



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

**£640 Per Week**

FULTON & FIFTH IN WEMBLEY HA9

TWO BED, TWO BATH ON THE 19TH FLOOR  
NORTH/WEST FACING

SET OVER 780 SQUARE FEET WITH A BALCONY OFFERING 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.

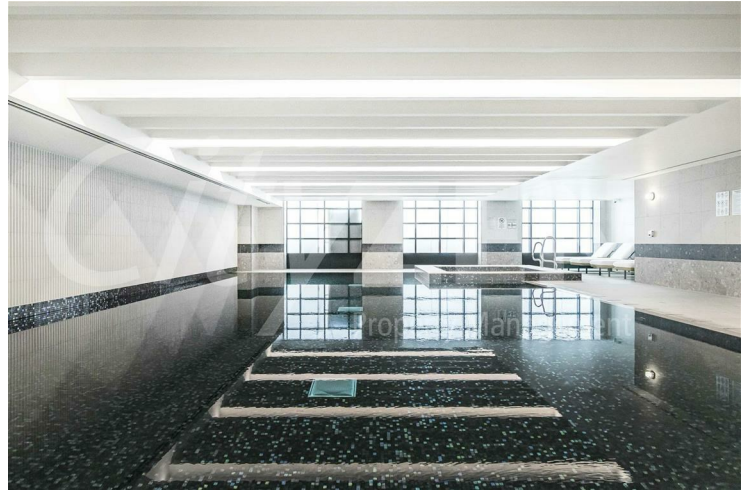
- FULTON & FIFTH, WEMBLEY HA9
- ON SITE CO WORKING SPACE, GOLF SIMULATOR, GAMES ROOM & CAFE
- TWO BED TWO BATH APARTMENT
- WEMBLEY'S MOST LUXURIOUS NEW DEVELOPMENT
- CLOSE TO BOX PARK & STADIUM
- LOCATED ON THE 19TH FLOOR
- FACILITIES INC SWIMMING POOL, GYM, YOGA STUDIO & CINEMA
- CLOSE TO WEMBLEY PARK & WEMBLEY CENTRAL STATIONS
- ROOFTOP VIEWS FROM BALCONY



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



RESIDENTS SWIMMING POOL



RESIDENTS SWIMMING POOL



RESIDENTS GYM



RESIDENTS CINEMA



RESIDENTS POOL & HOT TUB



FULTON & FIFTH



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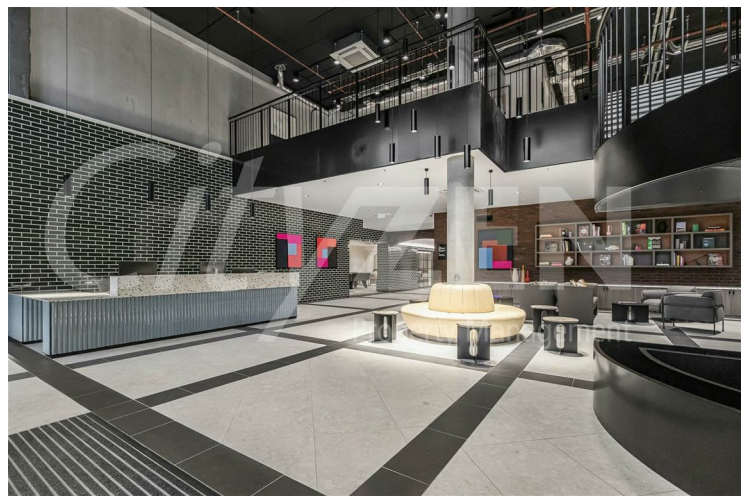
FULTON & FIFTH



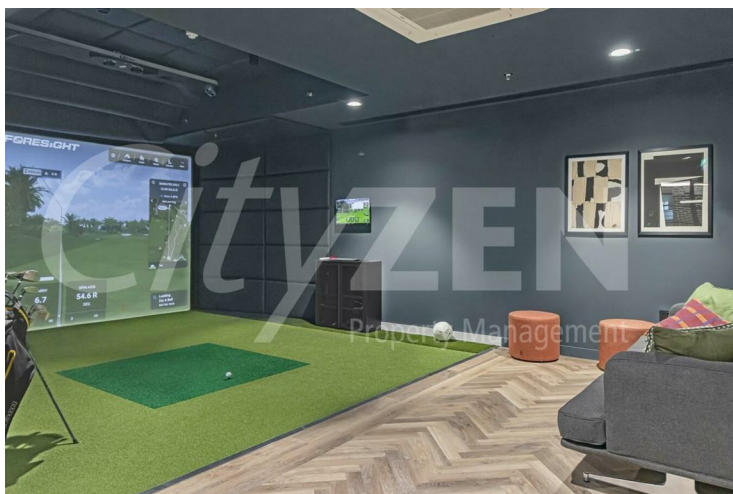
SUPER LOBBY



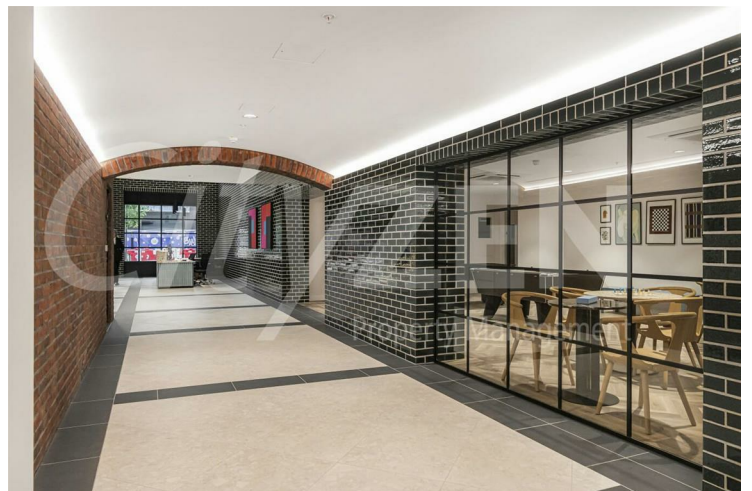
RESIDENTS GAMES ROOM



SUPER LOBBY



RESIDENTS GOLF ROOM



COMMUNAL AREAS



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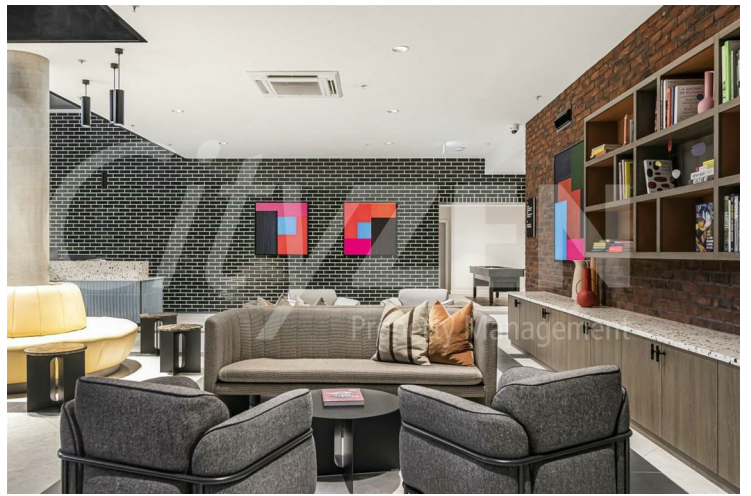
FULTON & FIFTH



RESIDENTS GAMES ROOM



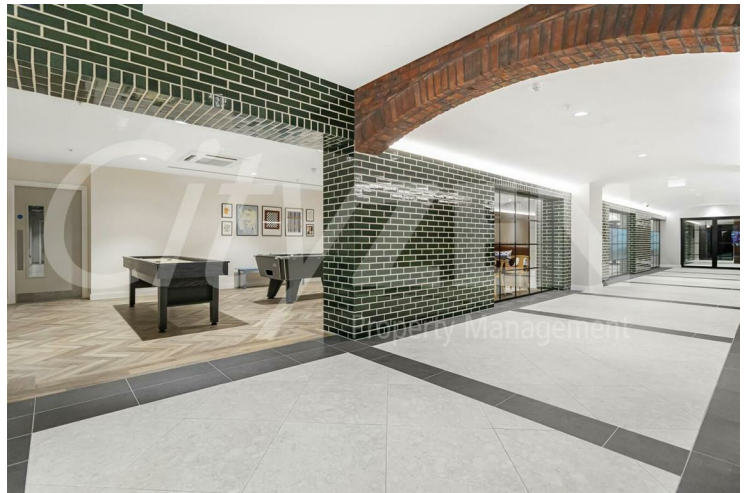
RESIDENTS GAMES ROOM



COMMUNAL AREAS



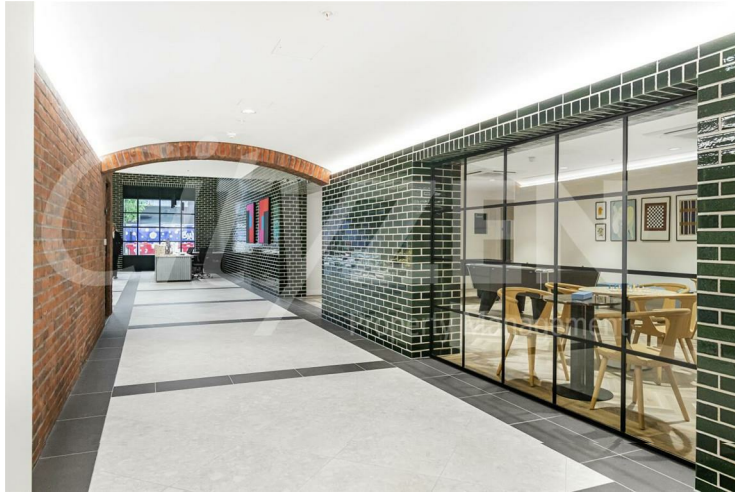
RESIDENTS GAMES ROOM



COMMUNAL AREAS



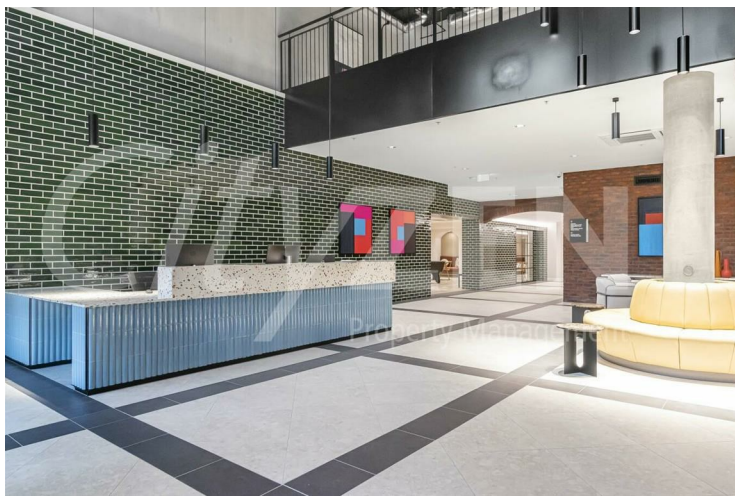
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COMMUNAL AREAS



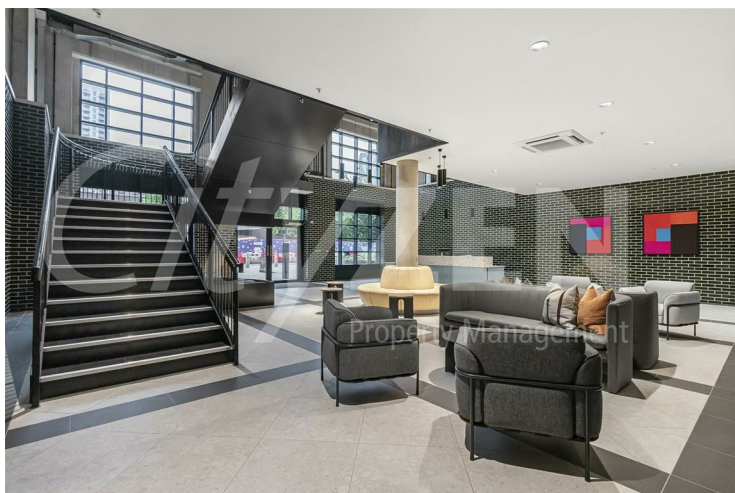
BUILDING ENTRANCE



SUPER LOBBY



ROOF GARDEN



SUPER LOBBY



ROOF GARDEN



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



RECEPTION



KITCHEN



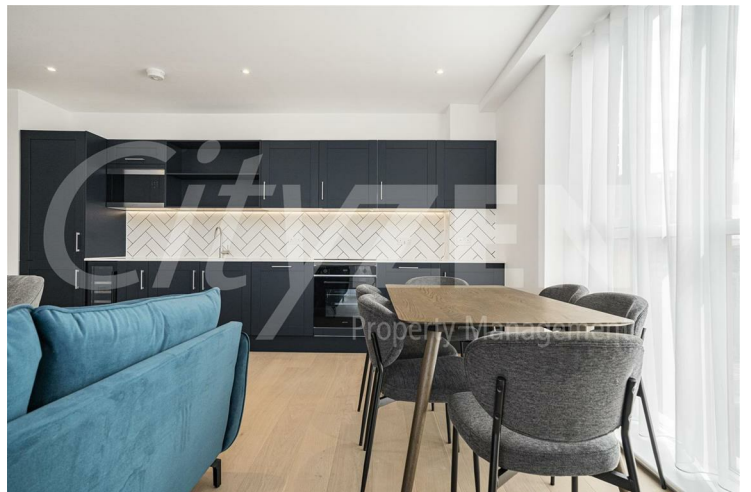
KITCHEN



RECEPTION



VIEW



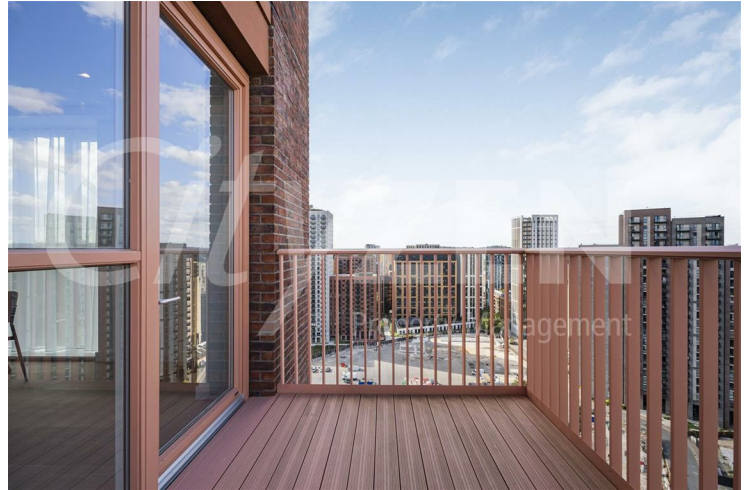
RECEPTION



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



RECEPTION



BALCONY



BALCONY



VIEW



BALCONY



KITCHEN



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



**BATHROOM**



**HALLWAY**



**BATHROOM**



**BATHROOM**



**BATHROOM**



**BEDROOM**



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



BEDROOM



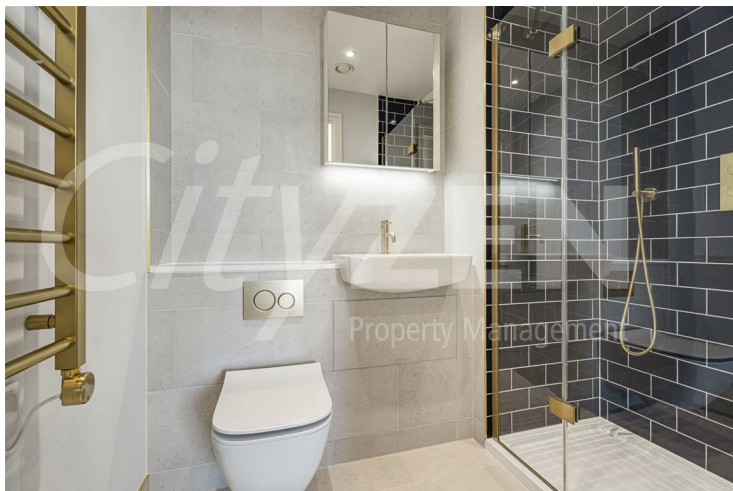
BEDROOM



ENSUITE



HALLWAY/BEDROOM



ENSUITE



KITCHEN



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



RECEPTION



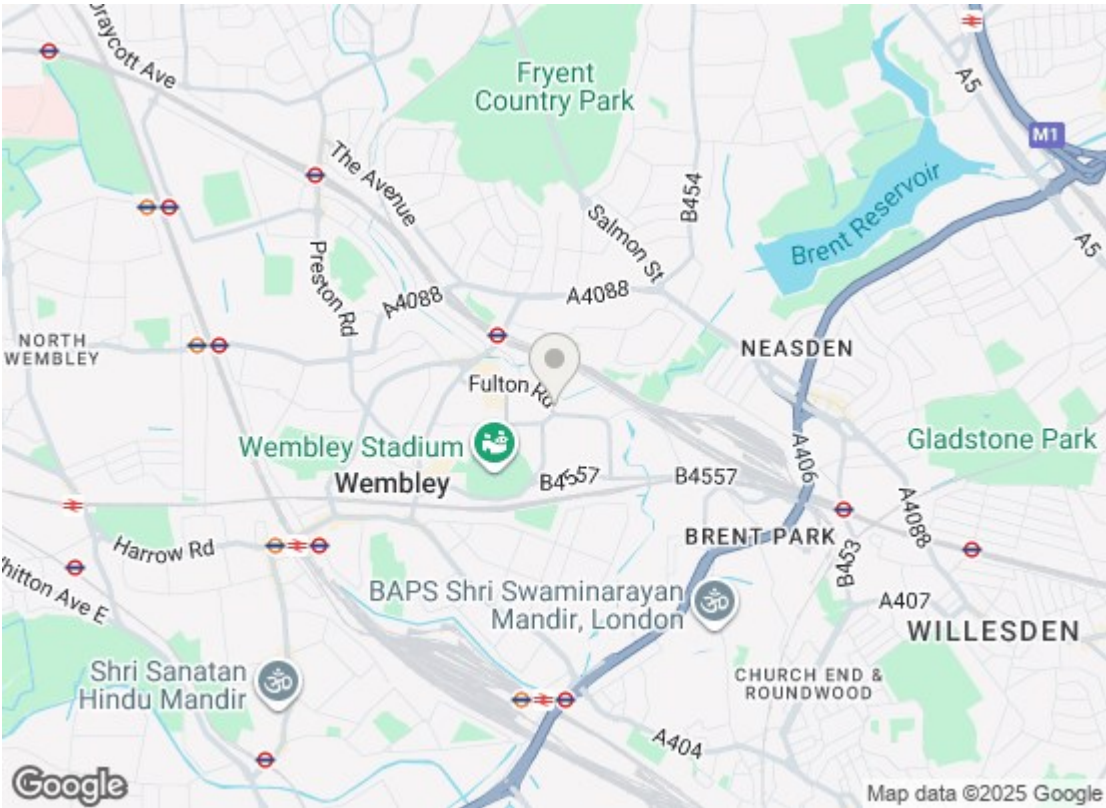
Approximate Gross Internal Area 784 sq ft - 73 sq m



Nineteenth 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.