



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

**£630 Per Week**

FULTON & FIFTH IN WEMBLEY HA9

TWO BED, TWO BATH ON THE 18TH FLOOR  
NORTH FACING

SET OVER 700 SQUARE FEET WITH A NORTH FACING BALCONY WITH FAR REACHING VIEWS

IN OUR OPINION THIS IS WEMBLEYS 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

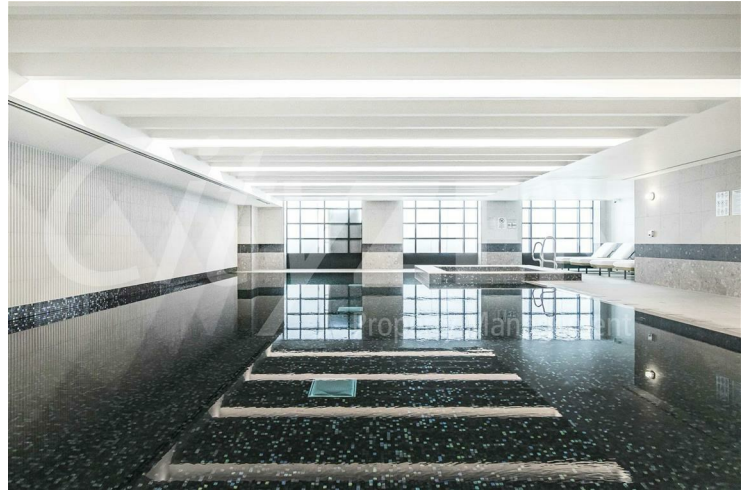
WALK TO BOX PARK, STADIUM AND WEMBLEY CENTRAL AND WEMBLEY PARK STATIONS.

- FULTON & FIFTH, WEMBLEY HA9
- ON SITE CO WORKING SPACE, GOLF SIMULATOR, GAMES ROOM & CAFE
- TWO BED TWO BATH APARTMENT
- FAR REACHING VIEWS FROM BALCONY
- WEMBLEY'S MOST LUXURIOUS NEW DEVELOPMENT
- CLOSE TO BOX PARK & STADIUM
- NORTH FACING
- FACILITIES INC SWIMMING POOL, GYM, YOGA STUDIO & CINEMA
- CLOSE TO WEMBLEY PARK & WEMBLEY CENTRAL STATIONS
- LOCATED ON THE 18TH FLOOR

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RESIDENTS SWIMMING POOL



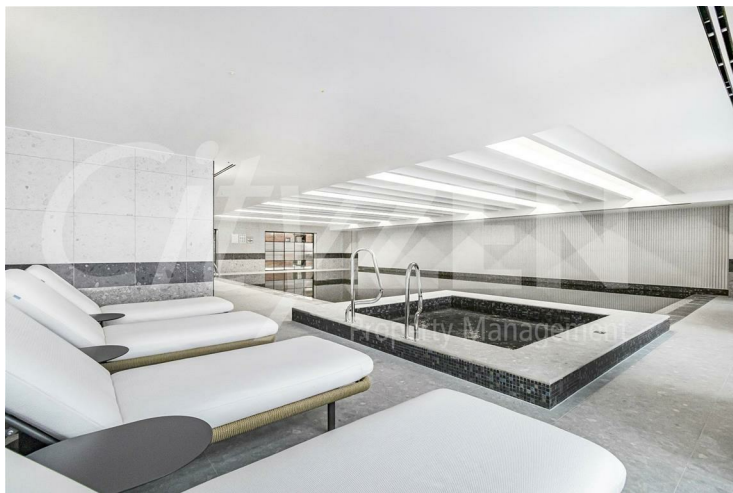
RESIDENTS SWIMMING POOL



RESIDENTS GYM



RESIDENTS CINEMA



RESIDENTS POOL & HOT TUB



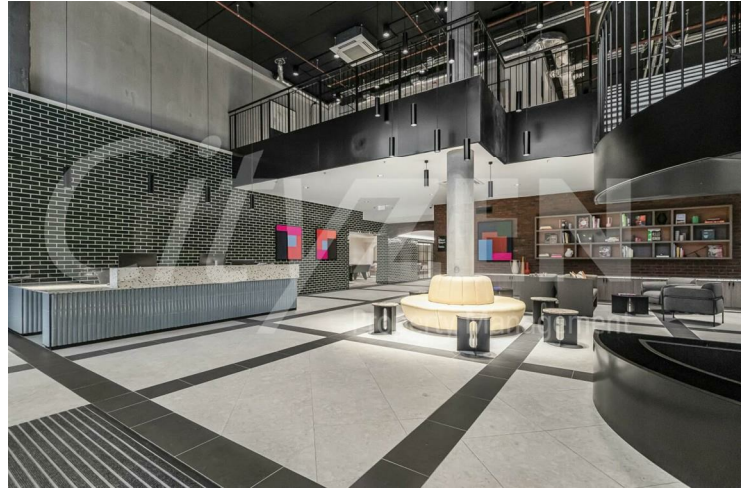
FULTON & FIFTH



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FULTON & FIFTH



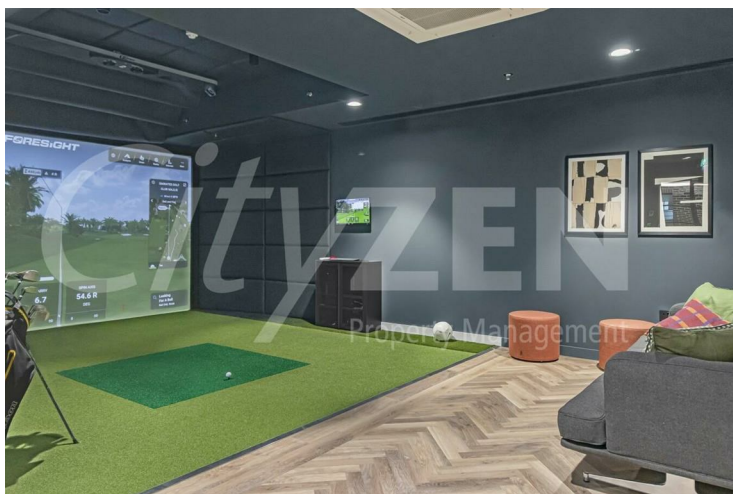
SUPER LOBBY



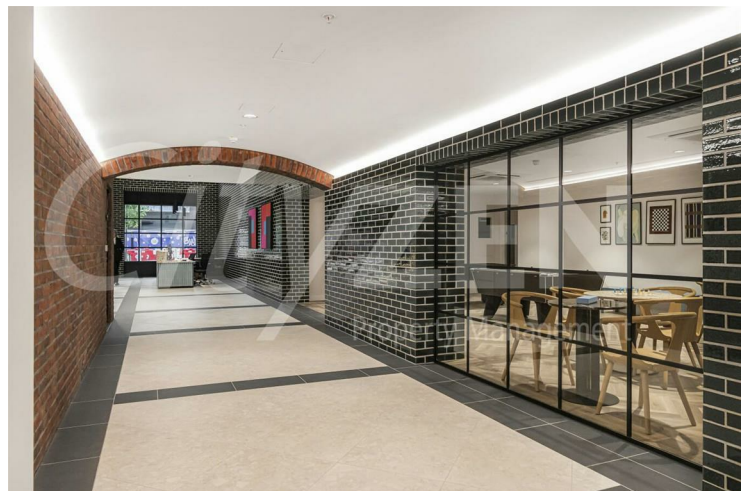
RESIDENTS GAMES ROOM



SUPER LOBBY



RESIDENTS GOLF ROOM



COMMUNAL AREAS



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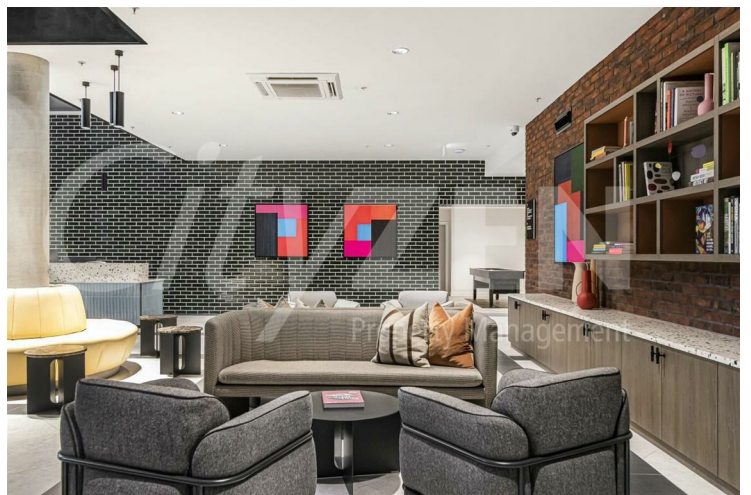
FULTON & FIFTH



RESIDENTS GAMES ROOM



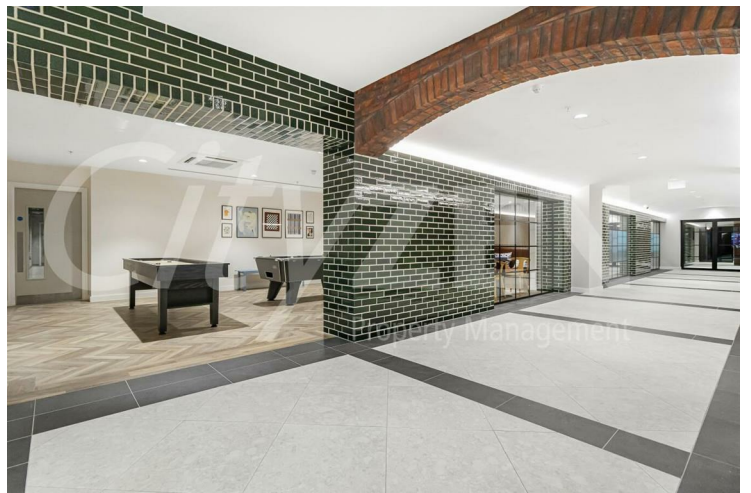
RESIDENTS GAMES ROOM



COMMUNAL AREAS



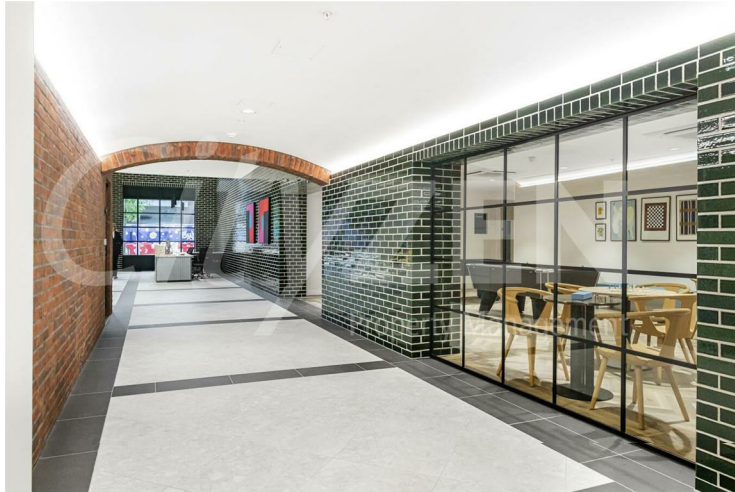
RESIDENTS GAMES ROOM



COMMUNAL AREAS



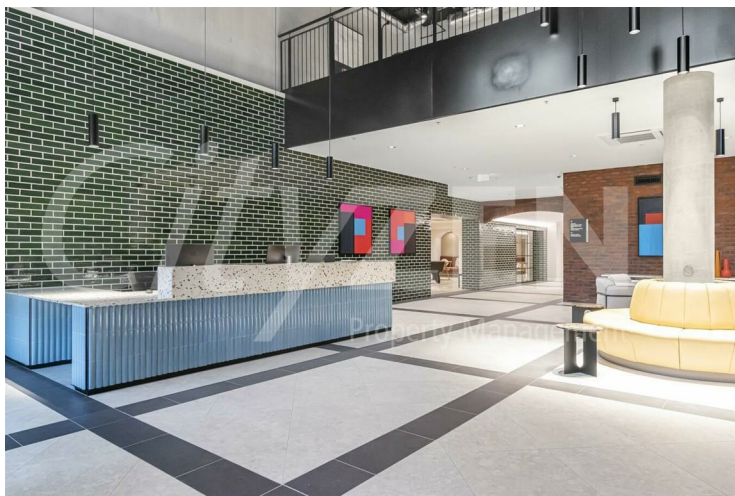
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COMMUNAL AREAS



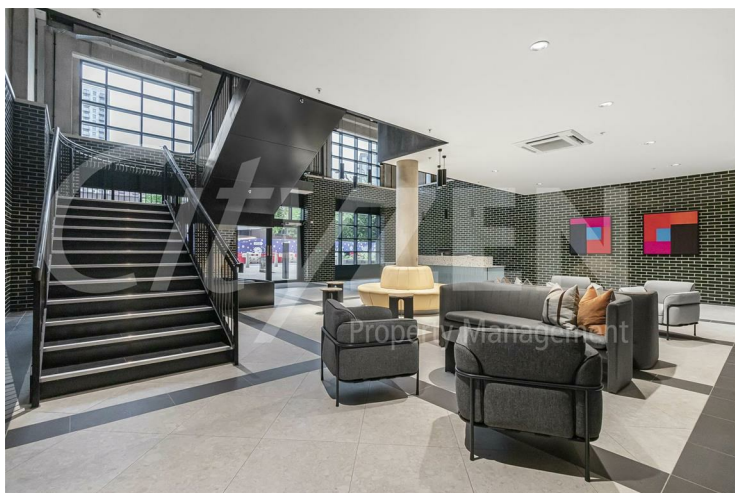
BUILDING ENTRANCE



SUPER LOBBY



ROOF GARDEN



SUPER LOBBY



ROOF GARDEN



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



RECEPTION



VIEW FROM APARTMENT



KITCHEN



SHOWER ROOM



VIEW FROM APARTMENT



BEDROOM



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



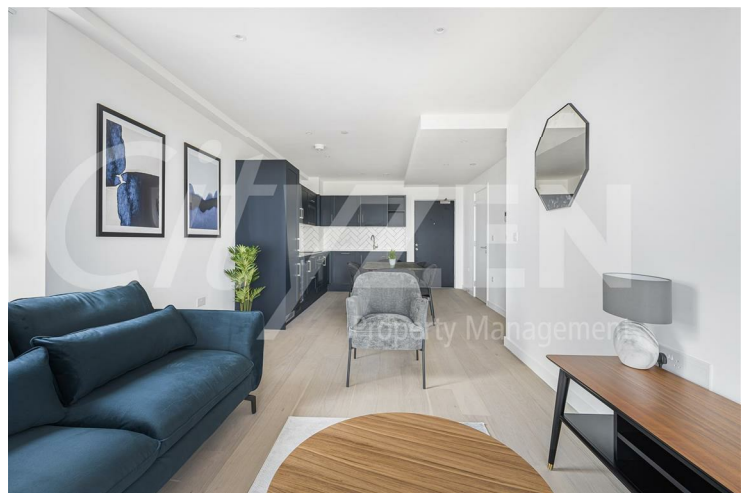
**SHOWER ROOM**



**KITCHEN**



**BEDROOM**



**RECEPTION**



**BEDROOM**



**RECEPTION**



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



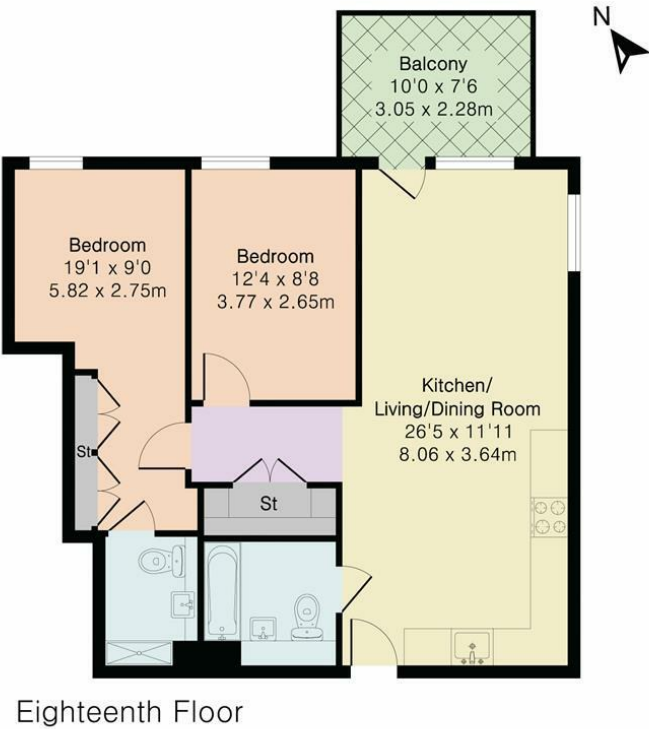
KITCHEN



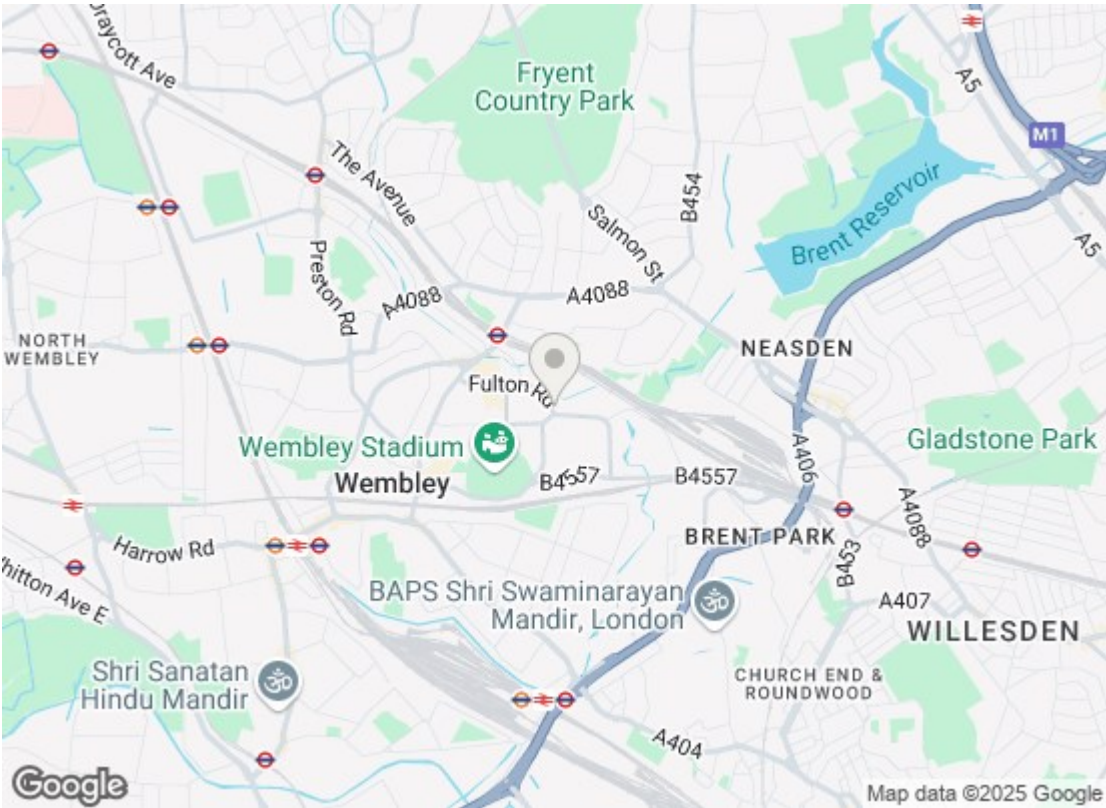
RECEPTION



Approximate Gross Internal Area 702 sq ft - 65 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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		84	84
(92 plus) A			
(81-91) B			
(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			
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.