



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

**£450 Per Week**

PHASE 2 OF FULTON & FIFTH IN WEMBLEY HA9

ONE BEDROOM AVAILABLE ON THE 13TH FLOOR & SET OVER 500 SQUARE FEET WITH WEST 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.

EARLY VIEWINGS BY APPOINTMENT ONLY. CITYZEN ARE THE DEVELOPERS RECOMMENDED AGENTS

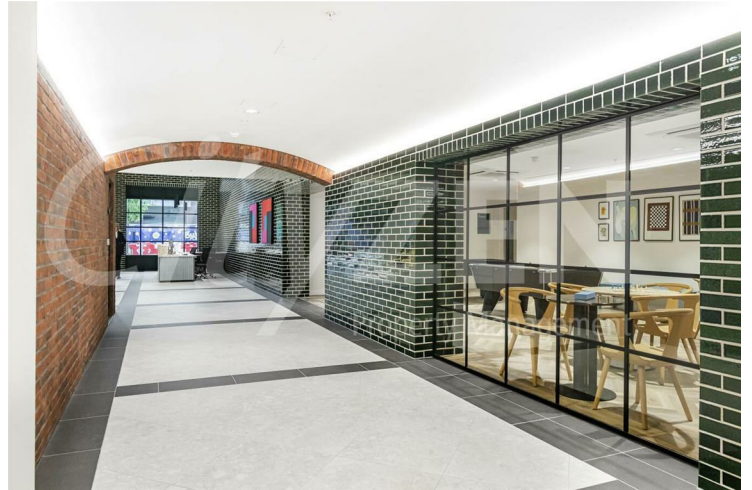
- PHASE 2 OF FULTON & FIFTH, WEMBLEY HA9
- WEST FACING BALCONY
- HIGH END SPECIFICATION TO ALL APARTMENTS
- 500 SQUARE FEET
- WEMBLEY'S MOST LUXURIOUS NEW DEVELOPMENT
- FACILITIES INC SWIMMING POOL, GYM, YOGA STUDIO & CINEMA
- CLOSE TO BOX PARK & STADIUM
- ONE BED APARTMENTS ON THE 13TH FLOOR
- ON SITE CO WORKING SPACE, GOLF SIMULATOR, GAMES ROOM & CAFE
- CLOSE TO WEMBLEY PARK & WEMBLEY CENTRAL STATIONS



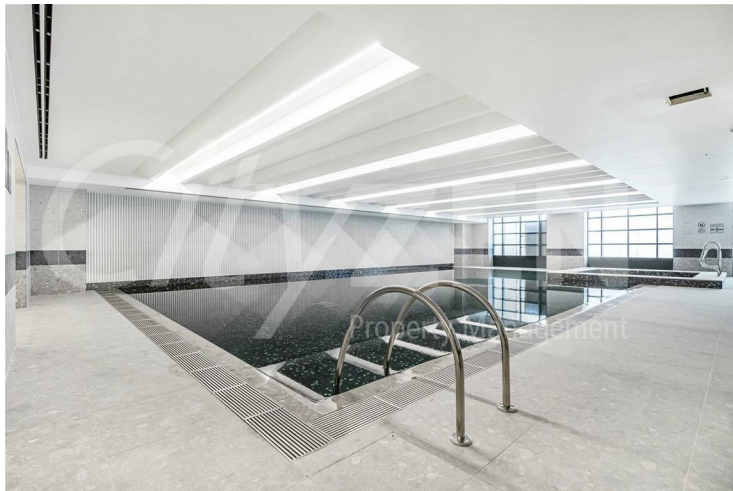
# Edgewater Building, Fulton & fifth, Fulton Road, Wembley, HA9 0TF



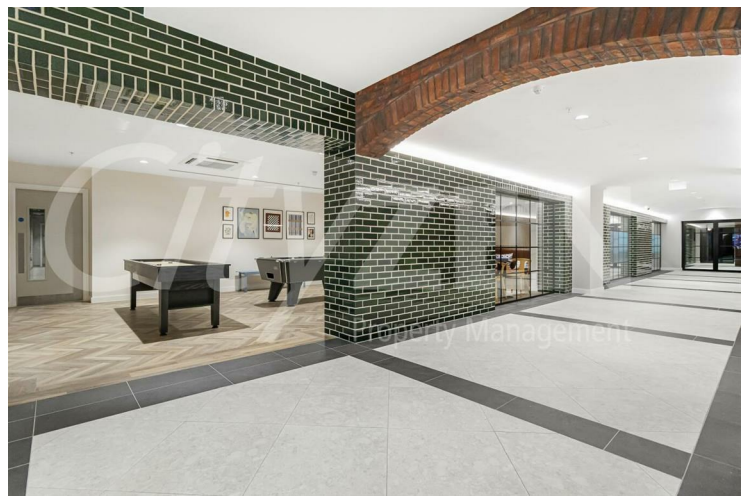
RESIDENTS GAMES ROOM



COMMUNAL AREA



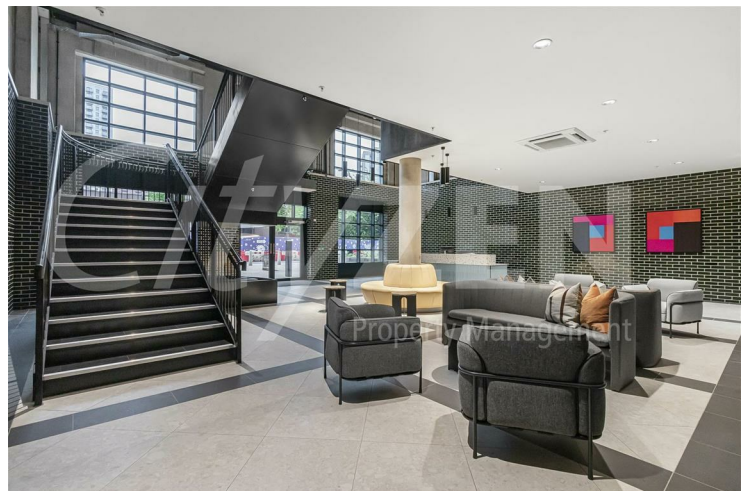
RESIDENTS SWIMMING POOL



COMMUNAL AREA



RESIDENTS GAMES ROOM



SUPERLOBBY



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



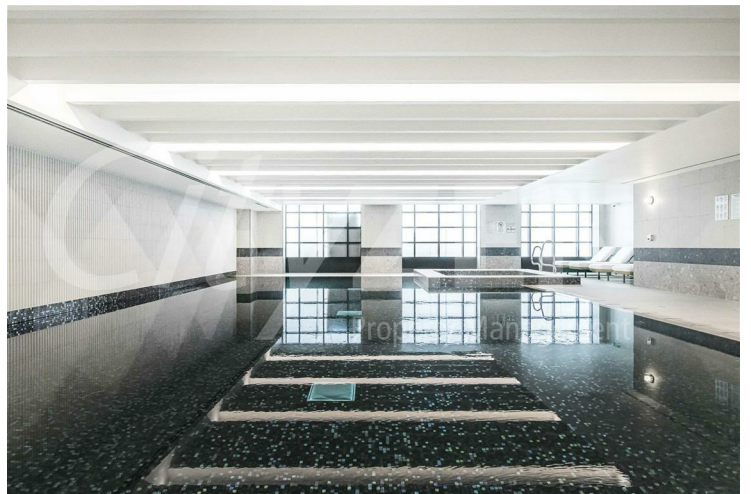
FULTON AND FIFTH



RESIDENTS HOT TUB



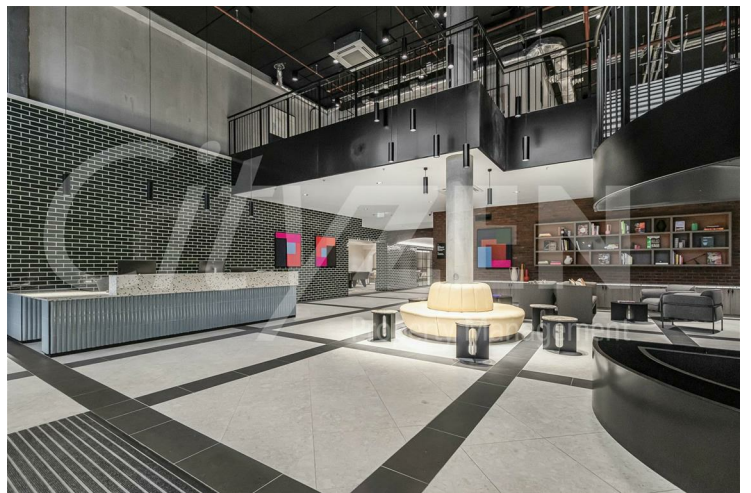
FULTON AND FIFTH



RESIDENTS SWIMMING POOL



RESIDENTS GAMES ROOM



SUPERLOBBY



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



RESIDENTS GAMES ROOM



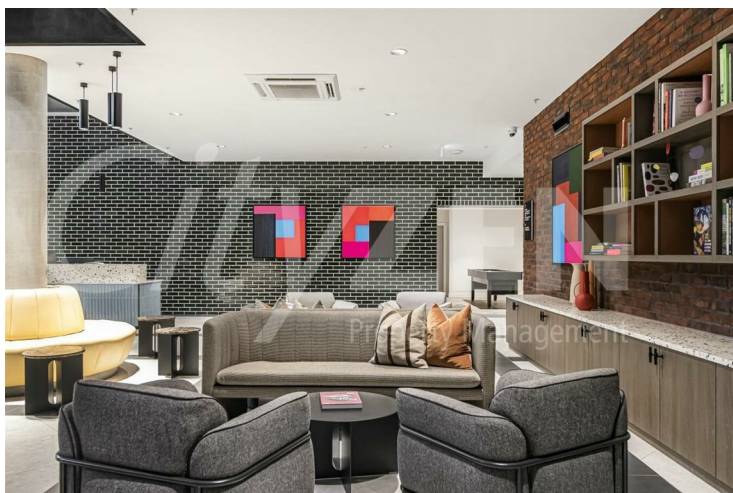
SUPERLOBBY



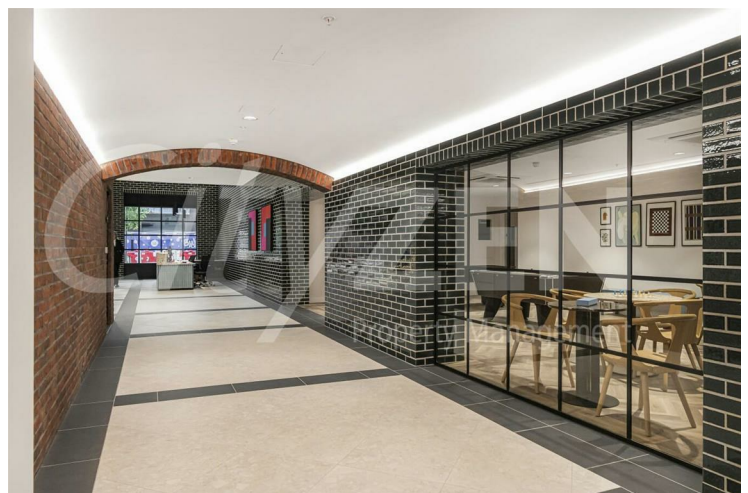
RESIDENTS GYM



RESIDENTS GOLF ROOM



SUPERLOBBY



COMMUNAL AREA



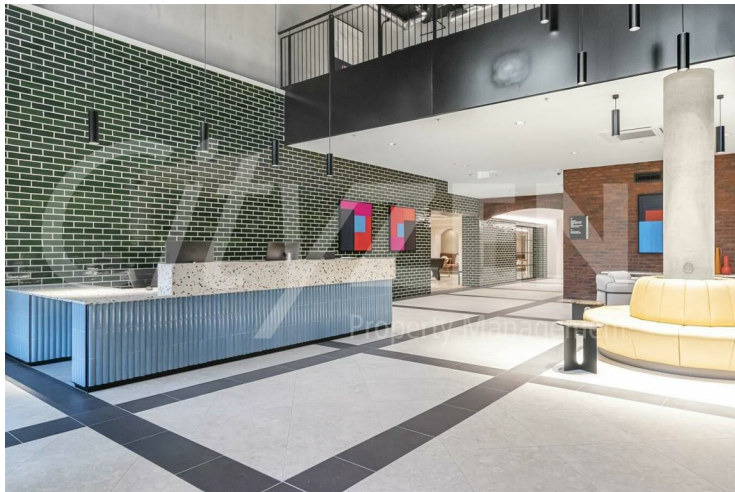
# Edgewater Building, Fulton & fifth, Fulton Road, Wembley, HA9 0TF



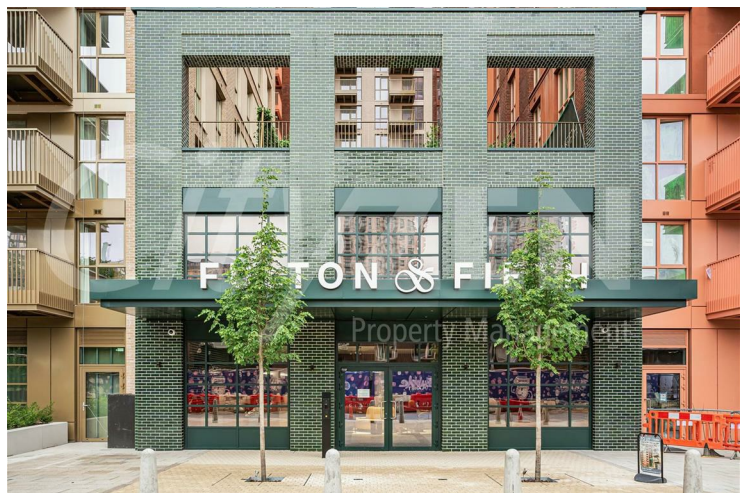
FULTON AND FIFTH  
ROOF GARDEN



RESIDENTS CINEMA



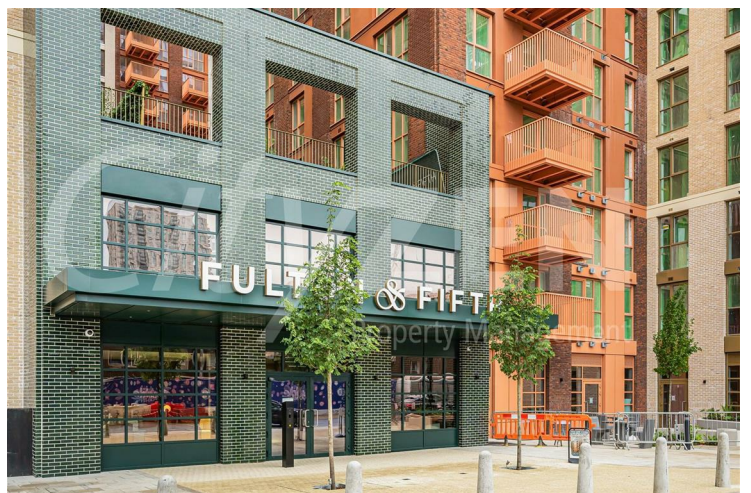
SUPERLOBBY



BUILDING ENTRANCE



FULTON AND FIFTH



BUILDING ENTRANCE



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



ROOF GARDENS



ROOF GARDENS



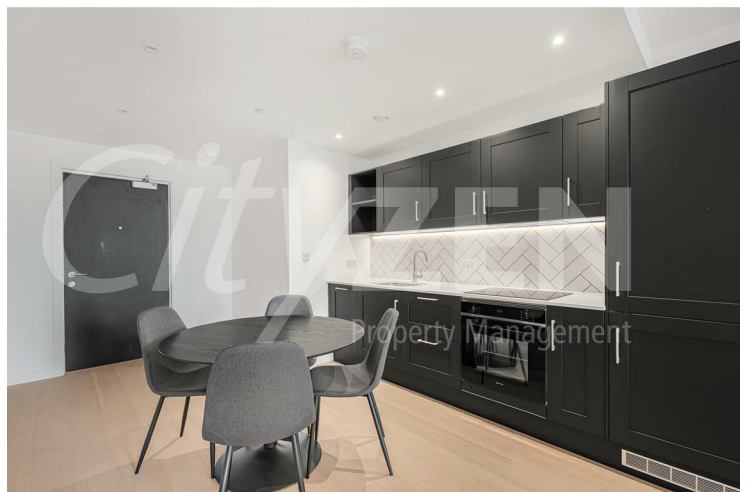
ROOF GARDENS



DINING AREA/KITCHEN (PHOTO OF SAME FLAT TYPE)



ROOF GARDENS



DINING AREA/KITCHEN (PHOTO OF SAME FLAT TYPE)



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



**RECEPTION (PHOTO OF SAME FLAT TYPE)**



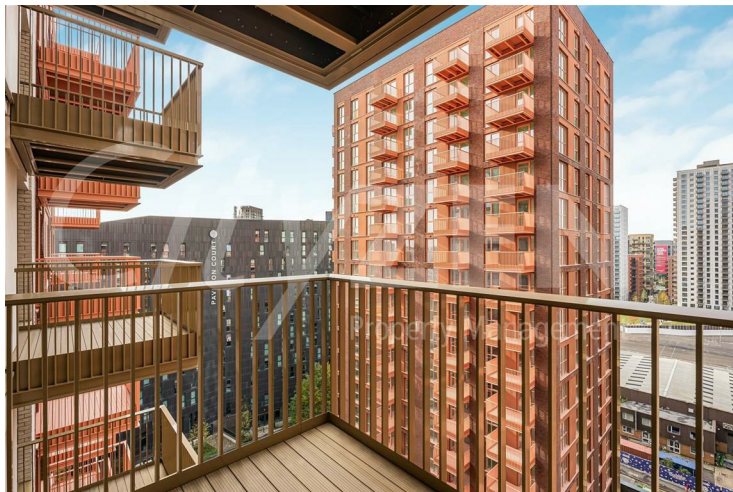
**VIEW FROM BALCONY (PHOTO OF SAME FLAT TYPE)**



**RECEPTION (PHOTO OF SAME FLAT TYPE)**



**BEDROOM (PHOTO OF SAME FLAT TYPE)**



**BALCONY (PHOTO OF SAME FLAT TYPE)**



**BEDROOM (PHOTO OF SAME FLAT TYPE)**



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



BATHROOM (PHOTO OF SAME FLAT TYPE)



FULTON & FIFTH



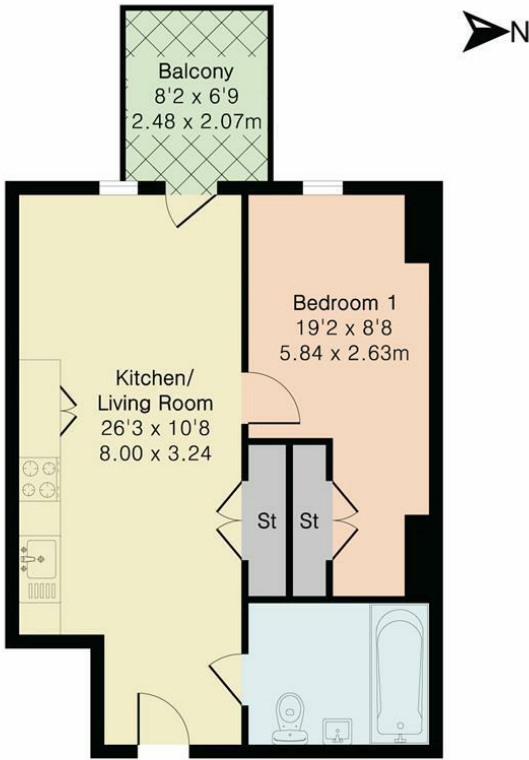
RECEPTION (PHOTO OF SAME FLAT TYPE)



FULTON & FIFTH



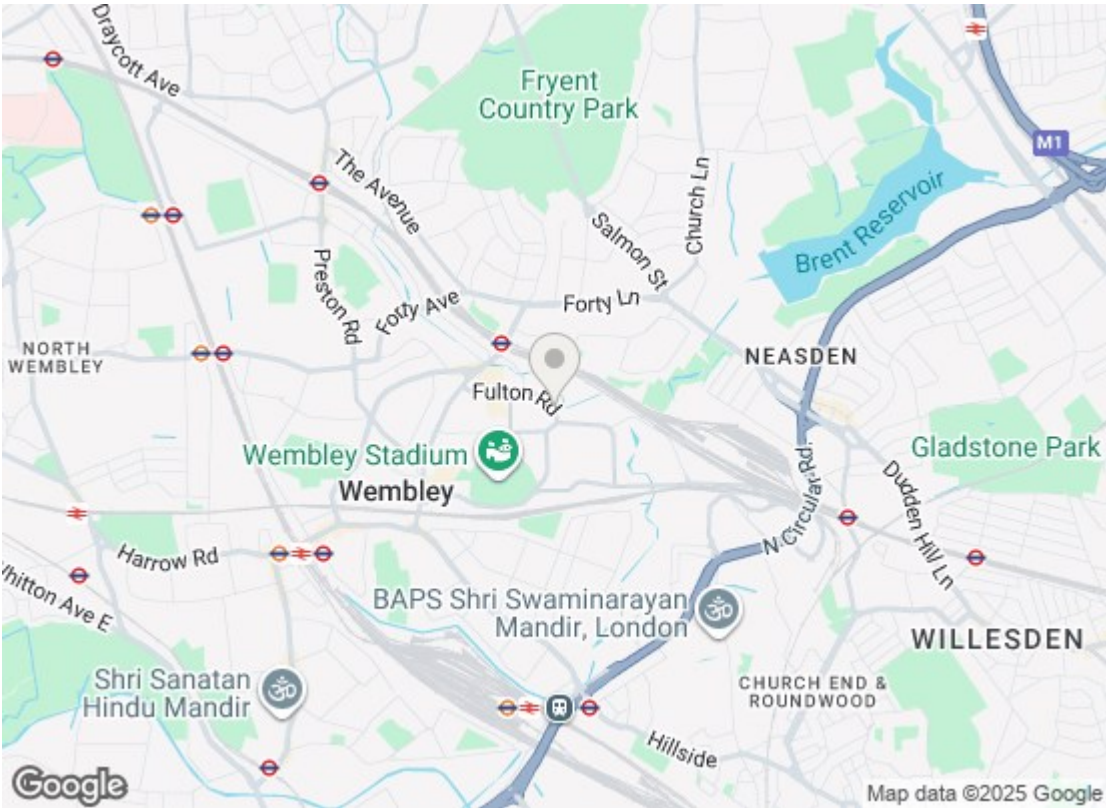
Approximate Gross Internal Area 493 sq ft - 46 sq m



Twelfth 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		
(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.