87 Empire Court Northend Road, Wembley, HA9 0AQ
£1,595 Per Month

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Spacious 2-Bedroom Apartment in the Heart of Wembley Park

This 2-bedroom apartment is located on the third floor of Empire Court, and offers a perfect blend of modern living and convenience. Boasting bright, airy rooms and partly redecorated interiors, the property provides a clean and contemporary space that is both stylish and welcoming. From the apartment, you can enjoy a captivating view of the iconic Wembley Stadium, giving you a sense of connection to this vibrant and renowned area.
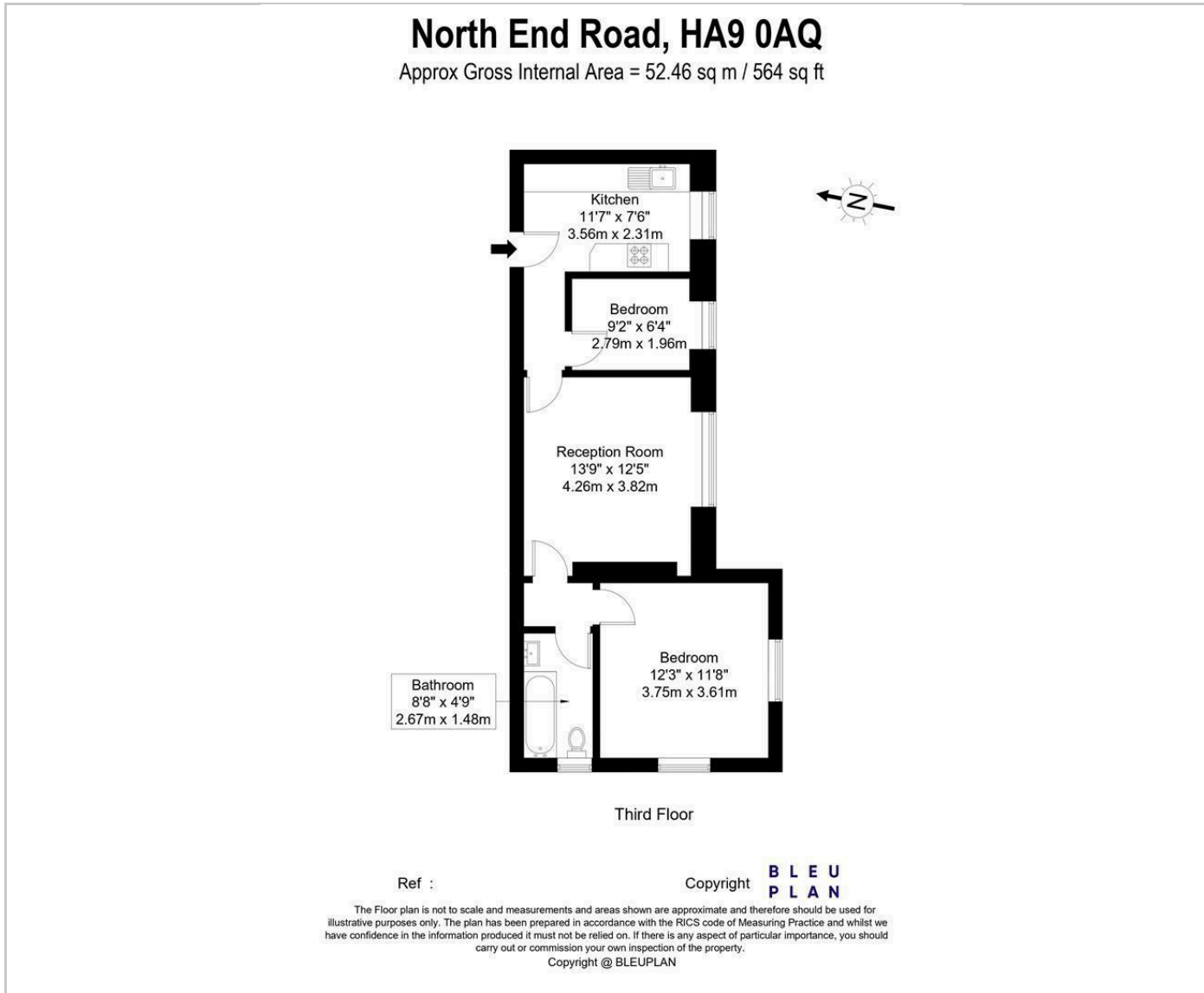
The location is ideal for those who value quick and easy access to the city. Situated just a short 5-minute stroll from Wembley Park Station, the apartment benefits from excellent transport links via the Metropolitan and Jubilee Lines, providing seamless travel directly into Central London. Whether you're commuting for work or exploring the city's many attractions, this apartment offers unbeatable convenience.

Beyond its exceptional transport links, the property is also close to the bustling Wembley Designer Outlet. This lively shopping and entertainment hub offers an array of trendy restaurants, retail stores, and a cinema, providing plenty of options for dining, shopping, and leisure activities.
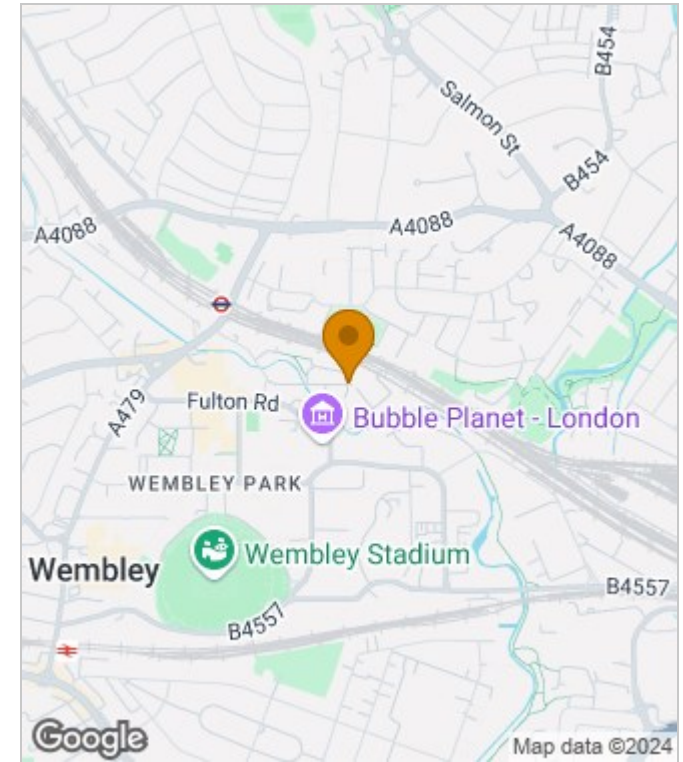
In addition to the fantastic location, the apartment also includes the added benefit of having the water bill covered in the rent, simplifying your monthly expenses. The property is available partly furnished, allowing you
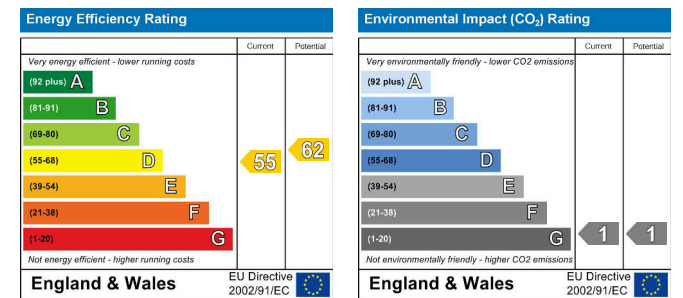
North End Road, HA9 0AQ

Approx Gross Internal Area = 52.46 sq m / 564 sq ft

Kitchen
11'7" x 7'6"
3.56m x 2.31m

Bedroom
9'2" x 6'4"
2.79m x 1.96m

Reception Room
13'9" x 12'5"
4.26m x 3.82m

Bedroom
12'3" x 11'8"
3.75m x 3.61m

Bathroom
8'8" x 4'9"
2.67m x 1.48m

N

Third Floor

Ref :

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PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	62
(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 CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

33-35 High Street, Harrow On The Hill, Harrow, Middlesex, HA1 3HT
Tel: 020 8422 3333 Email: enquiries@wilson-hawkins.co.uk www.wilson-hawkins.co.uk