



Flat 35, Pullman House 42 Brook Avenue, Wembley, London, HA9 8FX

**£2,700 Per month**

- Modern apartment, built 2025
- Two comfortable bedrooms
- Bright reception room
- Close to local amenities
- Ideal for professionals
- Spacious 772 sq ft layout
- Two sleek bathrooms
- Located in Wembley
- Easy access to transport
- Viewing highly recommended

# Pullman House 42 Brook Avenue, London HA9 8FX

Welcome to this stylish and contemporary two-bedroom apartment located at 42 Brook Avenue, within the desirable Pullman House development in Wembley. Built in 2025, this modern residence offers an excellent blend of comfort, style and convenience, making it an ideal rental home for professionals, couples or those looking for a well-connected contemporary lifestyle.

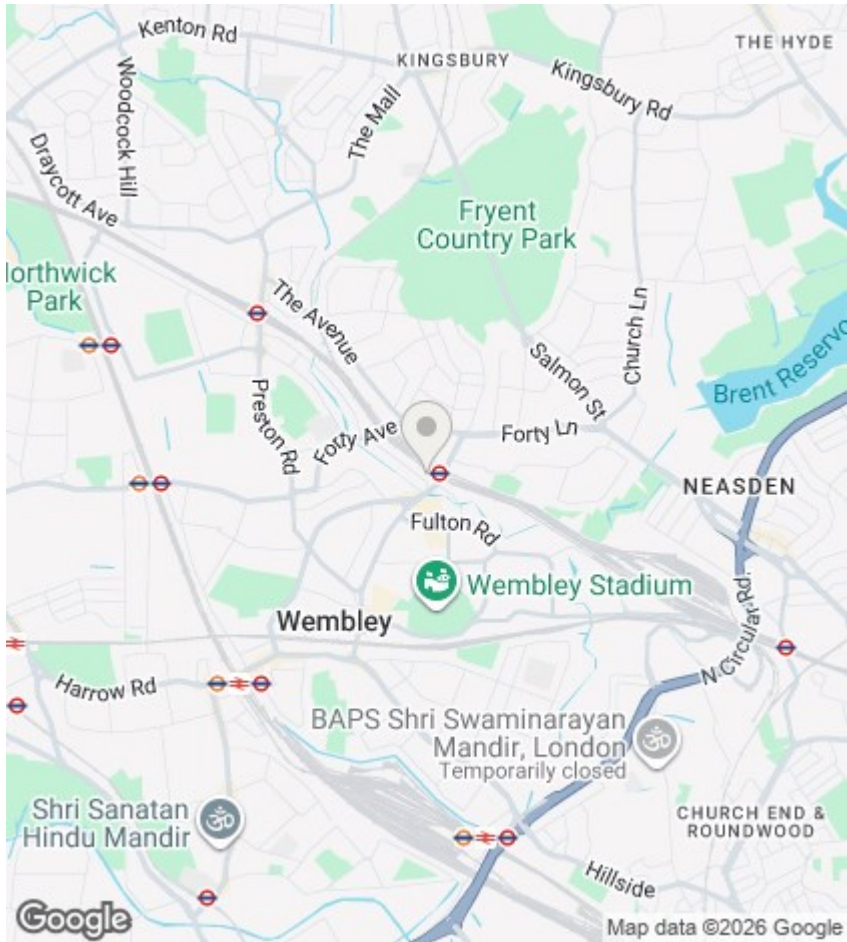
Spanning approximately 772 sq ft, the apartment features a spacious reception room providing a bright and inviting space for relaxing and entertaining. The property benefits from two well-proportioned bedrooms, offering comfortable accommodation and excellent flexibility, together with two bathrooms for added convenience.

The location of Pullman House is particularly appealing, with easy access to local amenities, transport links, shops, restaurants and leisure facilities. Wembley offers a vibrant and diverse community, while the development provides a comfortable and modern base from which to enjoy everything the area has to offer.



Council Tax Band: D





### Directions

### Viewings

Viewings by arrangement only. Call to make an appointment.

### EPC Rating:

B

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 86                      | 86        |
| (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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

