

## 12 Quay Walk, , WEMBLEY, HA0 1BE

- One Bedroom Flat
- Amazing View
- Wembley
- Walking Distance to Stonebridge Park Station
- Internal area: 549 sq ft.
- Fully Fitted Kitchen Integrated with Well-Known Appliances
- Private Balcony
- EPC-B

**£1,850 Per Month**



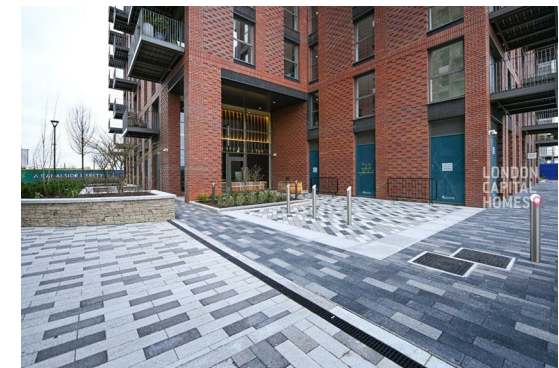
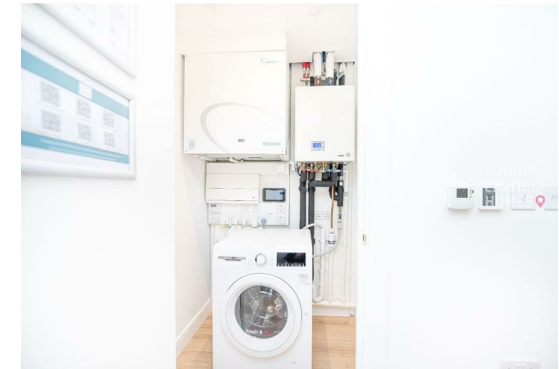
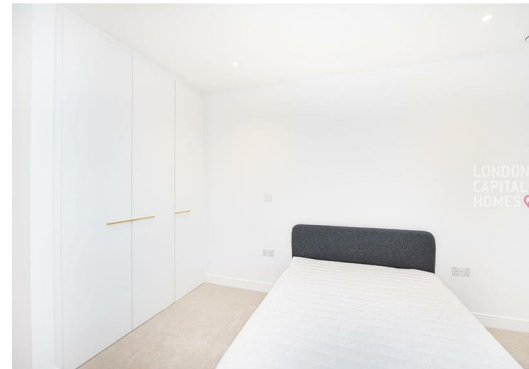
# 12 Quay Walk, , WEMBLEY, HA0 1BE

## DESCRIPTION

Welcome to this charming apartment located at 12 Quay Walk in the vibrant area of Wembley. This delightful property features a well-appointed reception room, perfect for relaxing or entertaining guests. The apartment boasts one comfortable bedroom, providing a peaceful retreat for rest and relaxation. Additionally, there is a modern bathroom that caters to all your needs.

Although the property is compact, it offers a cosy atmosphere that is ideal for individuals or couples seeking a convenient living space. The location is particularly advantageous, with easy access to local amenities, transport links, and the lively culture that Wembley has to offer.

This apartment presents an excellent opportunity for those looking to embrace urban living in a sought-after area. Whether you are a first-time buyer or an investor, this property is sure to appeal to a wide range of prospective residents. Do not miss the chance to make this lovely apartment your new home.





## One bedroom home

Apartment	407	418	429	440	451	462	473	484	495	506	517	528	539	545	551
Floor	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15



Measurement points	Privacy screen	
U Utility cupboard	Washing machine	
C Cupboard	Built-in appliances	
<b>TOTAL INTERNAL AREA</b>	<b>52 sq m</b>	<b>556 sq ft</b>
<b>TOTAL EXTERNAL AREA</b>	<b>5 sq m</b>	<b>59 sq ft</b>
Kitchen / Dining / Living	3.65m x 7.52m	12'0" x 24'9"
Bedroom	3.00m x 4.09m	9'10" x 13'5"
Balcony	3.04m x 1.80m	9'11" x 5'11"

### Viewings

Please contact [towerbridge@hunters.com](mailto:towerbridge@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.