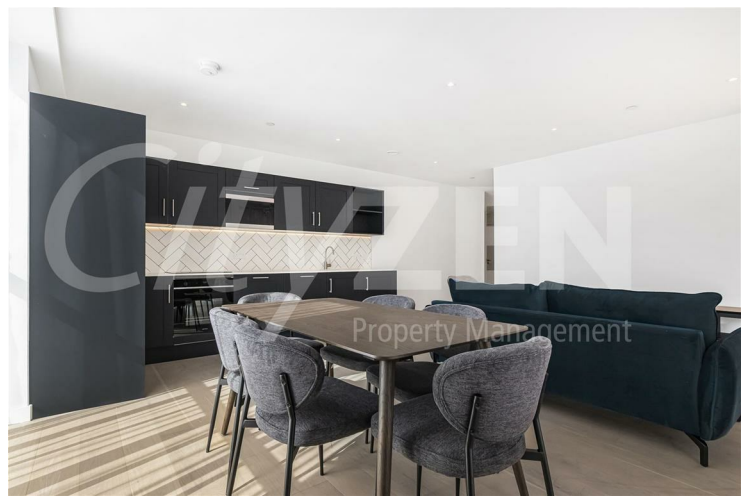
COMMUNAL AREAS



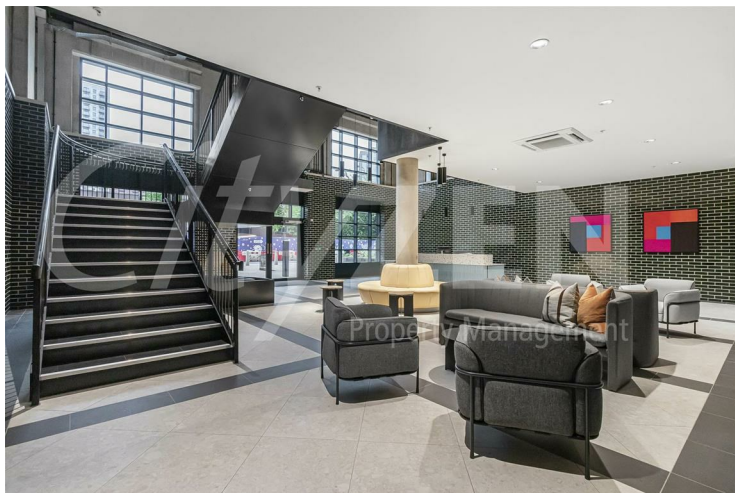
EN SUITE SHOWER ROOM



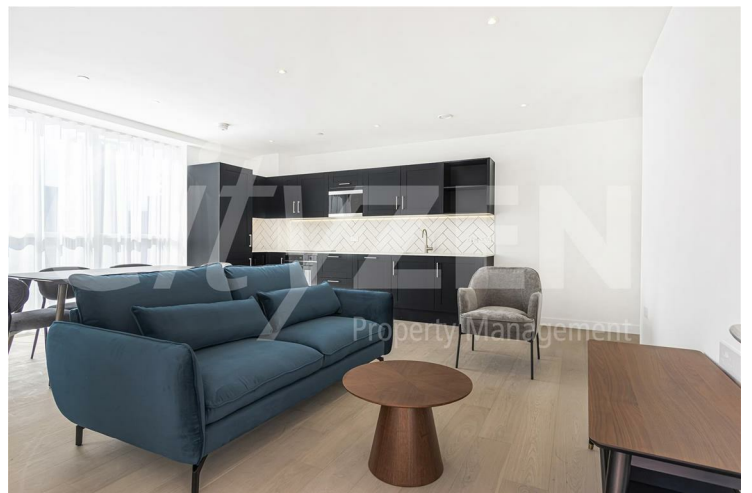
SUPER LOBBY



RECEPTION ROOM



SUPER LOBBY



RECEPTION ROOM



## Brookline Building, 49 Fulton Road, Wembley, HA9 0TF



BEDROOM



RECEPTION ROOM



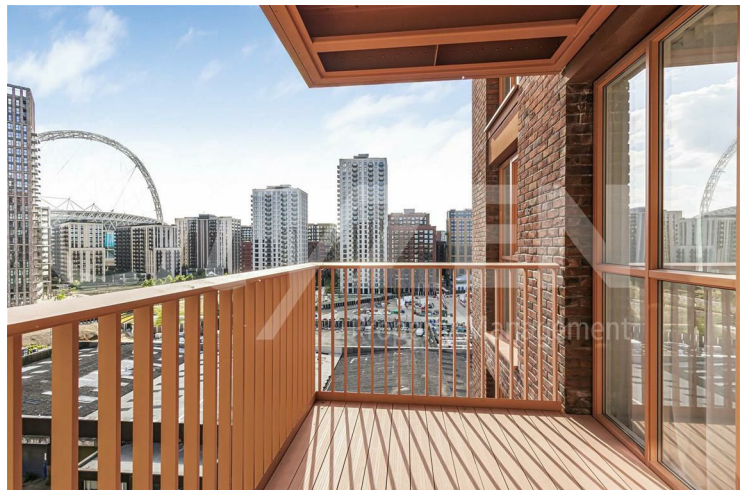
RECEPTION ROOM



BALCONY



BEDROOM



BALCONY



## Brookline Building, 49 Fulton Road, Wembley, HA9 0TF



VIEW



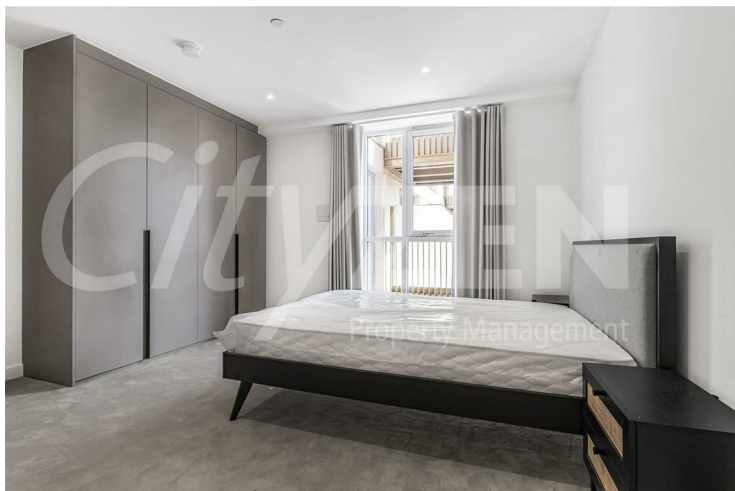
BEDROOM



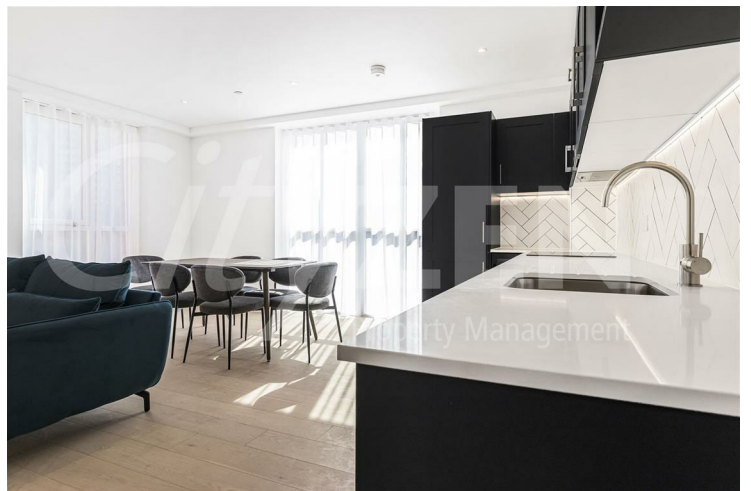
HALLWAY



BATHROOM



BEDROOM



RECEPTION ROOM



**Brookline Building, 49 Fulton Road, Wembley, HA9 0TF**



**RECEPTION ROOM**



**BEDROOM**



**RECEPTION ROOM**



**EN SUITE SHOWER ROOM**



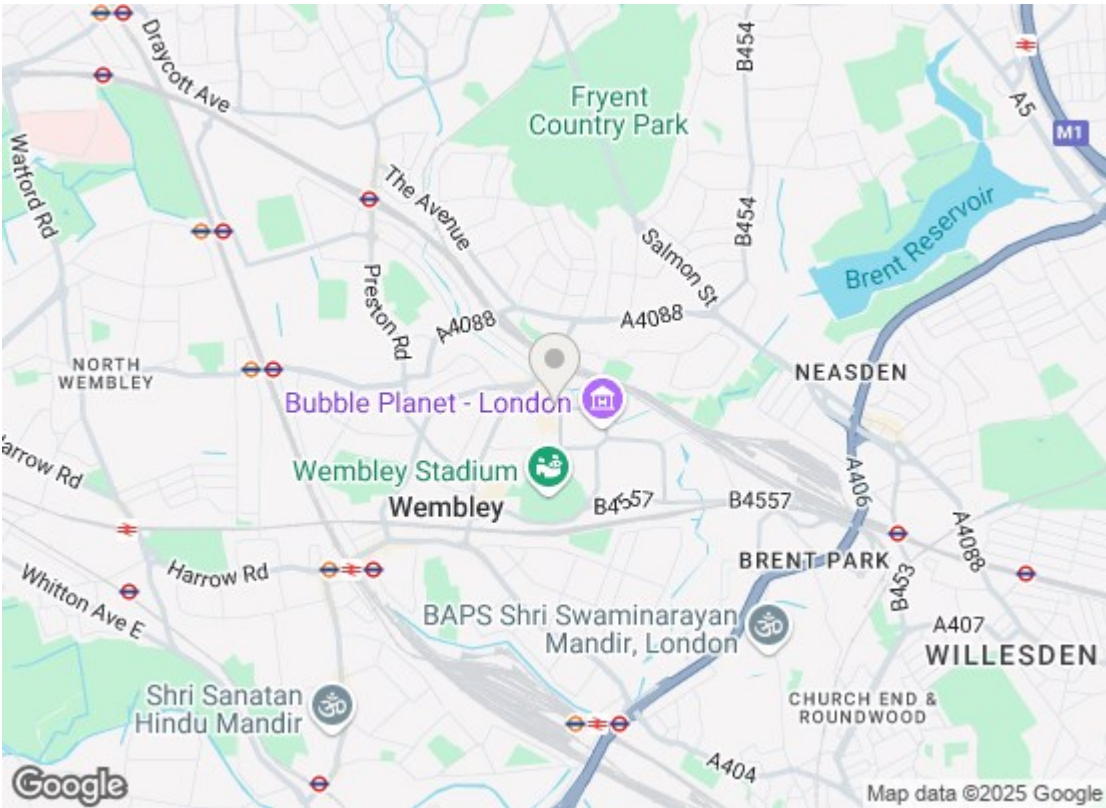
**RECEPTION ROOM**



Approximate Gross Internal Area 788 sq ft - 73 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales 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.