



## **Wembley Park Gardens, Brook Avenue, London, HA9 8PH**

**£426 Per Week**

A 1 bedroom apartment for rent in the very sought after 'WEMBLEY PARK GARDENS' development, HA9.

Open plan living room, fitted kitchen, access to terrace with great views, bedroom and luxury bathroom suite.

Brand new development.

Next to Wembley Park tube station and a few minutes walk to Wembley Stadium.

Walk to a host of restaurants, cafes, bars and shops.

Offered unfurnished or furnished

Available from now.

- 1 BEDROOM APARTMENT
- NEXT TO WEMBLEY PARK STATION
- SHORT WALK TO SHOPS, RESTAURANTS, PUBS & CAFES
- BRAND NEW DEVELOPMENT
- 7TH FLOOR
- SHORT WALK TO WEMBLEY STADIUM
- UNFURNISHED / FURNISHED
- CONCIERGE
- SHORT WALK TO 'BOX PARK'
- AVAILABLE FROM NOW

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**PULLMAN HOUSE**



**BEDROOM**



**KITCHEN**



**BEDROOM**

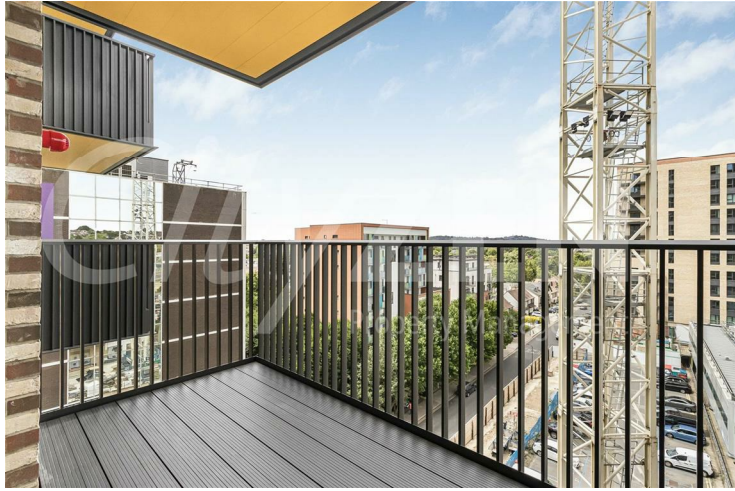


**BATHROOM**



**RECEPTION ROOM**

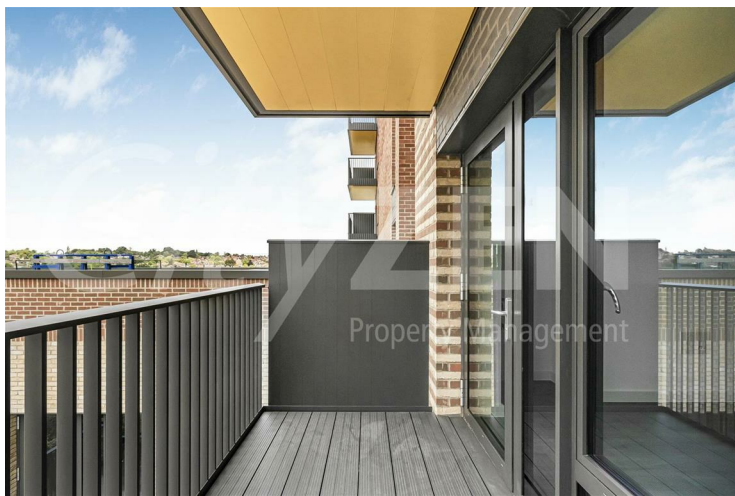
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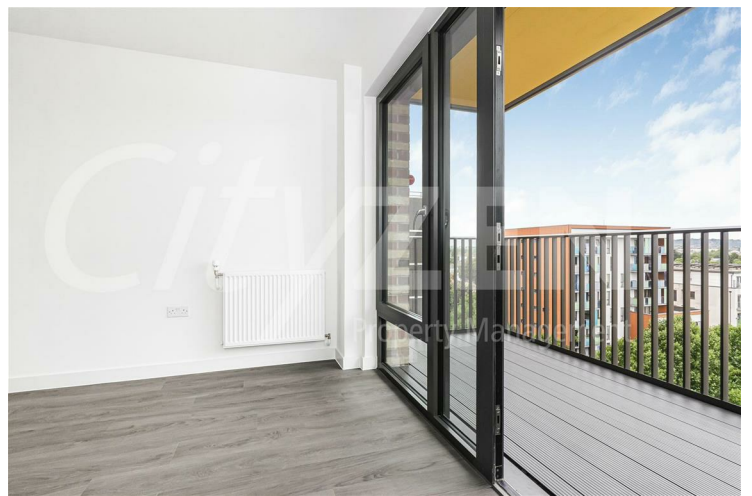
BALCONY



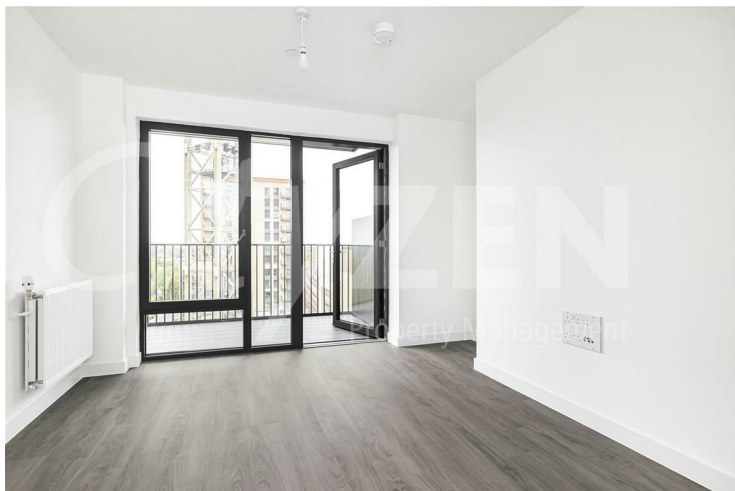
RECEPTION ROOM



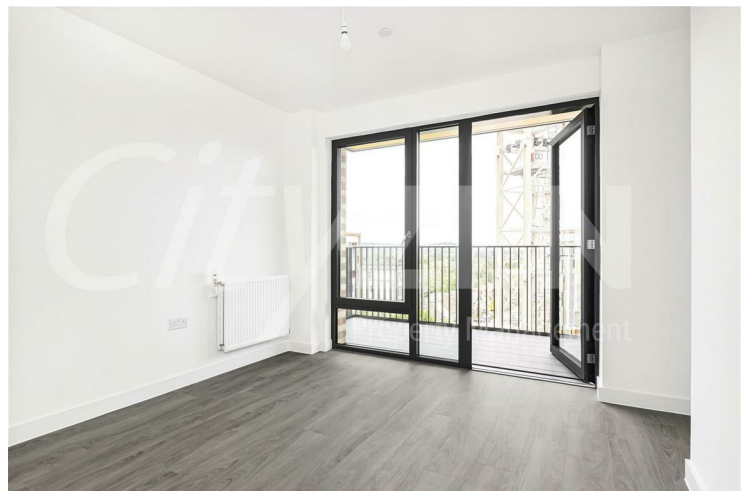
BALCONY



RECEPTION/BALCONY



RECEPTION ROOM



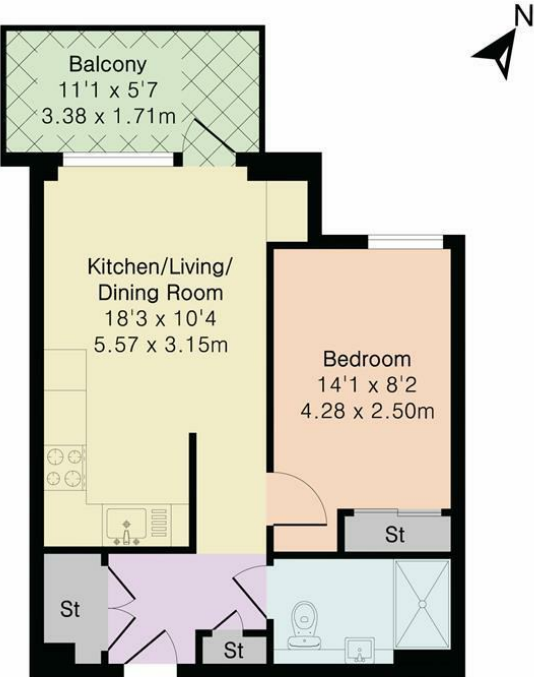
RECEPTION ROOM

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BALCONY

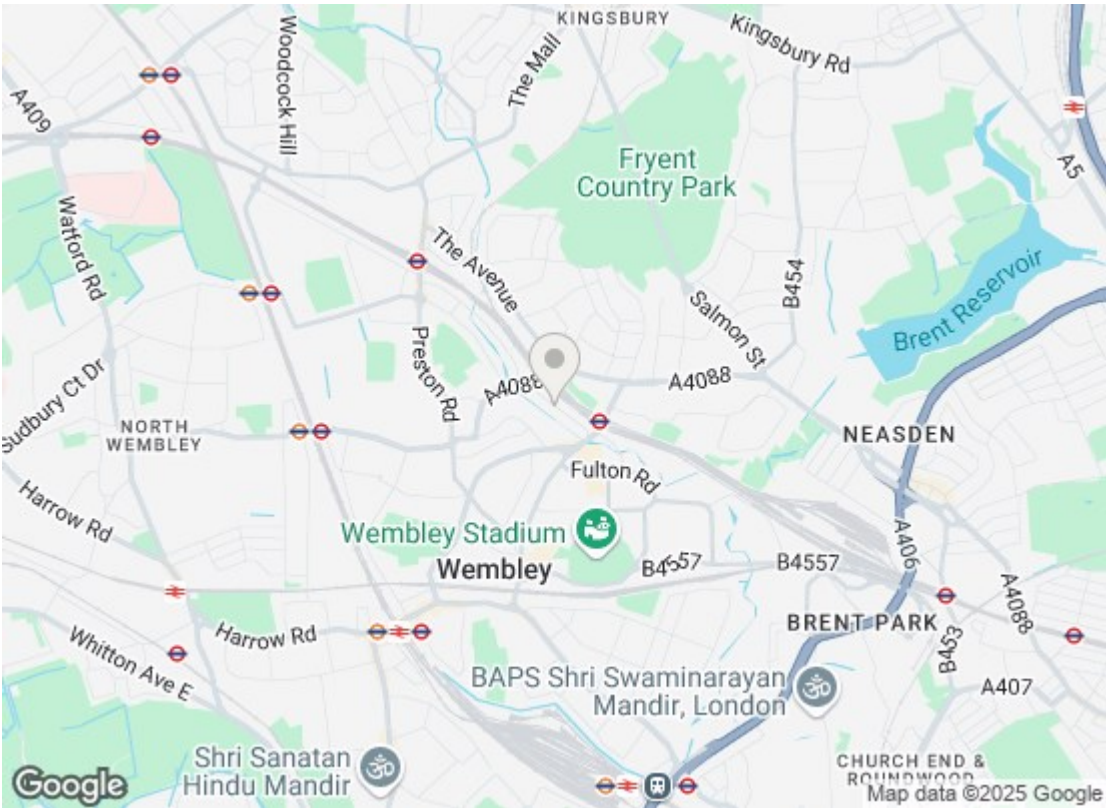
Approximate Gross Internal Area 407 sq ft - 38 sq m



Seventh Floor



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		
(92 plus) A		
(81-91) B	82	82
(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.