



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

**£600 Per Week**

FULTON & FIFTH IN WEMBLEY HA9

TWO BED, TWO BATH ON THE 7TH FLOOR.

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.

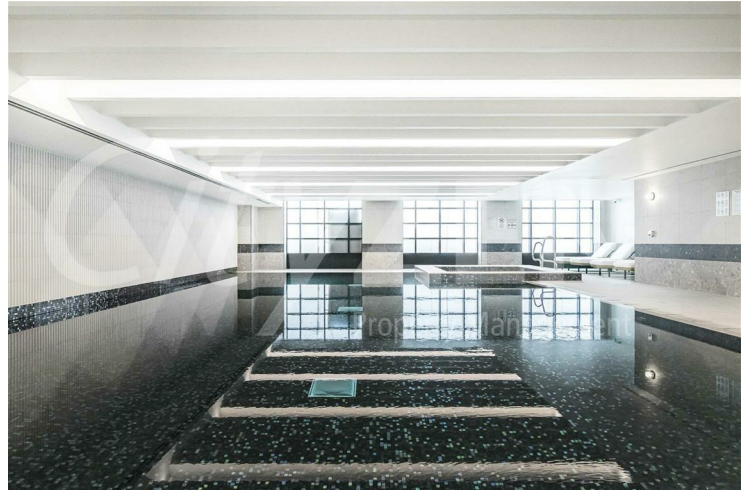
- FULTON & FIFTH, WEMBLEY HA9
- ON SITE CO WORKING SPACE, GOLF SIMULATOR, GAMES ROOM & CAFE
- TWO BED TWO BATH APARTMENT
- WEMBLEY'S MOST LUXURIOUS NEW DEVELOPMENT
- CLOSE TO BOX PARK & STADIUM
- LOCATED ON FLOOR 7TH FLOOR
- FACILITIES INC SWIMMING POOL, GYM, YOGA STUDIO & CINEMA
- CLOSE TO WEMBLEY PARK & WEMBLEY CENTRAL STATIONS



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



RESIDENTS SWIMMING POOL



RESIDENTS SWIMMING POOL



RESIDENTS GYM



RESIDENTS CINEMA



RESIDENTS POOL & HOT TUB



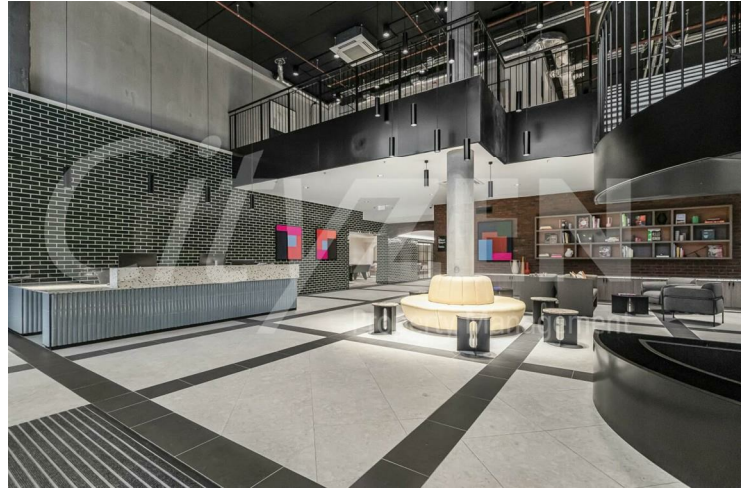
FULTON & FIFTH



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FULTON & FIFTH



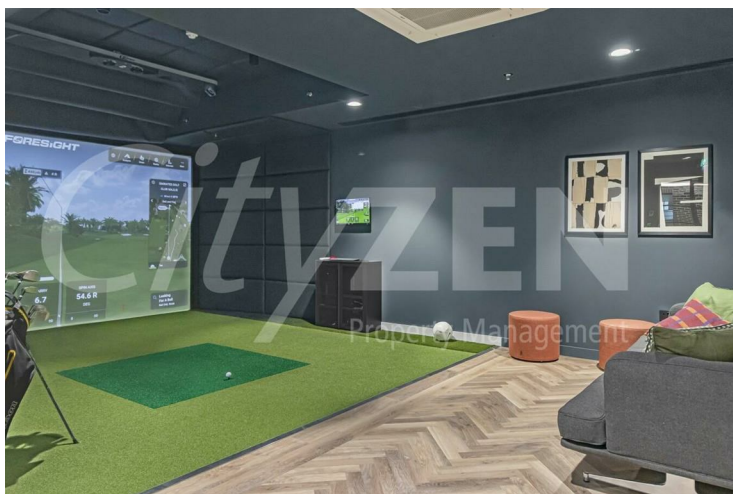
SUPER LOBBY



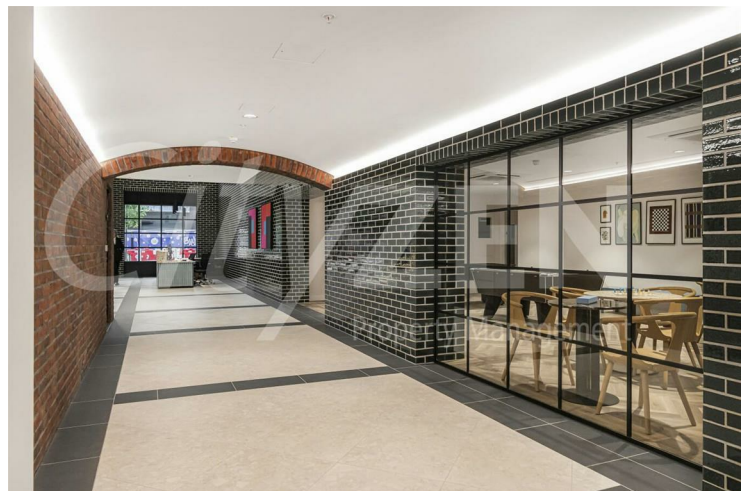
RESIDENTS GAMES ROOM



SUPER LOBBY



RESIDENTS GOLF ROOM



COMMUNAL AREAS



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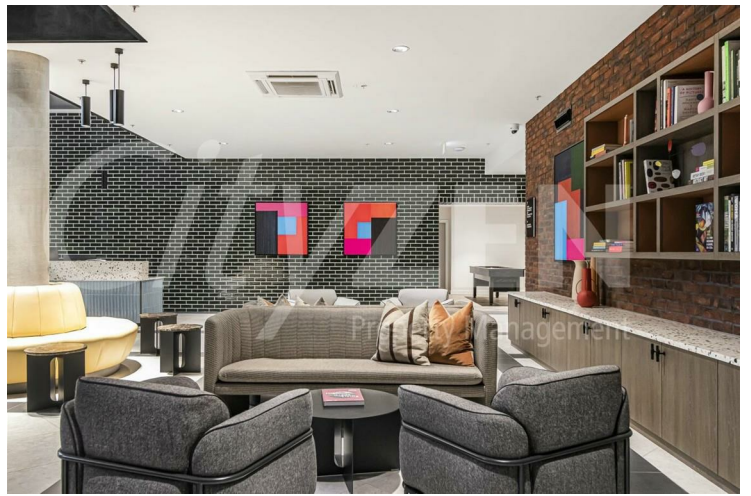
FULTON & FIFTH



RESIDENTS GAMES ROOM



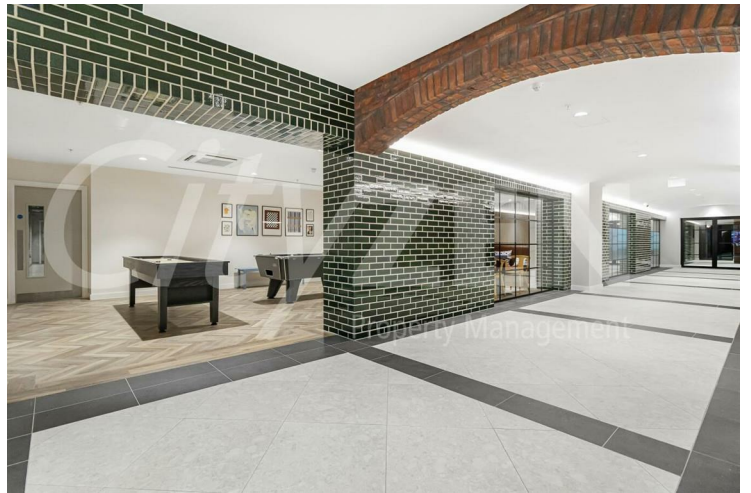
RESIDENTS GAMES ROOM



COMMUNAL AREAS



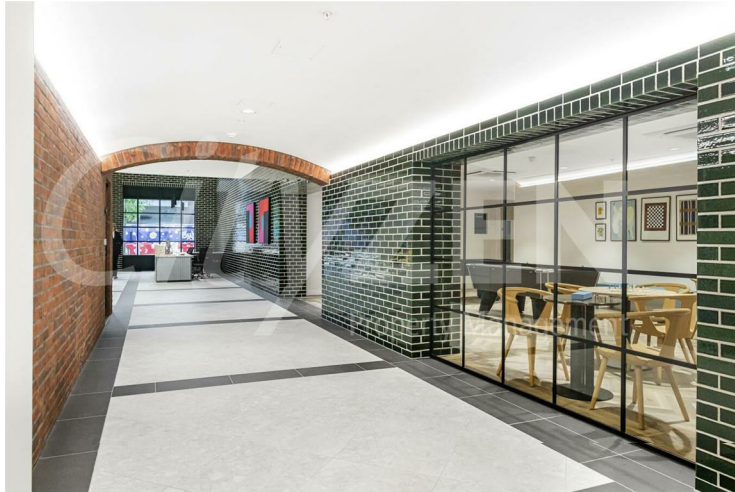
RESIDENTS GAMES ROOM



COMMUNAL AREAS



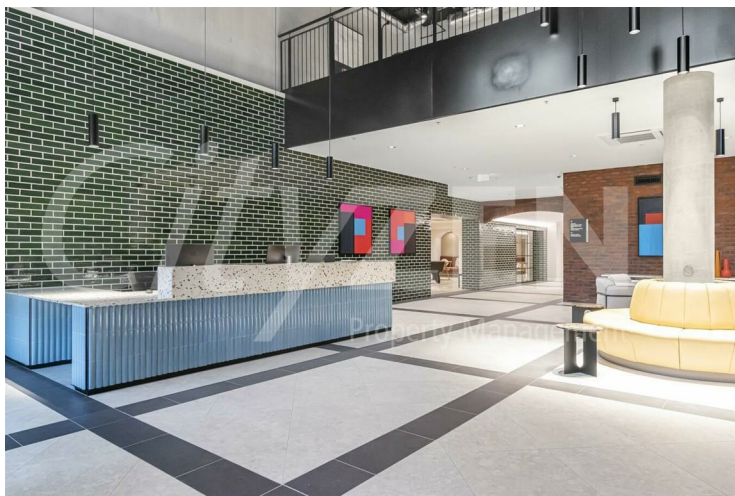
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COMMUNAL AREAS



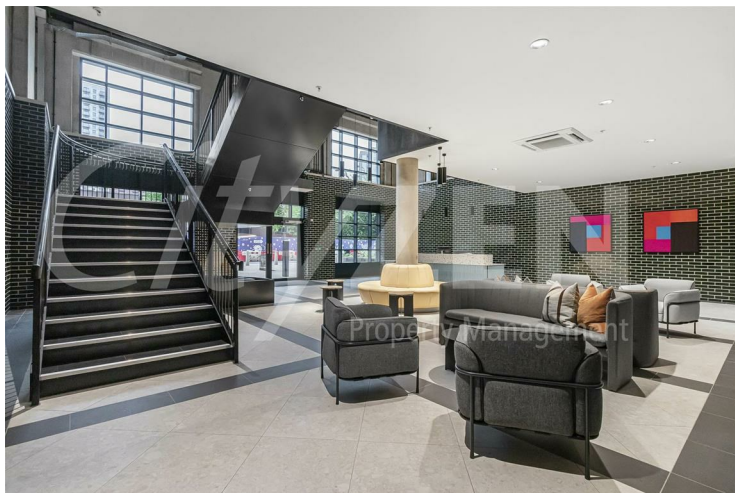
BUILDING ENTRANCE



SUPER LOBBY



ROOF GARDEN



SUPER LOBBY



ROOF GARDEN



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



**BATHROOM**



**EN SUITE SHOWER ROOM**



**BEDROOM**



**BEDROOM**



**BEDROOM**



**BEDROOM**



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



BEDROOM



RECEPTION



HALLWAY



RECEPTION



RECEPTION



KITCHEN



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



KITCHEN



RECEPTION



KITCHEN



RECEPTION



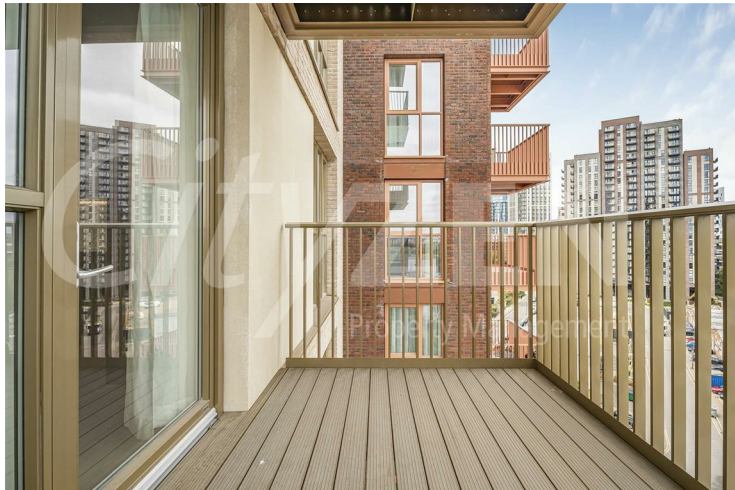
RECEPTION



KITCHEN



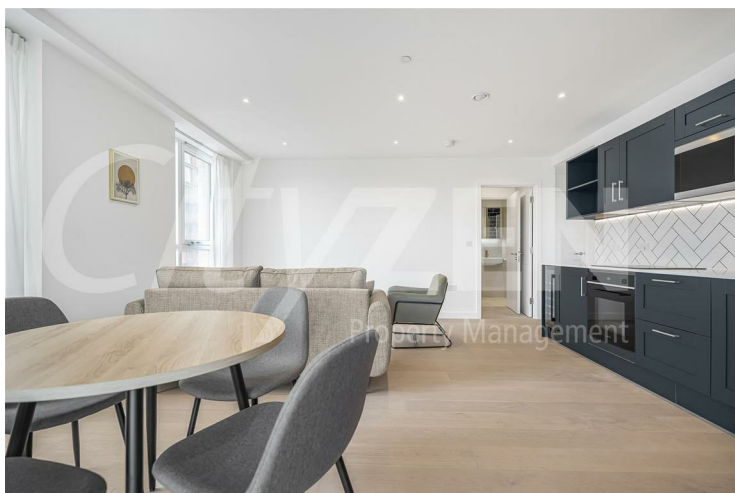
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BALCONY



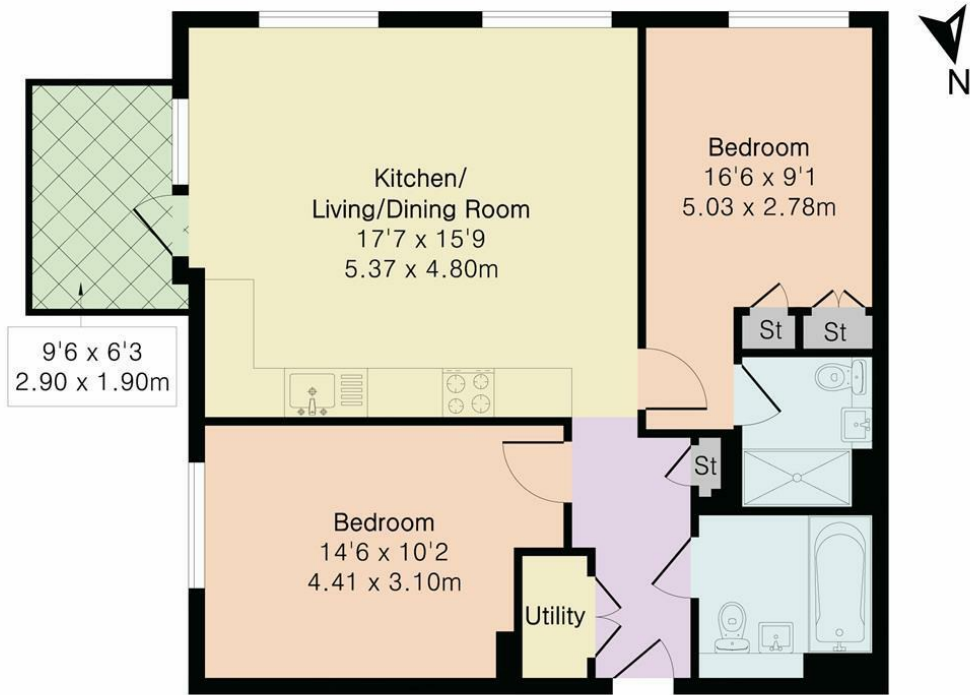
BALCONY



RECEPTION



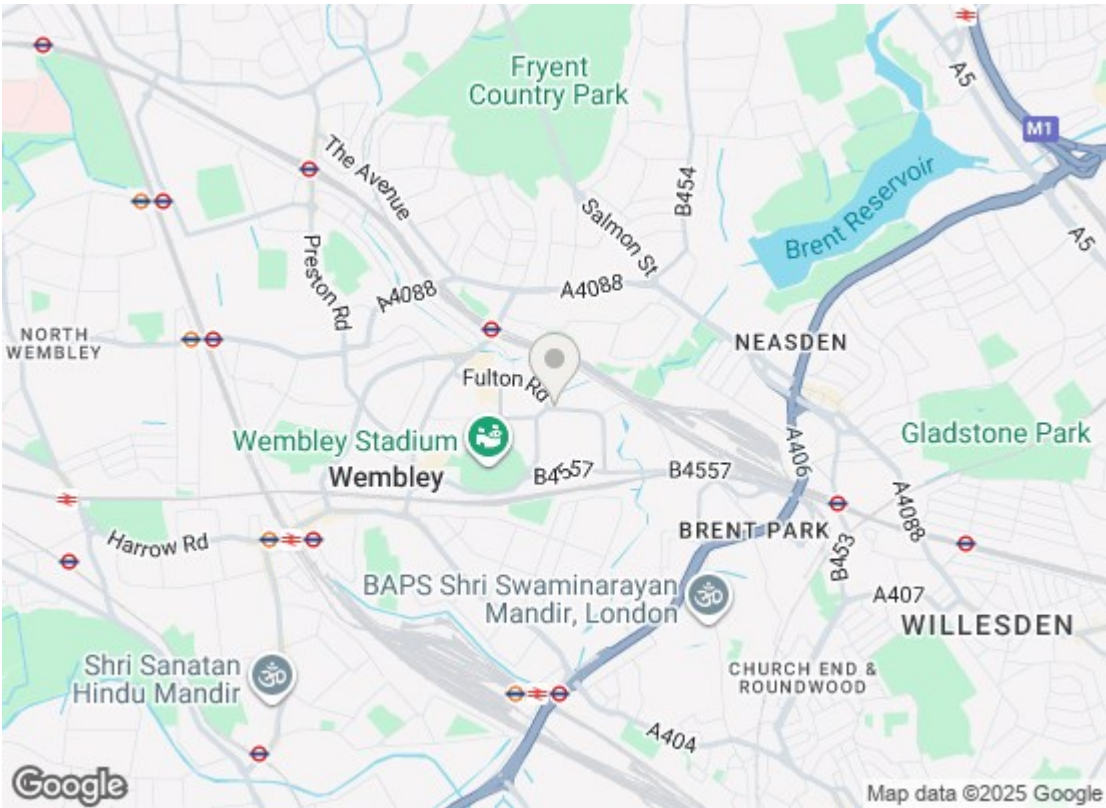
Approximate Gross Internal Area 711 sq ft - 66 sq m



Fifth 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	84	84
(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.