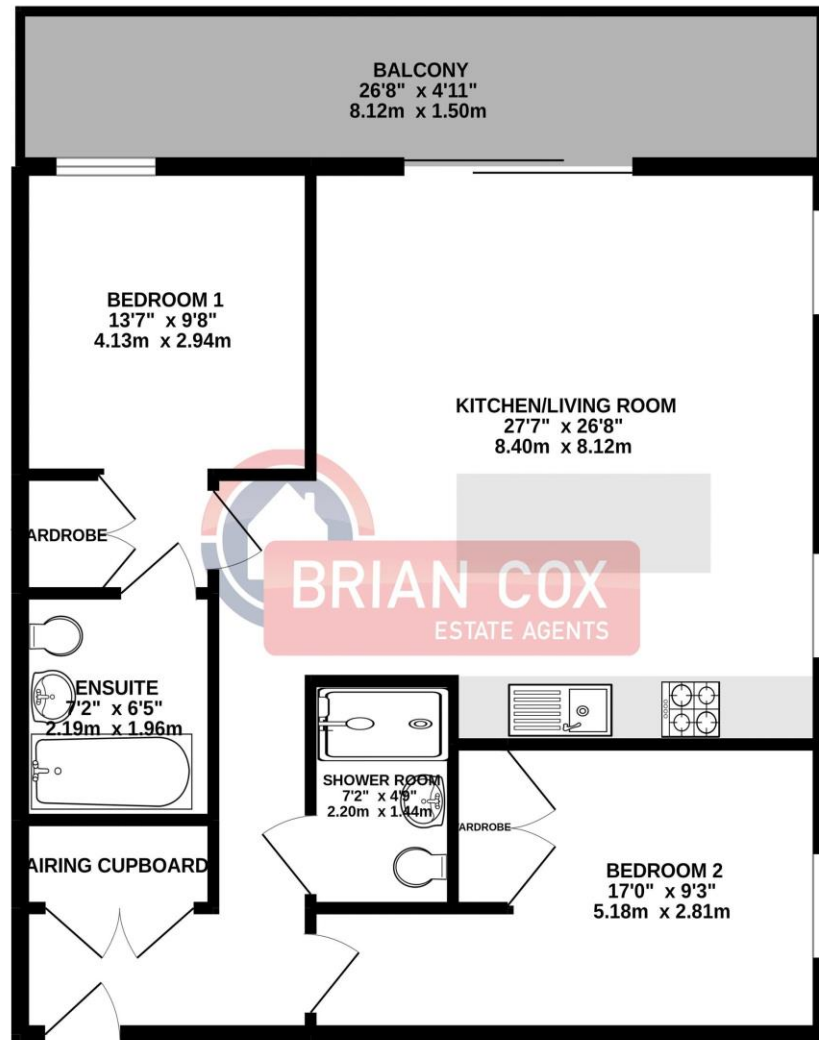


# the floorplan...

8TH FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA: 734 sq.ft. (68.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## more details from...

**call:** Brian Cox Sudbury: 0208 422 1007  
**email:** [Kasru.ali@brian-cox.co.uk](mailto:Kasru.ali@brian-cox.co.uk)  
**web:** [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



0208 422 1007  
[brian-cox.co.uk](http://brian-cox.co.uk)



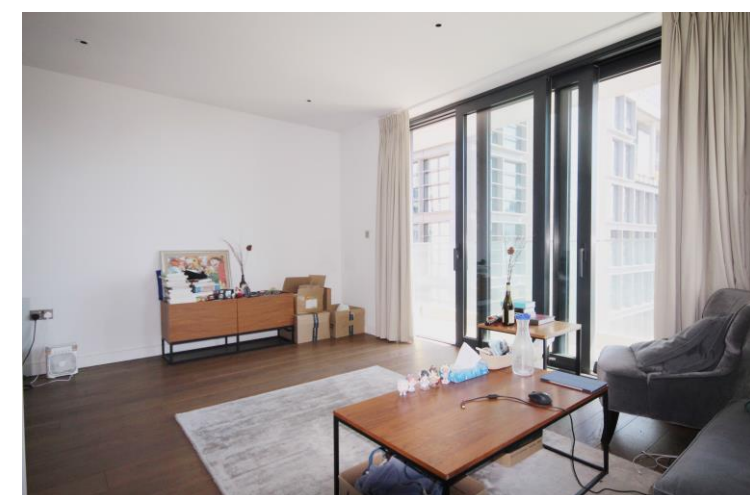
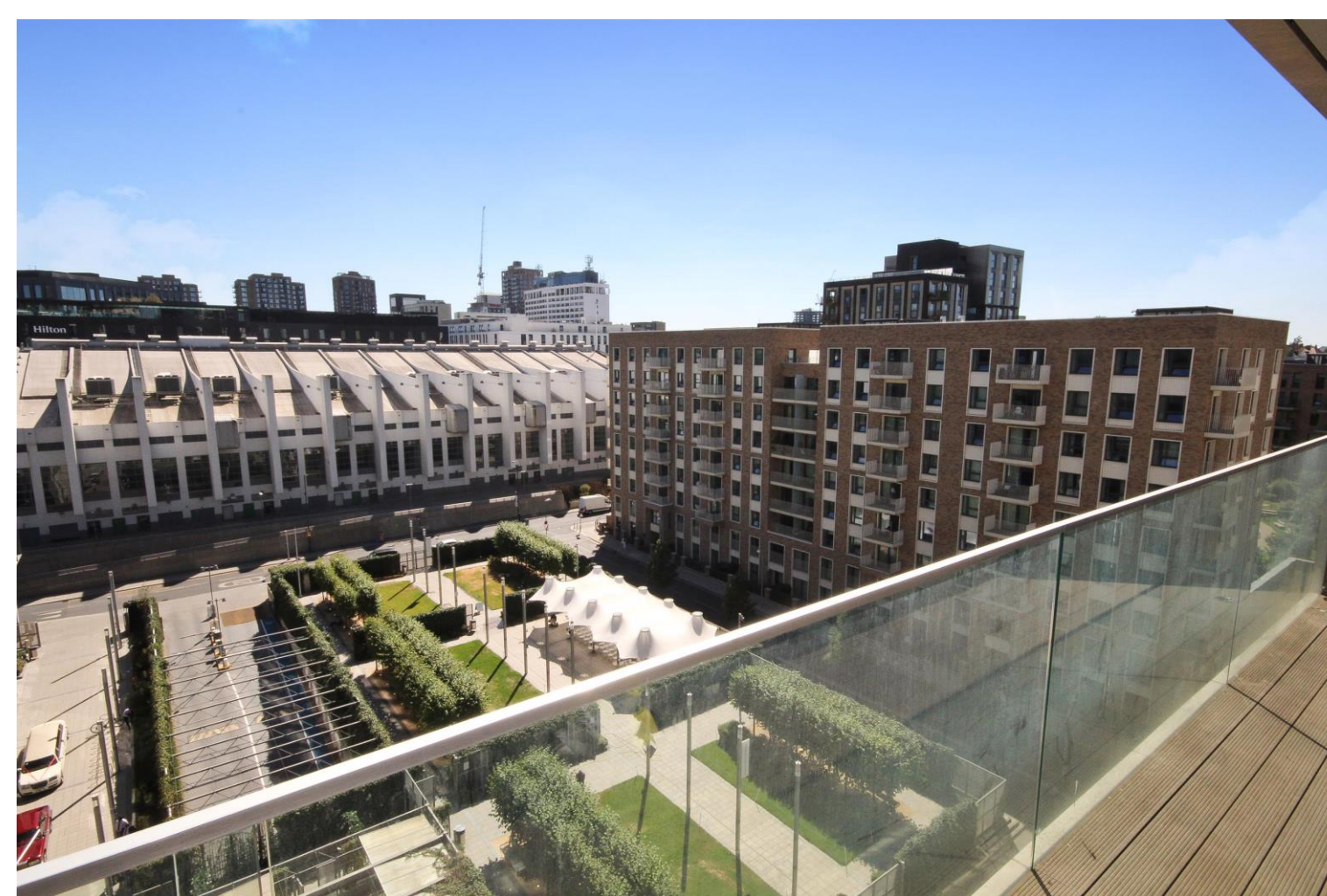
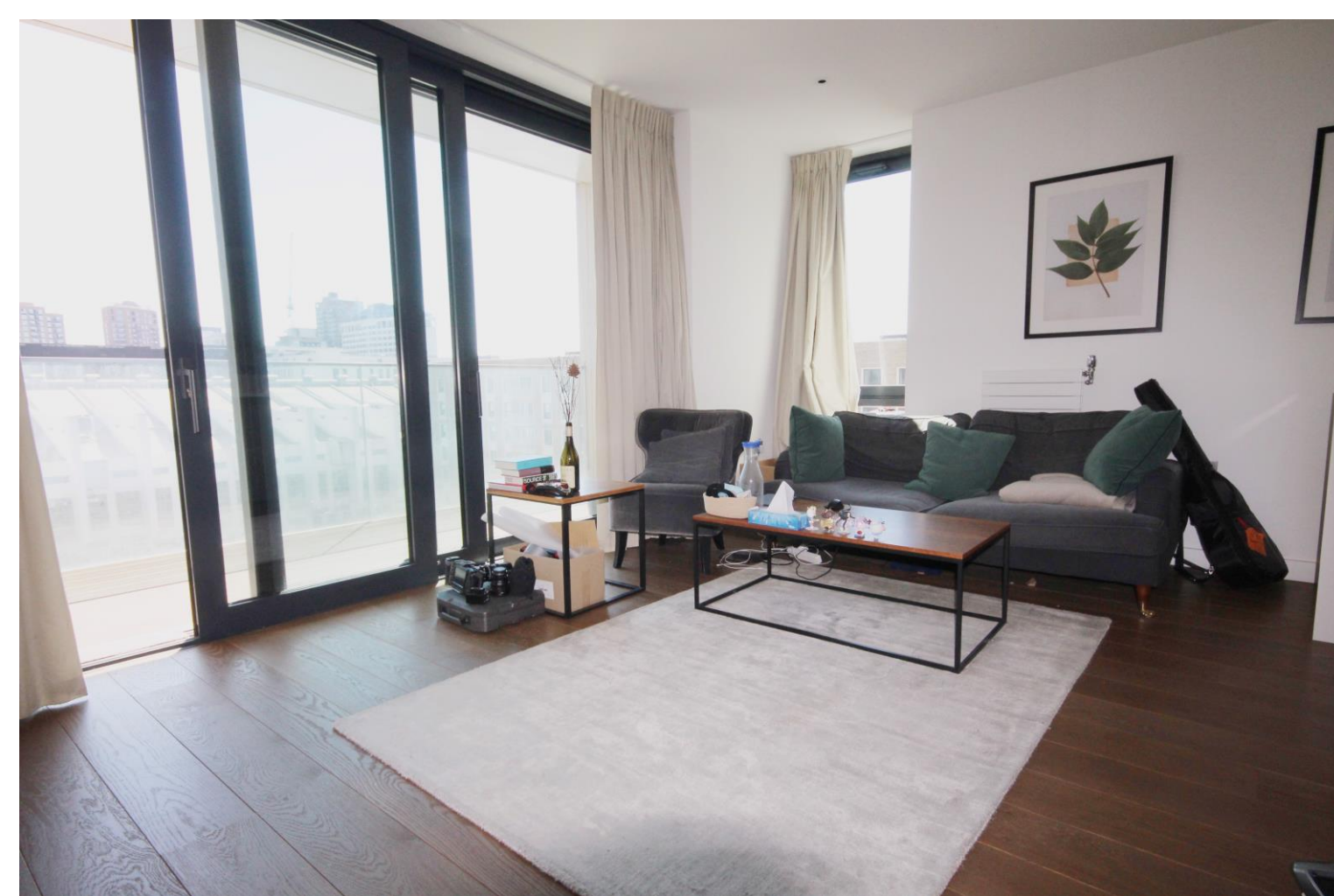
LUXURY APARTMENT - TWO BEDROOMS - TWO BATHROOMS - BALCONY - CAR PORT - LEASEHOLD. This stylish property is finished to an incredibly high standard, located within Belcanto Apartments, part of the luxurious and award-winning Alto development. Residents benefit from an exclusive gym, spa, 24-hour concierge and private residents water gardens. This spacious apartment is located on the 8th floor with a designer kitchen complete with breakfast bar, bespoke bathroom, generous storage and a large private external balcony and car port. Within five minutes of the property are a range of amenities including high end shopping, leisure facilities, Restaurants and supermarkets.



£630,000  
Leasehold

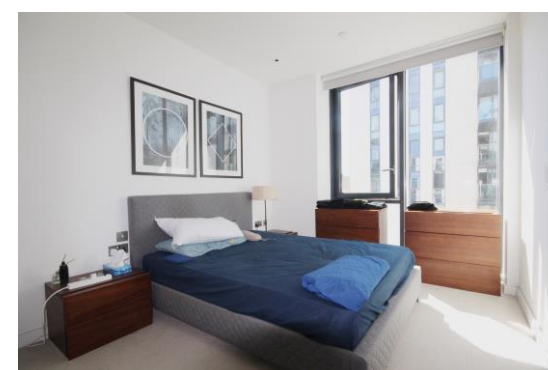
3 Elvin Gardens, Wembley HA9 0GQ

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



## in brief...

- Luxury Two Bedroom Two Bath Apartment
- Eighth Floor
- Car Port
- Residents Gym and Spa
- Large Balcony
- Excellent Transport Links
- 24 Hour Concierge



## the location...

### nearest stations ...

- Wembley Park Station (0.3 miles)
- Wembley Stadium Station (0.4 miles)
- Wembley Central Station (0.8 miles)

Wembley is an area of North West London, England, and part of the London Borough of Brent. It is home to the Wembley Arena and Wembley Stadium.

Wembley Arena is served by Wembley Park Station on the London Underground via Olympic Way, Wembley Stadium on the Chiltern Railways line from London Marylebone to Birmingham Snow Hill, and Wembley Central (walking via the White Horse Bridge). The 92 bus route stops directly outside.

There is also a new and modern Designer Outlet with all major high street branded shops, restaurants and a cinema.

There are several local schools in the area which include St Christopher's Prep School, Preston Manor School, Wembley Primary School, Park Lane Primary School and Michael Community School.