



Redwood House, Engineers Way, London, HA9 0FX

£510 Per Week

A 2 bedroom 2 bathroom apartment for rent within 'Redwood House' part of the Emerald Gardens development.

The Metropolitan and Jubilee lines are moments away via Wembley Park Station.

The apartment comprises a bright and spacious reception room with open plan fitted kitchen and access to balcony, master bedroom with en-suite shower room, a further double bedroom and family bathroom.

Redwood house benefits from exclusive access to the developments gym, cinema room and concierge facilities.

COMES PART FURNISHED. PROPERTY AVAILABLE FROM 14.09.2026

Marketing of On-Site Amenities and Agent Indemnity.

- 2 Bedrooms
- Available from 14.09.2026
- Close to Met & Jubilee lines
- 2 Bathrooms
- 8th Floor apartment
- Excellent views
- 746 Square feet
- South facing balcony
- Gym, cinema & concierge
- Comes part furnished

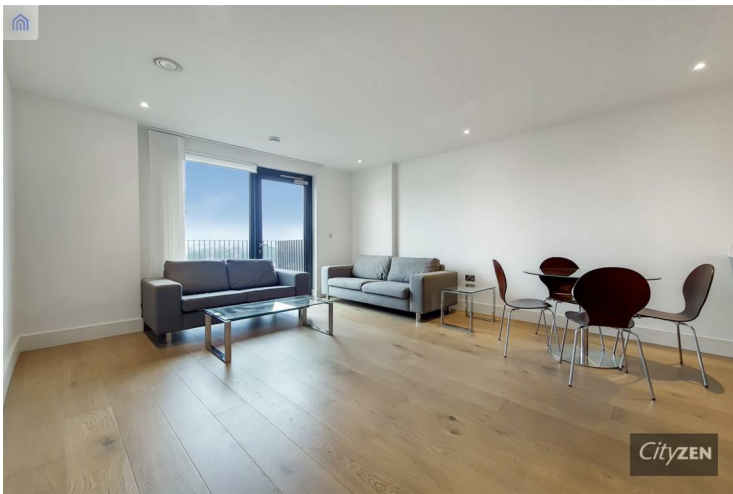
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REDWOOD HOUSE



BEDROOM



RECEPTION ROOM



RECEPTION ROOM



KITCHEN



KITCHEN

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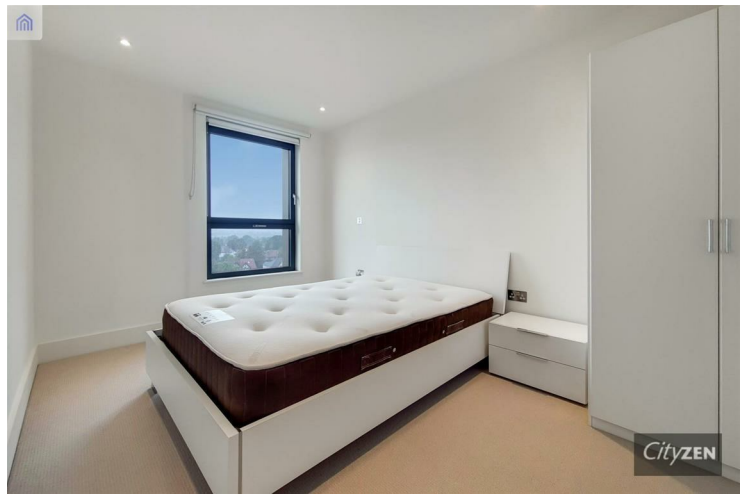
BEDROOM



SHOWER ROOM



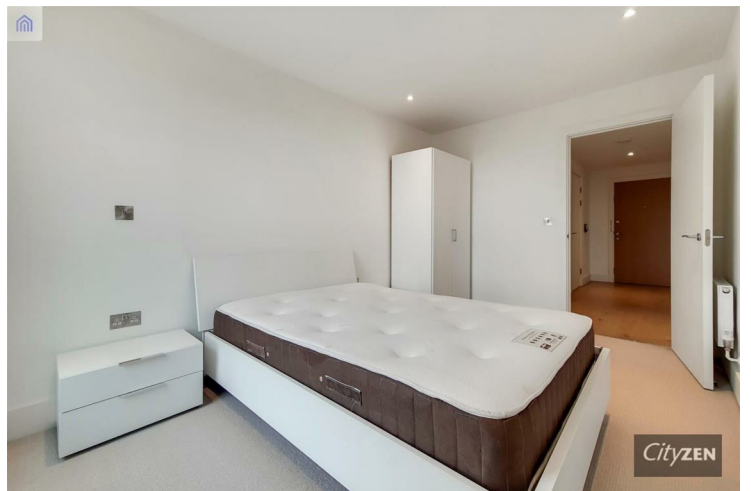
DRESSING AREA



BEDROOM



BATHROOM



BEDROOM

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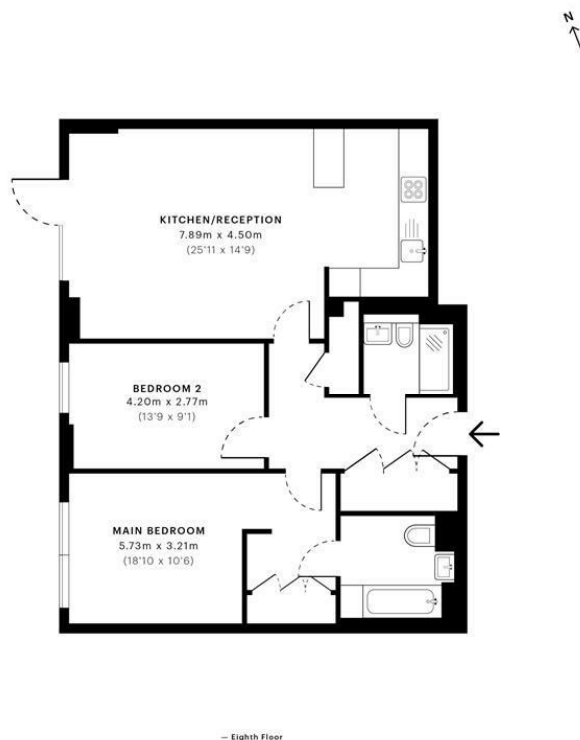
BATHROOM



BALCONY



VIEW FROM BALCONY



- Eighth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
85.97 sqm / 925.37 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes swimming, restricted head height
81.09 sqm / 872.85 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Plans and gardens are illustrative only and excluded from all area calculations.
Due to rounding, numbers may not add up precisely.
All measurements shown for the individual room lengths and widths
are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 86.43 sqm / 930.32 sqft
IPMS 3C RESIDENTIAL: 82.33 sqm / 886.19 sqft

urpc id: 60e54e3017d99e1d4232b8

Energy Efficiency Rating

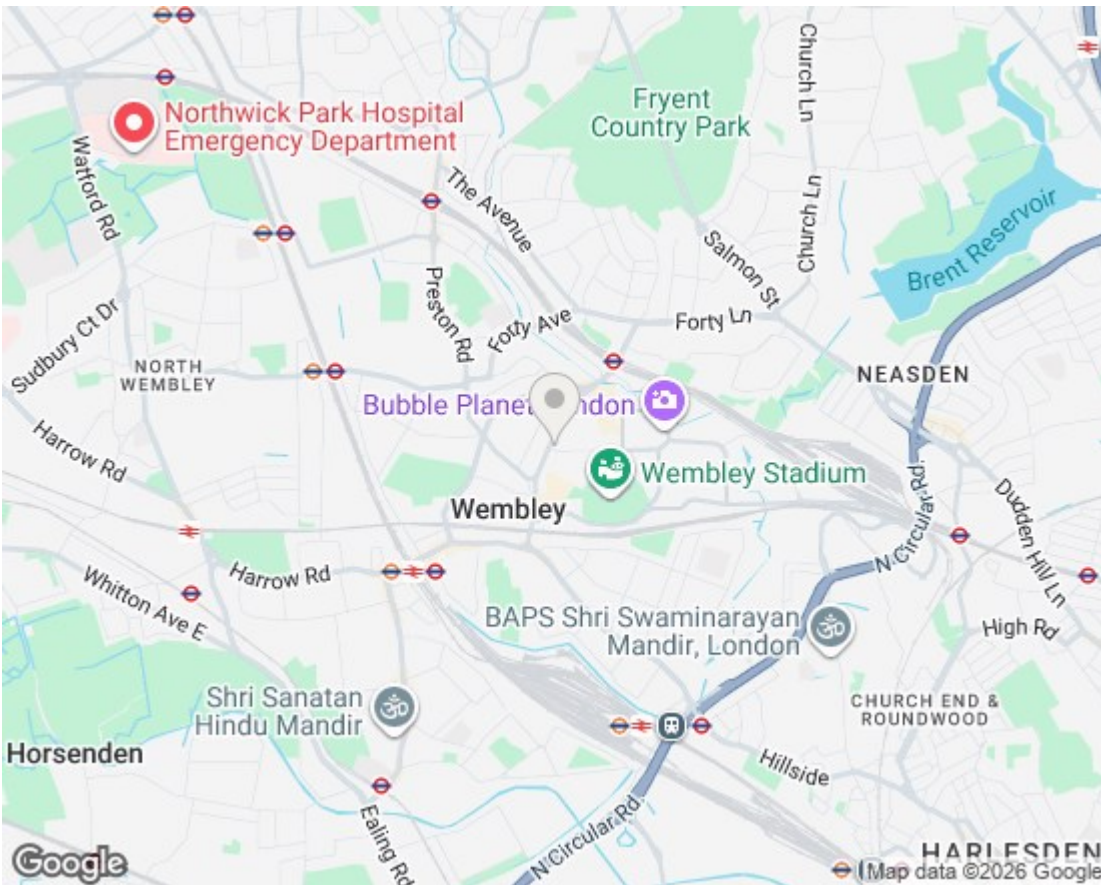
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/ECEnvironmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.