



12 Quay Walk, , WEMBLEY, HA0 1BE

- Spacious 2 Bedroom 2 Bathroom Apartment
- Floor to Ceiling Windows
- Walking Distance to Stonebridge Park Station
- 24 Hours Concierge
- Internal area: 797 sq ft.
- Amazing View
- Private Balcony
- EPC-B

£2,300 Per Month



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DESCRIPTION

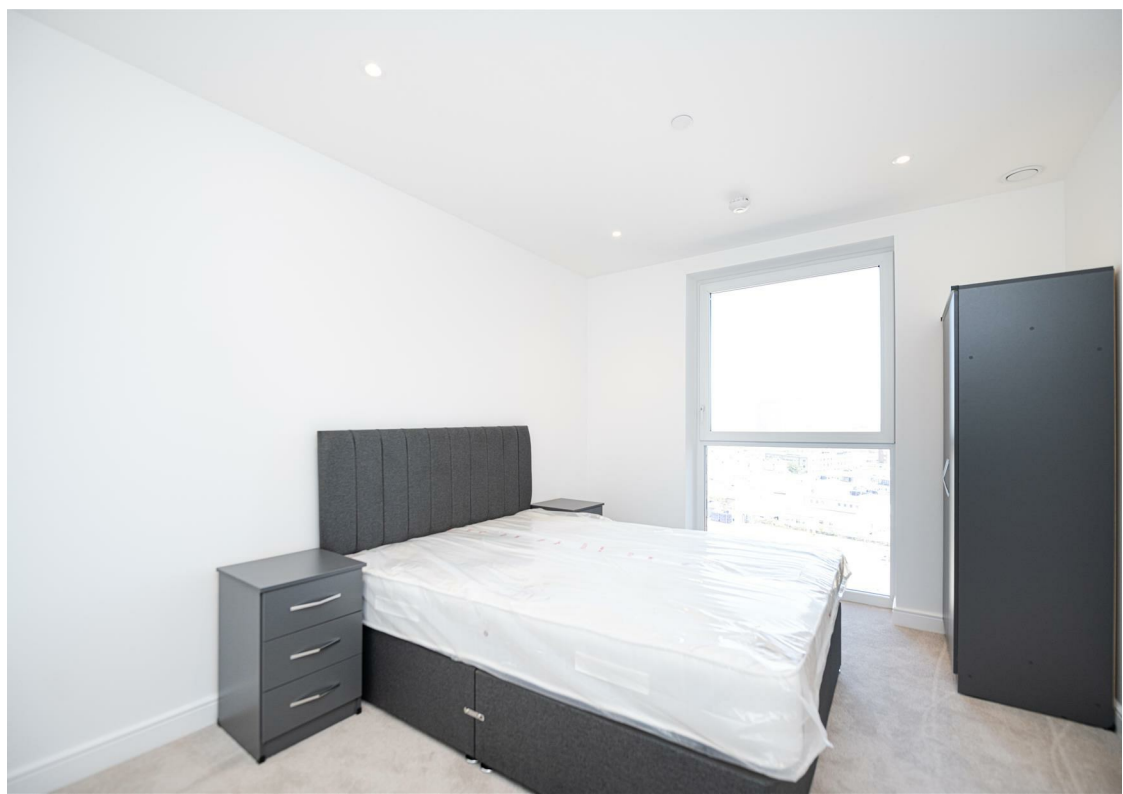
Welcome to this charming apartment located at 12 Quay Walk in the vibrant area of Wembley. This delightful property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a comfortable living space.

The apartment boasts a spacious reception room, perfect for entertaining guests or enjoying a quiet evening at home. With two bathrooms, convenience is at the forefront, ensuring that morning routines and guest visits are effortlessly managed.

Situated in a lively neighbourhood, this apartment offers easy access to local amenities, including shops, restaurants, and parks, making it a wonderful place to call home. The surrounding area is well-connected, providing excellent transport links for those commuting to central London or exploring the wider region.

This property presents a fantastic opportunity for anyone looking to enjoy modern living in a sought-after location. Don't miss the chance to make this lovely apartment your new home.



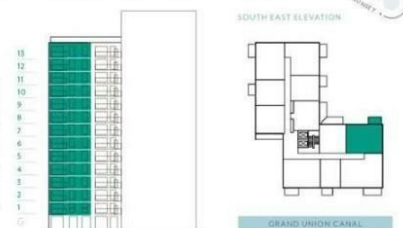


Two bedroom home

Apartment	402	413	424	435	446	457	468	479	490	501	512	523	534
Floor	1	2	3	4	5	6	7	8	9	10	11	12	13



Measurement points	Privacy screen
U Utility cupboard	Washing machine
C Cupboard	Built-in appliances
TOTAL INTERNAL AREA	75 sq m 811 sq ft
TOTAL EXTERNAL AREA	7 sq m 72 sq ft
Kitchen / Dining / Living	3.55m x 7.52m 11'8" x 24'8"
Bedroom 1	3.00m x 3.76m 9'10" x 12'4"
Bedroom 2	3.00m x 3.76m 9'10" x 12'4"
Balcony	3.71m x 1.80m 12'2" x 5'11"



Flights shown for Grand Union are for approximate measurement only. Exact flights will vary. All measurements are given to the nearest 10mm. The dimensions are not intended to be used for design work, appliance sizes or terms of tenancy.

Viewings

Please contact 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.