



Let **UK** Home

2 Bedrooms

HA9 0HT

Located in London

£2,550 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



Edgewater Building, 53 Fulton Road, Wembley,



Let UK Home are delighted to present this beautifully appointed two-bedroom, two-bathroom apartment in the sought-after Fulton & Fifth development, ideally located in the heart of Wembley Park, North West London, overlooking the picturesque Wealdstone Brook.

This property comprises a large bright open plan kitchen and living room leading to a private balcony with great views, two double bedrooms (master with wardrobe and en-suite), a large family sized bathroom and ample storage.

Residents benefit from an excellent range of premium on-site facilities, including a concierge service, swimming pool, fully equipped gym, private cinema, golf simulator, café, co-working spaces, games room and secure cycle storage, offering a modern and convenient lifestyle.

Ideally positioned just a short walk from Wembley Park Station (Jubilee & Metropolitan Lines), the property provides fast connections to Baker Street, Bond Street and King's Cross. Nearby Fifth Way (East Bound) bus stop is served by routes 92, 206 and 440, making travel across London simple and convenient.

The development is also well connected to several of London's leading universities, including the University of Westminster (Harrow Campus), University College London (UCL), London Business School and Central Saint Martins.

Everyday amenities are within easy walking distance, with Sainsbury's, Lidl and TT Supermarket (Chinese supermarket) all nearby. Residents can also enjoy the vibrant BOXPARK Wembley, offering a wide selection of international street food, bars and retail outlets, while the London Designer Outlet provides an excellent range of shopping, dining and entertainment options just moments from the development.

- 7th Floor
- Swimming Pool & Gym
- Cinema
- Walk to Wembley Stadium & OVO Arena
- EPC Rating: B

- Concierge Service
- Co-working Space & Game Room
- Wembley Park
- Near Wealdstone Brook
- Virtual Tour Available





Let **UK** Home

3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

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Total floor area

64 square metres

Council Tax Band:

Local Authority:

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/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

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