






LAKESIDE WAY WEMBLEY HA9  
£3,500 PER MONTH AVAILABLE 01/04/2026

Hamptons  
THE HOME EXPERTS

# { THE PARTICULARS

Lakeside Way Wembley HA9

£3,500 Per Month  
Part-furnished

 3 Bedrooms  
 3 Bathrooms  
 1 Reception

## Features

- Duplex Apartment, - Private Terrace, -  
Bright and Spacious, - Parking Available, -  
Prime Location, - Close to Local Amenities,  
Shops and Restaurants, - Excellent  
Transport Links, - Available Immediately

## Council Tax

Council Tax Band E

Hamptons  
Ealing Lettings 20 The Mall  
London, W5 2PJ  
0208 567 9647  
ealinglettings@hamptons.co.uk  
www.hamptons.co.uk

## The Property

A well-presented three-bedroom, three-bathroom duplex apartment ideally located in the heart of Wembley, just moments from Wembley Station. Set across two spacious floors, this property offers a practical and versatile layout, perfectly suited for families or sharers. The apartment features three generously sized bedrooms, three modern bathrooms, and a bright, well-proportioned living space complemented by a contemporary finish throughout, with direct access to a private terrace ideal for relaxing or entertaining. The property is maintained to a good standard, offering comfortable and convenient living in a highly sought-after central location. Situated within easy reach of local amenities, transport links, and the vibrant Wembley area, this home combines accessibility with everyday convenience. Available from 01/04/2026 and offered part furnished



# LAKESIDE WAY

Approximate Gross Internal Area

First floor = 573 sq. ft. (53.2 sq. m.)

Second floor = 657 sq. ft. (61.0 sq. m.)

Total = 1230 sq. ft. (114.2 sq. m.)



First Floor



Second Floor

CH  
7'7/2.3 = Ceiling Height

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. ID 1278393

### For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
100-100	A		
80-100	B		
60-80	C	80	80
40-60	D		
20-40	E		
10-20	F		
1-10	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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