



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

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

**£2,200 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 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 both residents and visitors have ample facilities.

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 to central London and beyond, which is perfect for commuters.

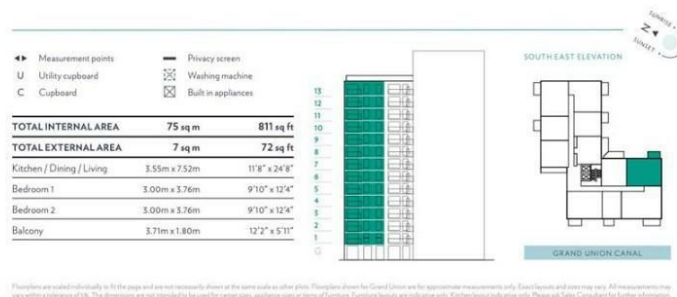
This property presents a fantastic opportunity for those looking to embrace modern living in a sought-after location. Whether you are a first-time buyer or an investor, this apartment is sure to meet your needs. Do not miss the chance to view this lovely home and experience all that it has to offer.





## 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  |



### 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | <b>85</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.