



## Flat 40 Pullman House 42 Brook House, Wembley, LONDON, HA98FX

**£2,400 Per month**

- New Build Apartment
- Fully Furnished Flat Ready For Move In
- Roof Terrace Access
- Direct trains to Central London
- Balcony With Amazing View of Wembley Stadium
- Short Term Let Option Available
- En-suite Bathroom
- Less than a minute walk to Wembley Park Station
- 12-Hour Concierge Service
- Landscaped Podium Gardens

# Flat 40 Pullman House 42 Brook House, Wembley

## HA98EX

Welcome to this splendid two-bedroom flat located at 42 Brook Avenue, within the modern Pullman House in Wembley. This newly built property offers a generous living space of 781 square feet, making it an ideal choice for those seeking comfort and style.

As you enter the flat, you are greeted by a bright and airy reception room, perfect for relaxation or entertaining guests. The contemporary design and large windows allow natural light to flood the space, creating a warm and inviting atmosphere.

The flat features two well-proportioned bedrooms, including a master bedroom with an ensuite bathroom, providing both privacy and convenience. The second bedroom is equally spacious, making it suitable for guests, family, or even a home office.

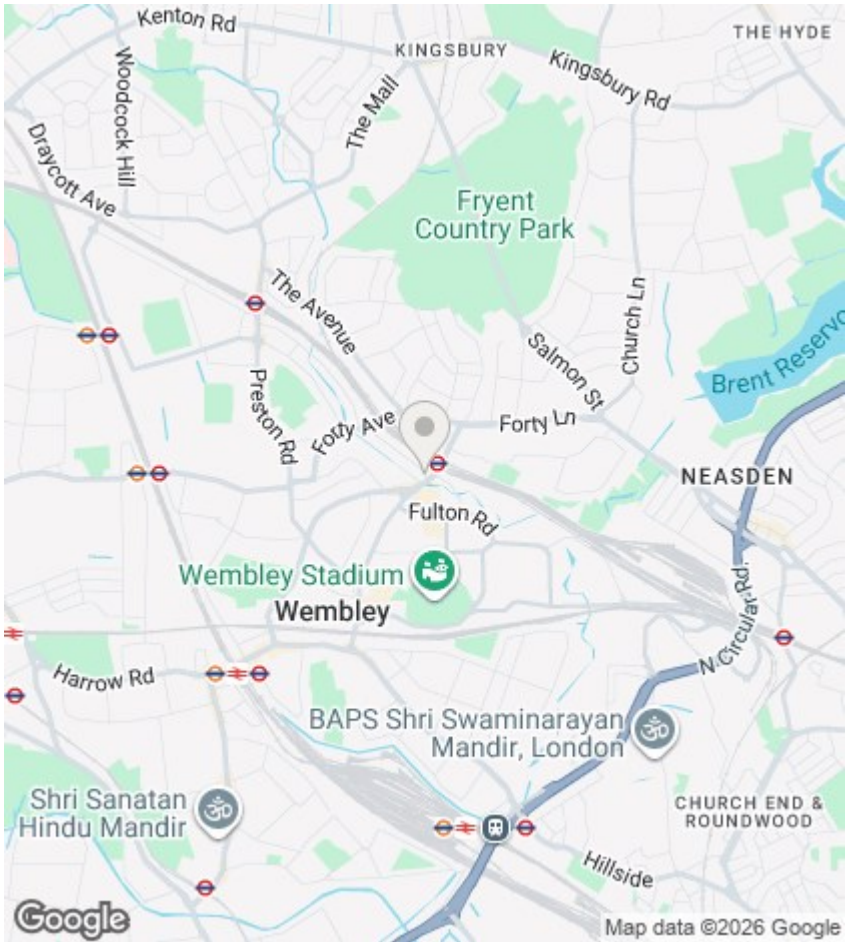
In addition to the ensuite, there is a second bathroom, ensuring that all residents and visitors have ample facilities. The modern fittings and finishes throughout the property reflect a high standard of living, making it a delightful place to call home.



Council Tax Band: New Build







### Directions

### Viewings

Viewings by arrangement only. Call to make an appointment.

### EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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 