



Edgewater Building, 49 Fulton Road, Wembley, HA9 0HT

£612 Per Week

PHASE 2 OF FULTON & FIFTH IN WEMBLEY HA9

TWO BED, TWO BATH ON THE 12TH FLOOR
SOUTH-WEST FACING

SET OVER 700 SQUARE FEET WITH A SOUTH-WEST FACING BALCONY

IN OUR OPINION THIS IS WEMBLEY'S MOST LUXURIOUS NEW DEVELOPMENT YET WITH AMENITIES SUCH AS SWIMMING POOL, GYM, YOGA STUDIO, CINEMA, CO WORKING AREAS, GOLF SIMULATOR, GAMES ROOM & 24 HOUR CONCIERGE

HIGH END SPECIFICATION

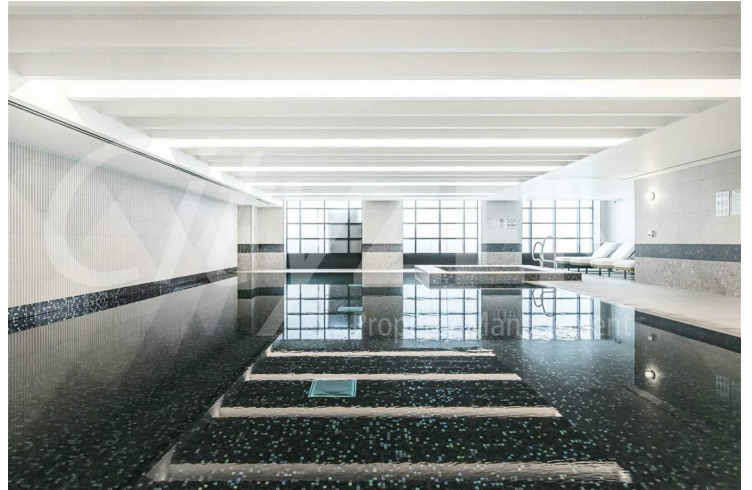
WALK TO BOX PARK, STADIUM AND WEMBLEY CENTRAL AND WEMBLEY PARK STATIONS.

- PHASE 2 OF FULTON & FIFTH, WEMBLEY HA9
- ON SITE CO WORKING SPACE, GOLF SIMULATOR, GAMES ROOM & CAFE
- TWO BED TWO BATH APARTMENT
- SOUTH WEST FACING VIEWS FROM BALCONY
- WEMBLEY'S MOST LUXURIOUS NEW DEVELOPMENT
- CLOSE TO BOX PARK & STADIUM
- AVAILABLE NOW
- FACILITIES INC SWIMMING POOL, GYM, YOGA STUDIO & CINEMA
- CLOSE TO WEMBLEY PARK & WEMBLEY CENTRAL STATIONS
- LOCATED ON THE 12TH FLOOR

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RESIDENTS SWIMMING POOL



RESIDENTS SWIMMING POOL



RESIDENTS GYM



RESIDENTS CINEMA



RESIDENTS POOL & HOT TUB



RESIDENTS GAMES ROOM

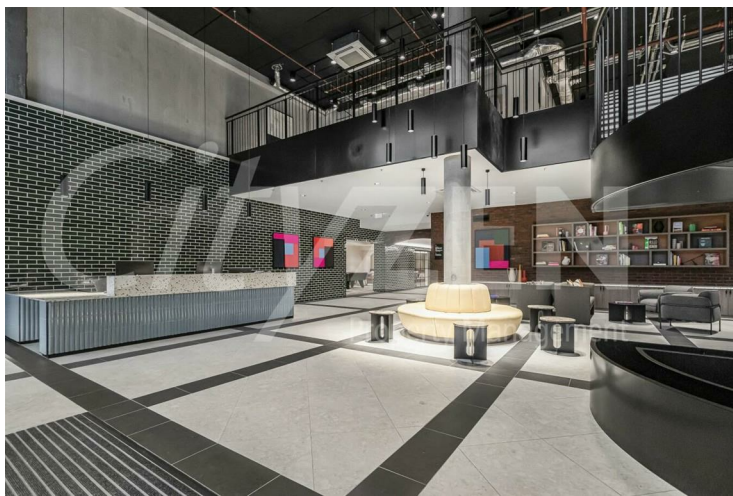
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RESIDENTS GOLF ROOM



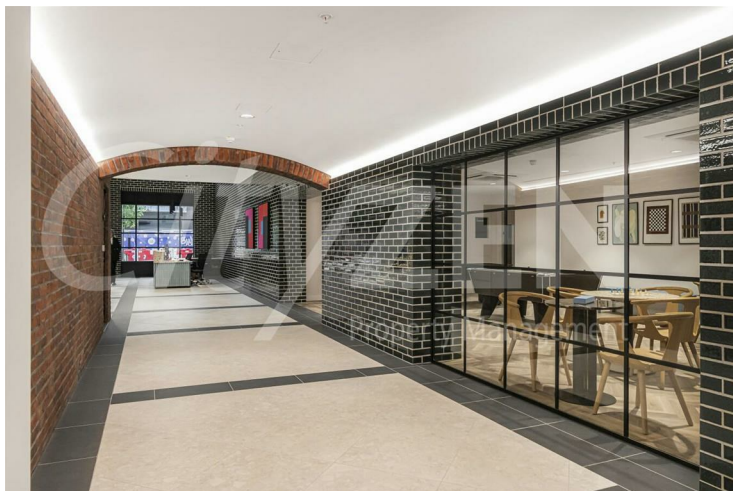
FULTON & FIFTH



SUPER LOBBY



RESIDENTS GAMES ROOM



COMMUNAL AREAS

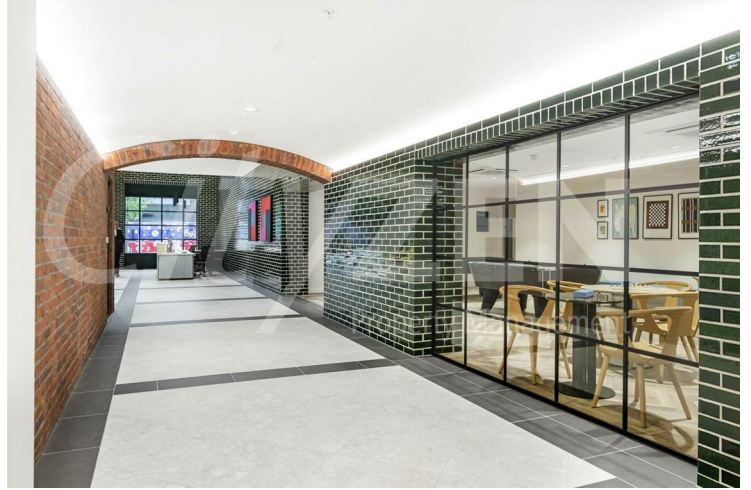


RESIDENTS GAMES ROOM

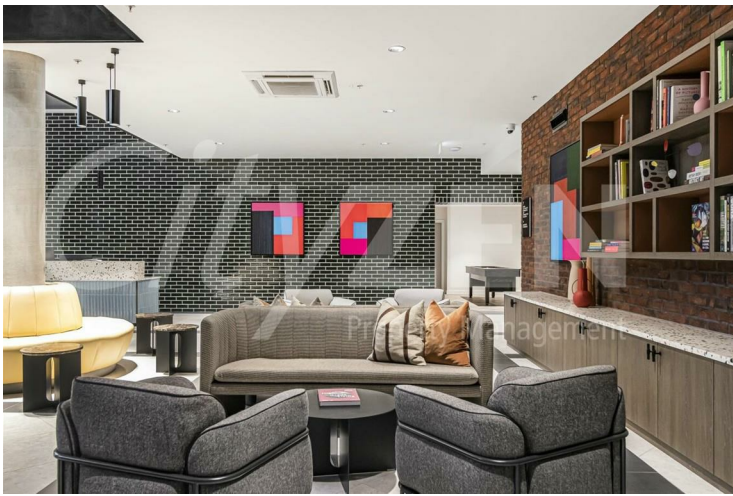
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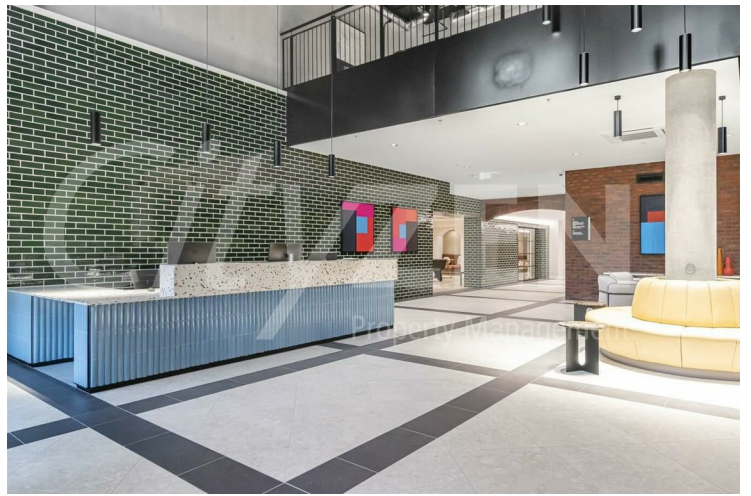
RESIDENTS GAMES ROOM



COMMUNAL AREAS



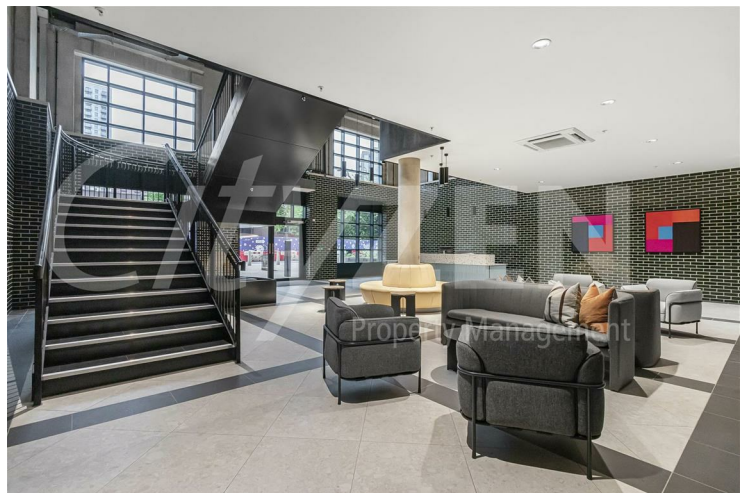
COMMUNAL AREAS



SUPER LOBBY



COMMUNAL AREAS



SUPER LOBBY

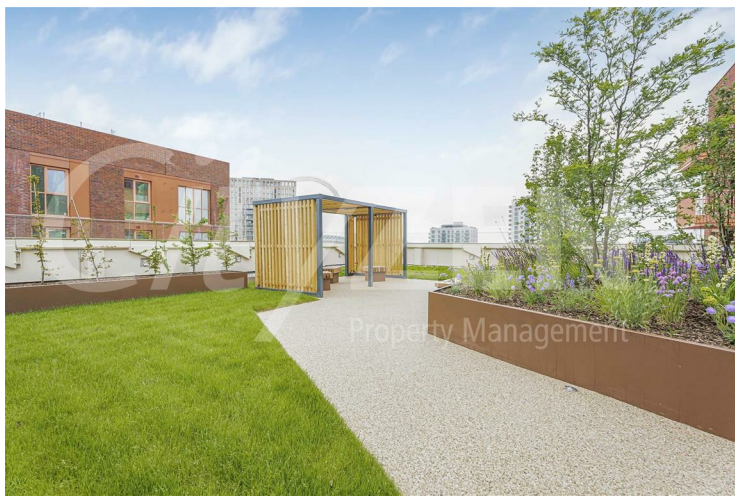
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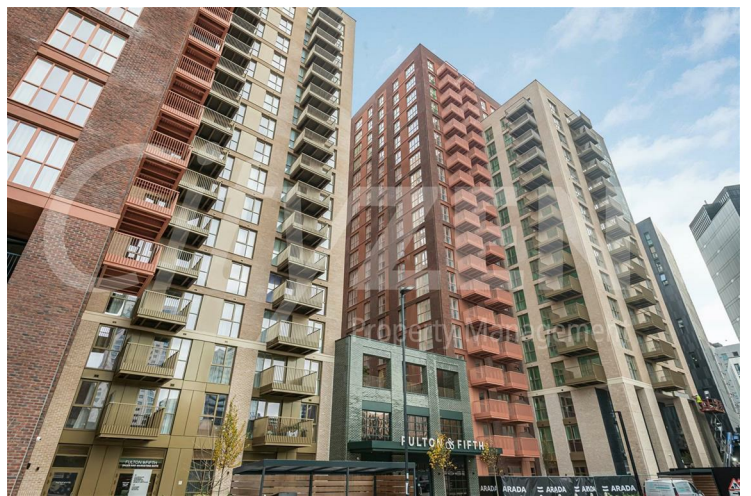
BUILDING ENTRANCE



FULTON & FIFTH



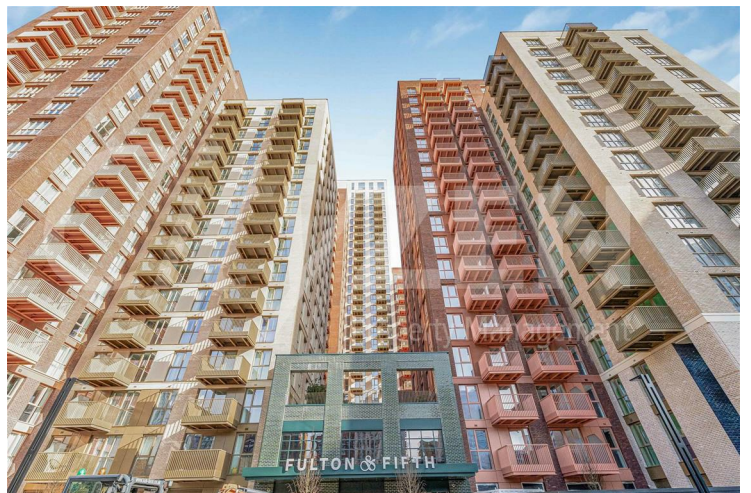
ROOF GARDEN



FULTON & FIFTH



ROOF GARDEN



FULTON & FIFTH

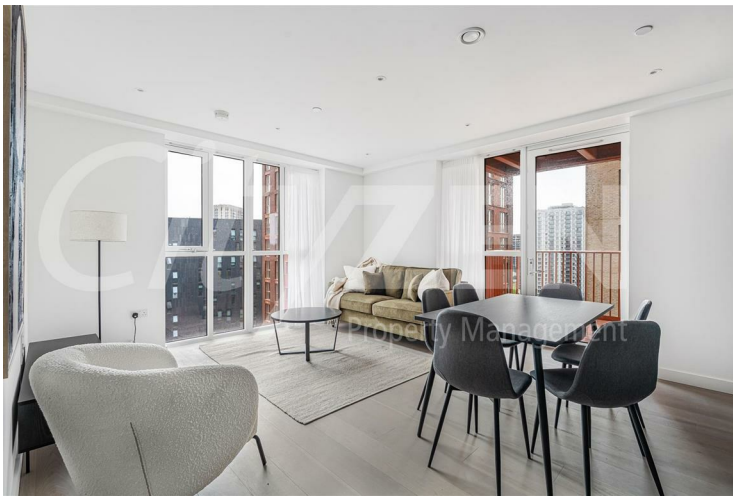
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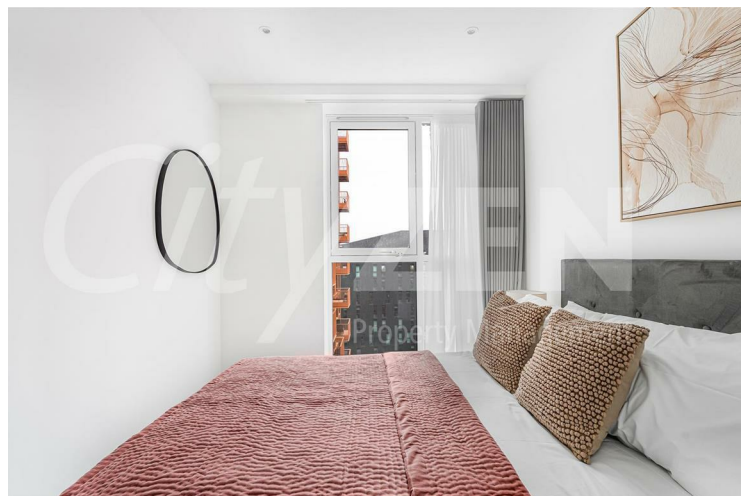
FULTON & FIFTH



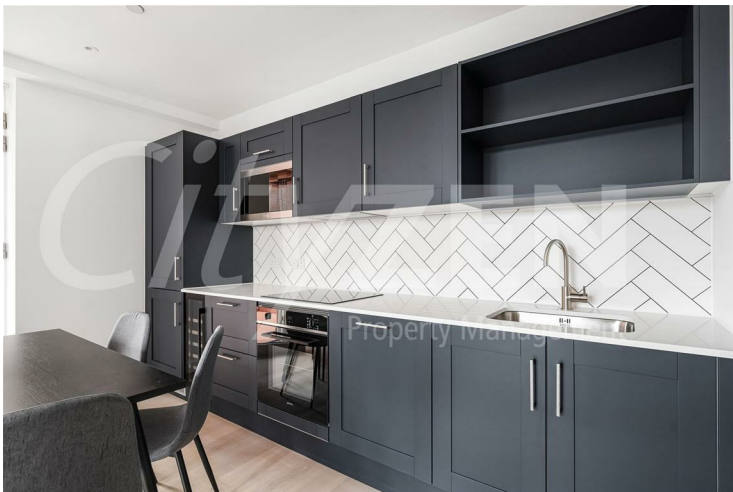
BEDROOM



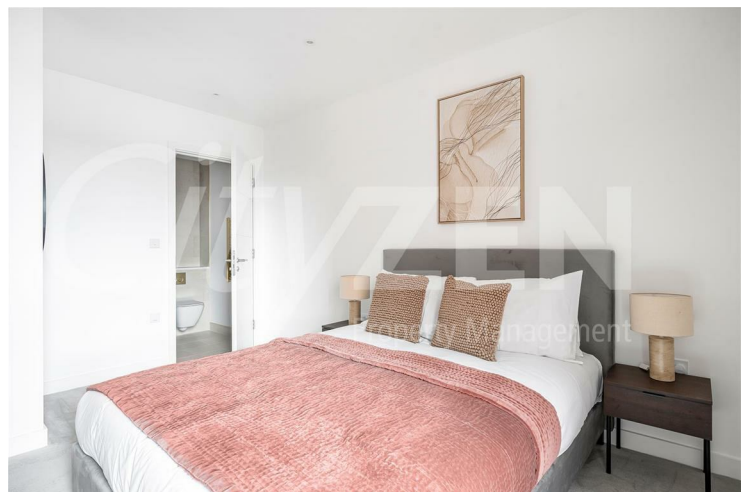
RECEPTION



BEDROOM



KITCHEN



BEDROOM

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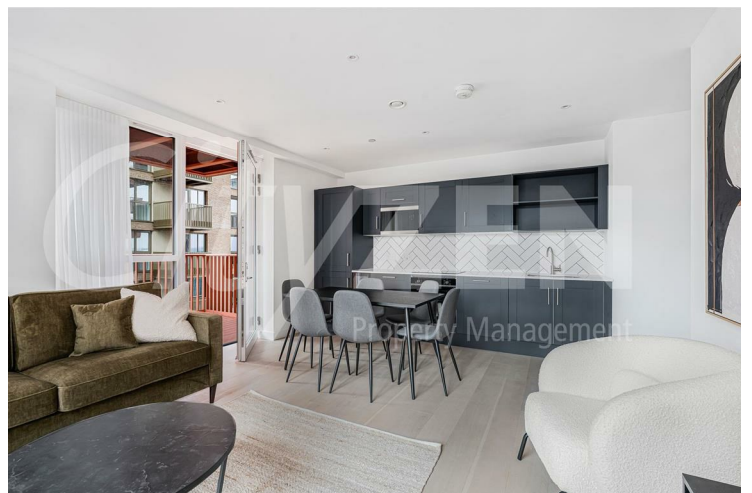
EN-SUITE



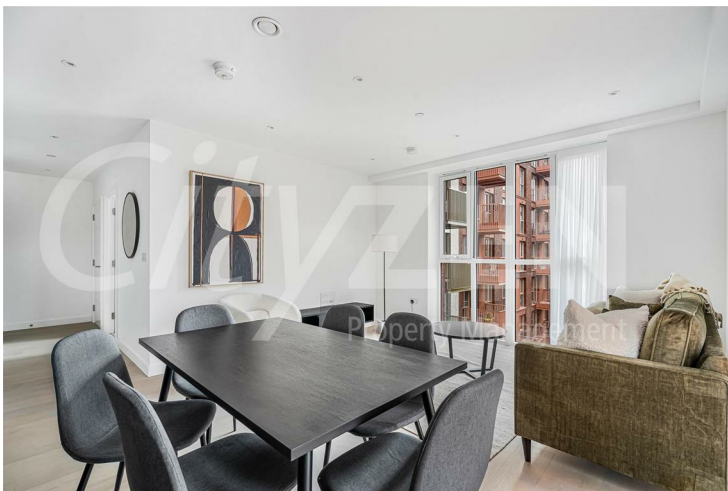
RECEPTION



BATHROOM



RECEPTION



RECEPTION



BEDROOM/EN-SUITE

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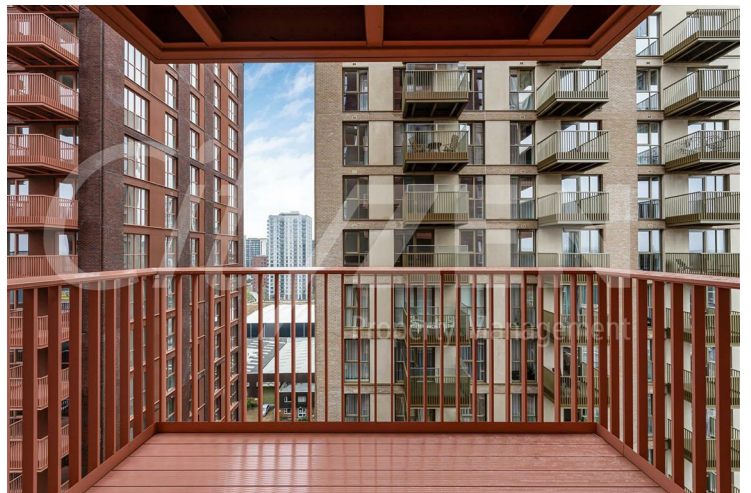
BEDROOM



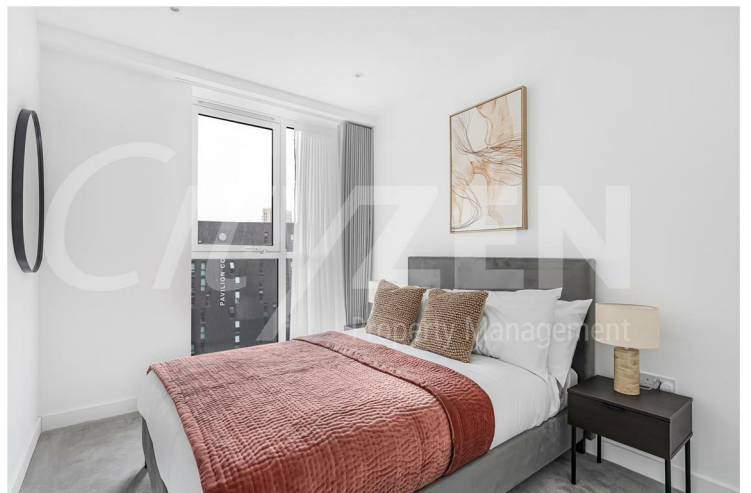
WELL FURNISHED



WELL FURNISHED



BALCONY



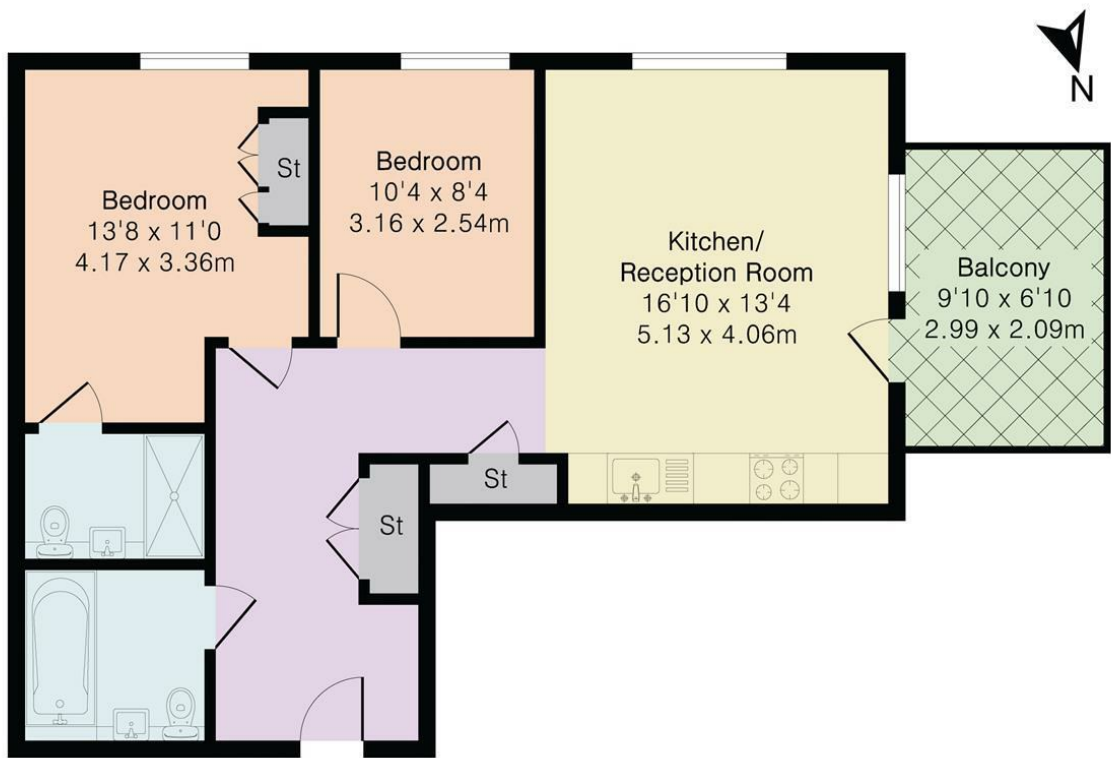
BEDROOM

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BALCONY

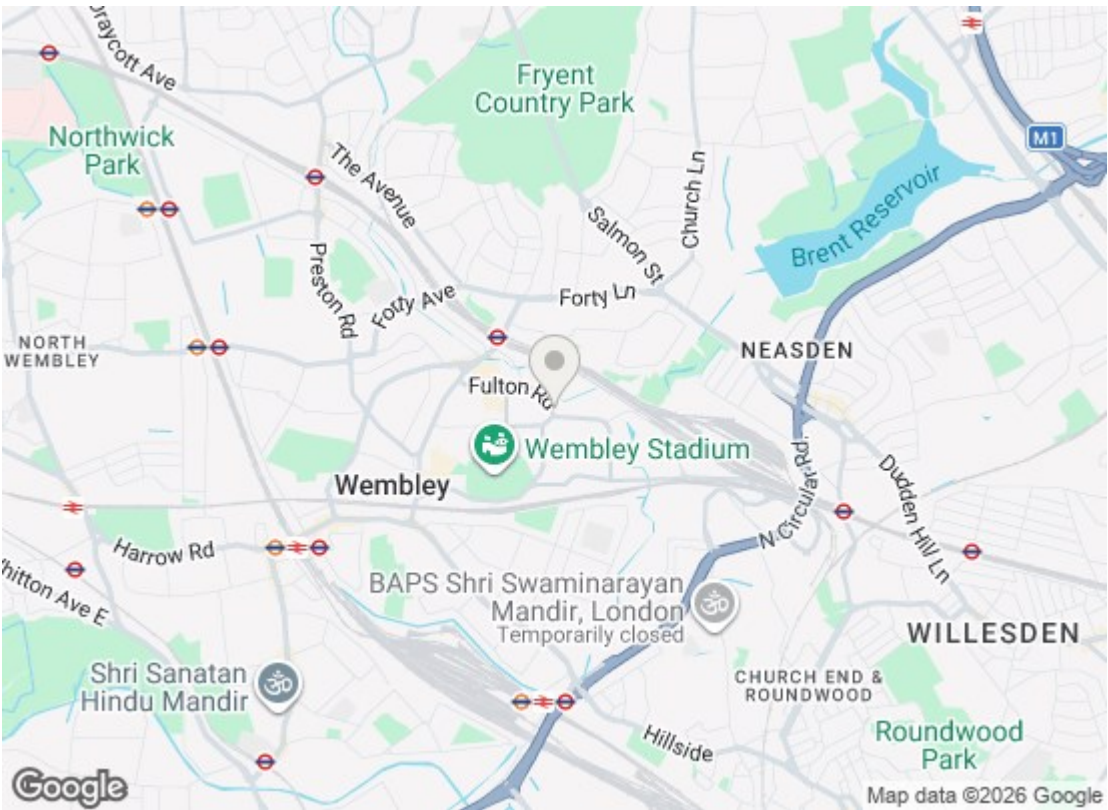
Approximate Gross Internal Area 705 sq ft - 65 sq m



Twelfth Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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		
Environmental Impact (CO ₂) 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.