



QUADRANT COURT, EMPIRE WAY WEMBLEY, HA9 0EY

£2,200 PER CALENDAR

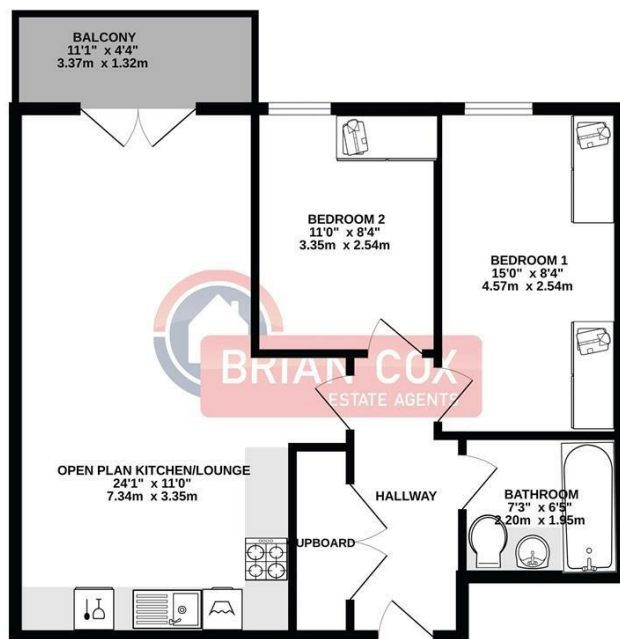
Brian Cox are pleased to present this beautifully maintained second-floor apartment, ideally located with easy access to local shops, bars, restaurants, and excellent transport links.

This modern apartment features a spacious open-plan lounge, a sleek kitchen with integrated appliances, including a dishwasher, two generously sized double bedrooms, and a contemporary family bathroom.

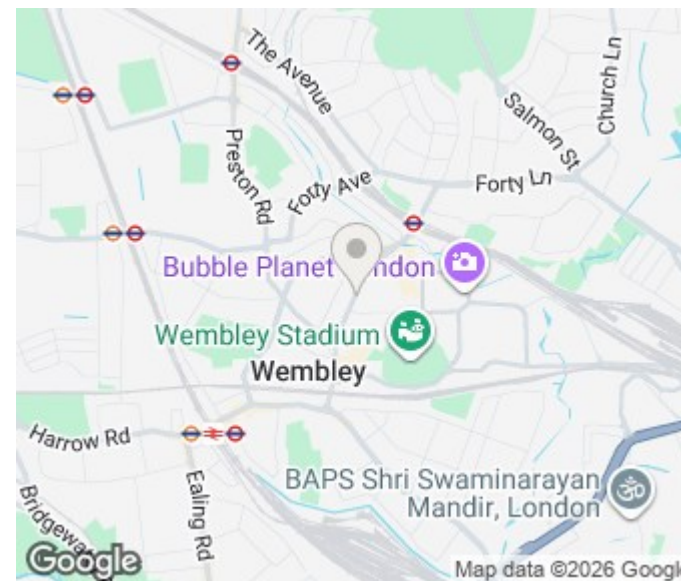
Further benefits include double glazing, electric underfloor heating, fitted wardrobes, internal storage, a private balcony overlooking the courtyard, access to communal grounds, and a 24-hour concierge service.



SECOND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Metropix ©2022.



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

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

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