



## **Edgewater Building, Fulton & fifth, Fulton Road, Wembley, HA9 0TF**

**£461 Per Week**

AVAILABLE FROM MID NOVEMBER\*

PHASE 2 OF FULTON & FIFTH IN WEMBLEY HA9

ONE BEDROOM 7TH FLOOR APARTMENT SET OVER A SPACIOUS 590 SQUARE FEET WITH AN EAST FACING BALCONY

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

HIGH END SPECIFICATION THROUGHOUT THE APARTMENT

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

- PHASE 2 OF FULTON & FIFTH, WEMBLEY HA9
- EAST FACING BALCONY
- HIGH END SPECIFICATION TO ALL APARTMENTS
- AVAILABLE MID/LATE NOVEMBER
- WEMBLEY'S MOST LUXURIOUS NEW DEVELOPMENT
- FACILITIES INC SWIMMING POOL, GYM, YOGA STUDIO & CINEMA
- CLOSE TO BOX PARK & STADIUM
- ONE BEDROOM 7TH FLOOR APARTMENT
- ON SITE CO WORKING SPACE, GOLF SIMULATOR, GAMES ROOM & CAFE
- CLOSE TO WEMBLEY PARK & WEMBLEY CENTRAL STATIONS

## Edgewater Building, Fulton & fifth, Fulton Road, Wembley, HA9 0TF



RESIDENTS SWIMMING POOL



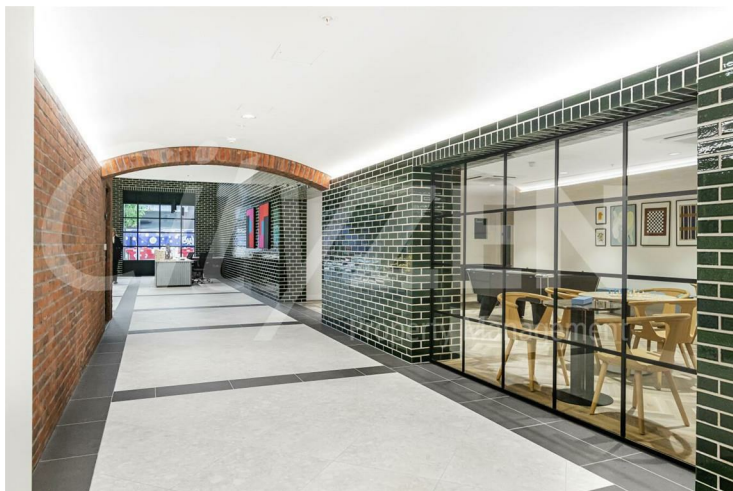
SUPERLOBBY



RESIDENTS GAMES ROOM



FULTON & FIFTH



COMMUNAL AREA



RESIDENTS GAMES ROOM

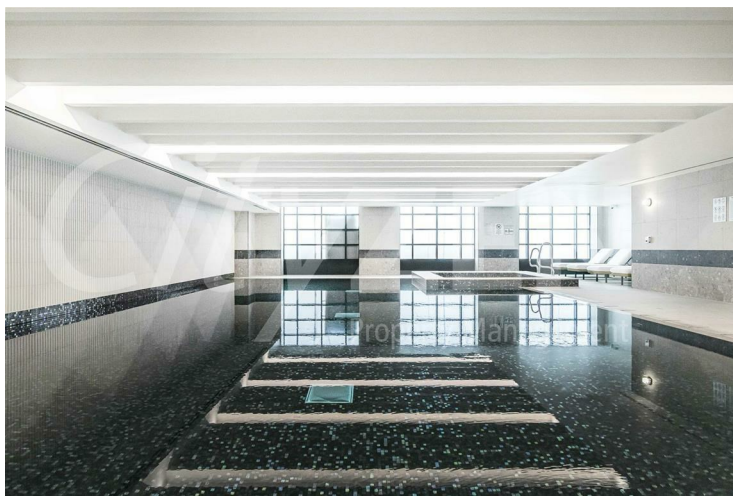
# Edgewater Building, Fulton & fifth, Fulton Road, Wembley, HA9 0TF



RESIDENTS HOT TUB



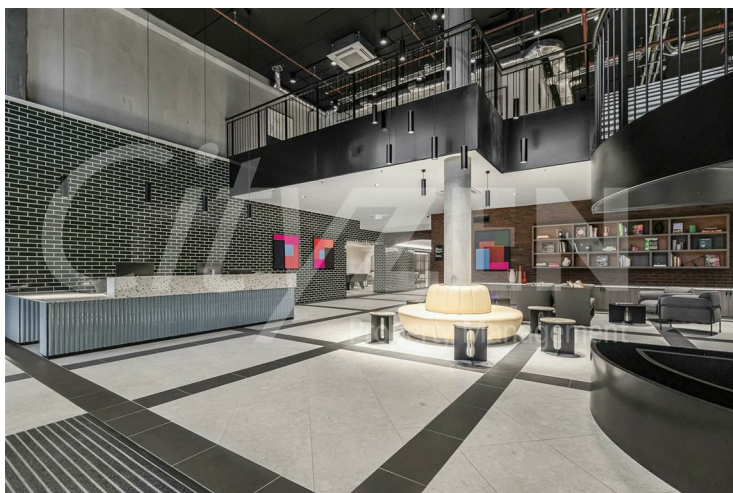
RESIDENTS GAMES ROOM



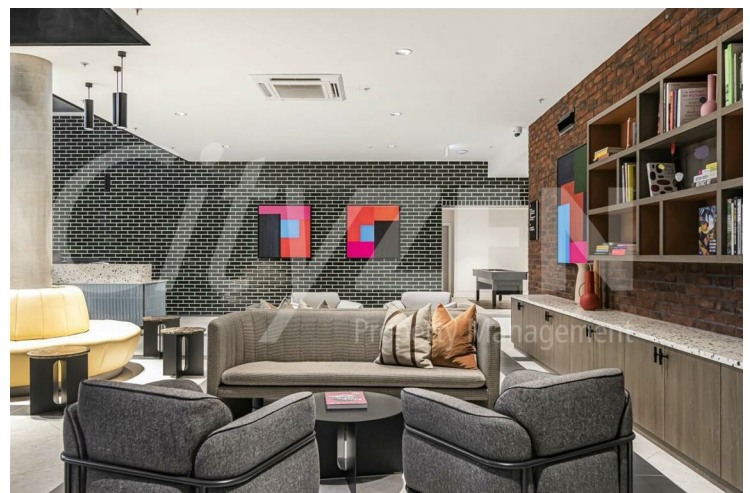
RESIDENTS SWIMMING POOL



RESIDENTS GYM



SUPERLOBBY



SUPERLOBBY

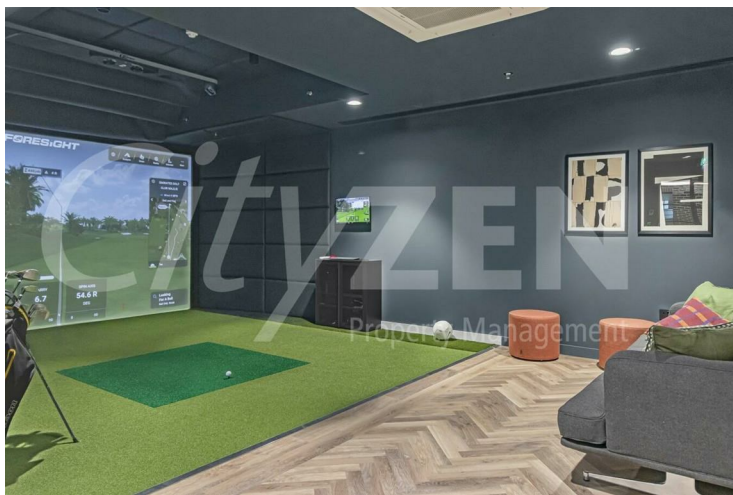
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SUPERLOBBY



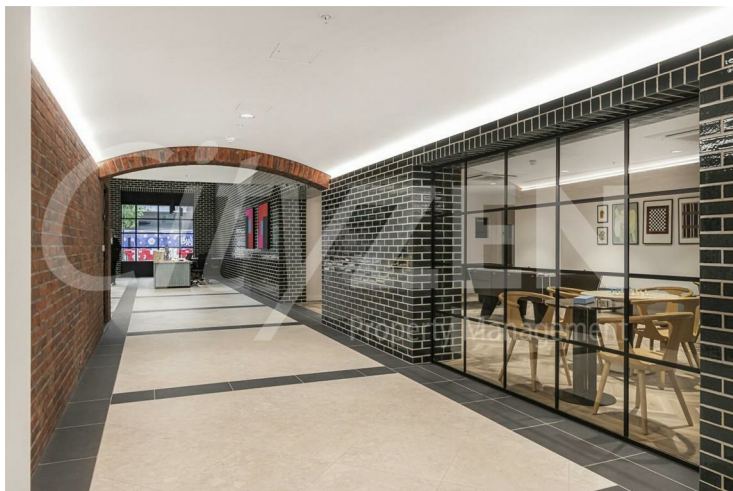
FULTON AND FIFTH



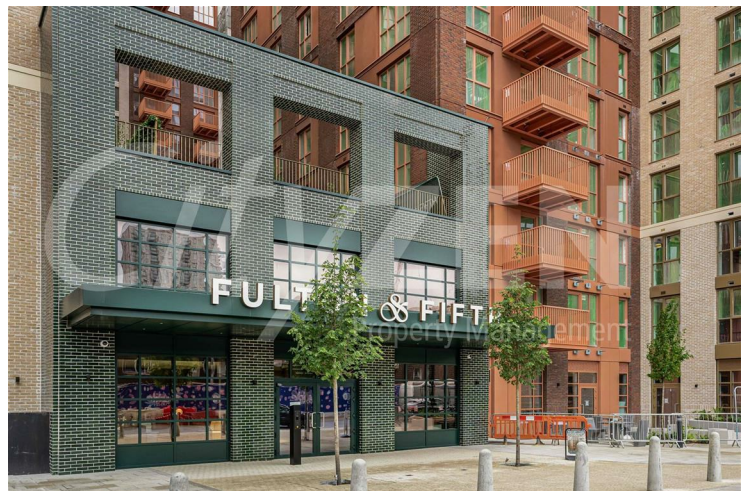
RESIDENTS GOLF ROOM



RESIDENTS CINEMA



COMMUNAL AREA



FULTON & FIFTH

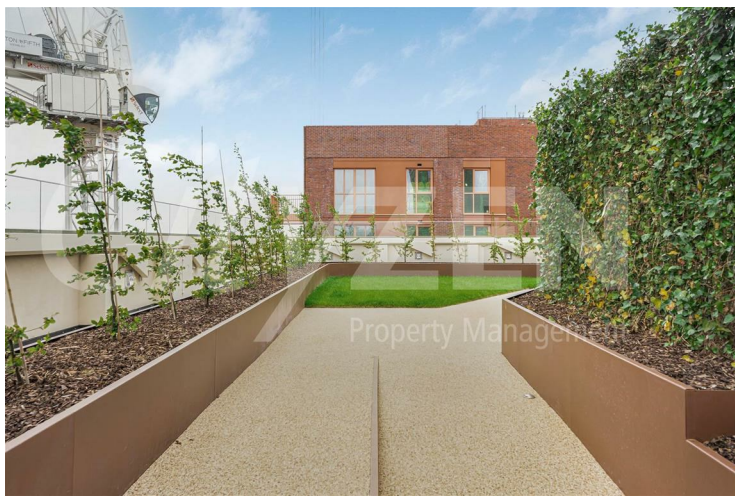
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ROOF GARDEN



VIEW FROM BALCONY



ROOF GARDEN



KITCHEN/DINING AREA (ACTUAL FLAT)



RECEPTION (ACTUAL FLAT)



KITCHEN (ACTUAL FLAT)

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**BEDROOM (ACTUAL FLAT)**



**KITCHEN (ACTUAL FLAT)**



**BEDROOM (ACTUAL FLAT)**



**RECEPTION (ACTUAL FLAT)**



**KITCHEN/DINING AREA (ACTUAL FLAT)**

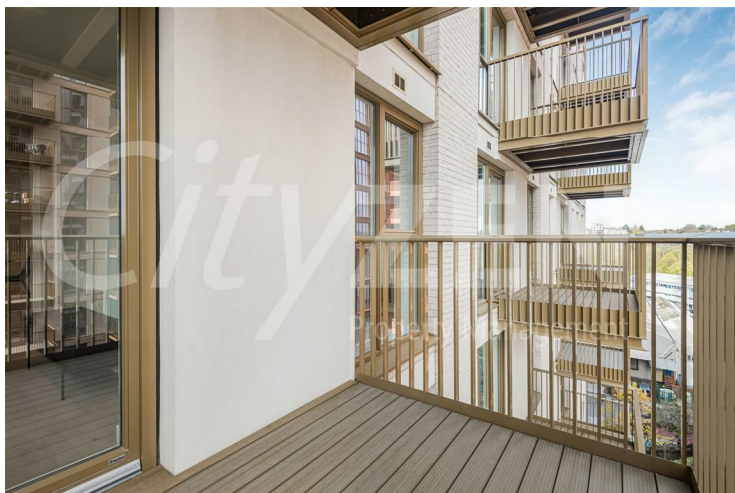


**KITCHEN/DINING AREA (ACTUAL FLAT)**

## Edgewater Building, Fulton & fifth, Fulton Road, Wembley, HA9 0TF



**BLACONY**



**BALCONY**

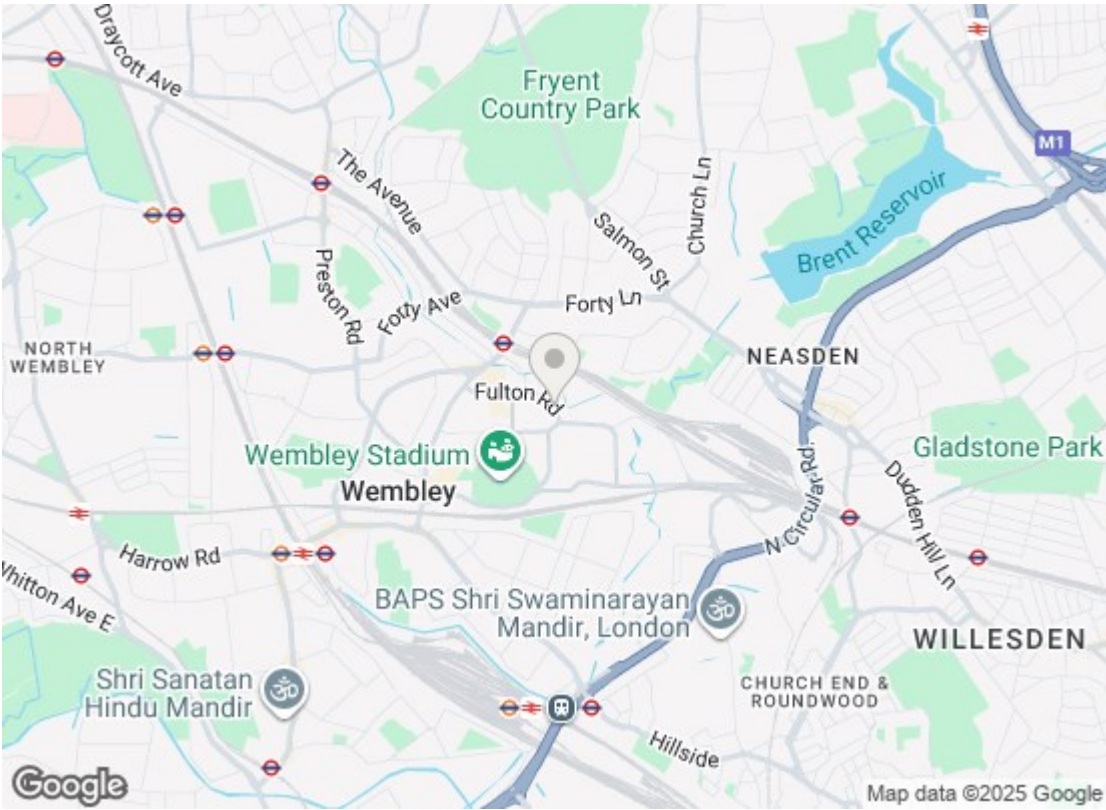


**BATHROOM**

Approximate Gross Internal Area 570 sq ft - 53 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		
(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		
	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.