

LEASEHOLD



Apartment (EPC Rating: B)

**Flat 121, Cambium House Palace Arts Way,
Wembley, HA9 0GJ**

£695,000



HAYMILLS
Expertise Experience Engagement



2 Bedroom Apartment located in Wembley

Haymills are delighted to present this beautifully maintained, modern, two-bedroom, two-bathroom (one en-suite) apartment located on the 15th floor of a highly sought-after development in Wembley Park. With a generous 818sq ft of exquisitely designed, triple aspect internal living space, this home offers comfort, style, and practicality in equal measure.

The apartment comprises two spacious double bedrooms, including a principal bedroom with an elegant en-suite bathroom enjoying a large window. The second bathroom features a walk-in rainfall shower. The bright, dual-aspect, open-plan living area is framed by floor-to-ceiling windows that flood the space with natural light. The contemporary, fully integrated kitchen comes complete with high-quality, reliable Bosch appliances.

Step out onto the massive exclusive roof terrace for a truly unforgettable premium outdoor lifestyle experience. This vast urban oasis spans over 900 sq ft and boasts spectacular panoramic views extending from Wembley Stadium to the distant high-rises of Canary Wharf, also capturing the green, suburban landscape of Barn Hill and the iconic church spire of Harrow on the Hill. The aspect presents a rare opportunity to experience professional fireworks displays over Wembley Arch on music events, as well as stunning views of community and residential displays for Diwali, Bonfire Night and New Year, all from the comfort of your own home. This top-tier space is perfect for peaceful outdoor lounging, grand-scale al fresco dining, and impressive private entertaining. It represents an unparalleled garden alternative for suburban downsizers or professionals seeking a premium outdoor lifestyle.

Location & Amenities

Situated within the prestigious Emerald Gardens complex, the apartment is perfectly positioned to benefit from the multi-billion-pound Wembley Park regeneration area. The London Designer Outlet (LDO), Boxpark, OVO Arena, Troubadour Theatre, supermarkets, eateries, parks and playgrounds are all within easy walking distance. Additional useful local facilities include a GP practice, dentists, Specsavers, dry cleaners, barbers and hairdressers. Enjoy events at Wembley Stadium with an unbeatable return journey.

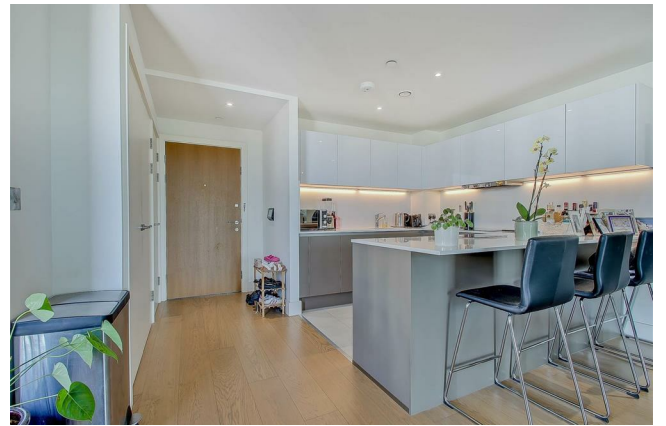
In an area where residential parking is strictly capped and heavily restricted, this apartment boasts a highly coveted, gated, covered ground floor allocation for two cars, conveniently located adjacent to the lift lobby. Contractually guaranteed within the secure resident car park, this feature offers total peace of mind for multi-car households and eliminates local event-day parking restrictions entirely. Another key advantage of this apartment is its optimal location away from the vibrant bustle of Olympic Way, providing peace and quiet even on major stadium event days.

Benefits include

- Allocated secure parking for two cars (circa £60-80,000 embedded value)
- 7-minute walk to Wembley Park Station (Metropolitan & Jubilee lines)

- Under 10-minute walk to Wembley Stadium Station (Chiltern Railways)
- 20-minute walk to Wembley Central Station (Bakerloo & Overground lines)
- Long lease with approximately 287 years remaining
- 24/7 concierge service
- 24/7 gym access
- Landscaped communal gardens
- Access to a private residents' cinema
- Two lifts for ease and convenience
- Secure intercom entry system
- Secure bicycle storage
- Located within the catchment area of highly regarded local schools
- Walking distance to nurseries







**CAMBIUM HOUSE, PALACE ARTS WAY
WEMBLEY HA9**



15 FLOOR APARTMENT

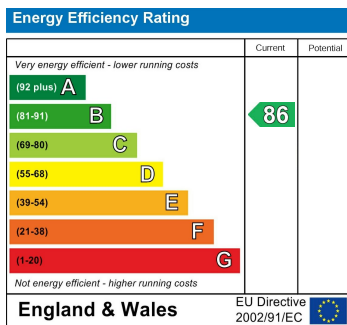
APPROX. GROSS INTERNAL FLOOR AREA 818.05 SQ. FT / 76.00 SQ. M
 APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE TERRACE 1736.43 SQ. FT / 161.32 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN 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. FLOOR PLANS ARE NOT DONE TO "SCALE".

Council Tax Band

E

Energy Performance Graph



Call us on

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info@haymills.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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