



## **Brookline Building, 49 Fulton Road, Wembley, HA9 0TF**

**£475 Per Week**

FULTON & FIFTH IN WEMBLEY HA9

ONE BED ON THE 12TH FLOOR  
EAST FACING

SET OVER 556 SQUARE FEET WITH AN EAST FACING BALCONY WITH FAR REACHING VIEWS

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.

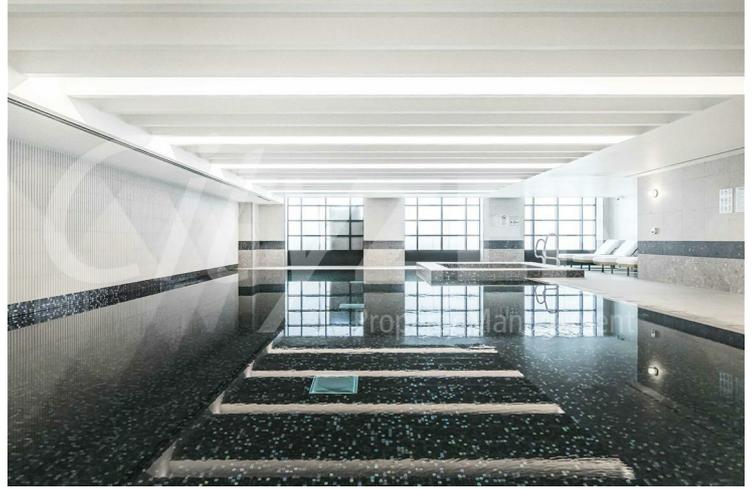
FURNISHED. AVAILABLE FROM NOW.

- FURNISHED. AVAILABLE FROM NOW
- ON SITE CO WORKING SPACE, GOLF SIMULATOR, GAMES ROOM & CAFE
- ONE BEDROOM APARTMENT
- FAR REACHING EAST FACING VIEWS FROM BALCONY
- WEMBLEY'S MOST LUXURIOUS NEW DEVELOPMENT
- CLOSE TO BOX PARK & STADIUM
- EAST FACING
- FACILITIES INC SWIMMING POOL, GYM, YOGA STUDIO & CINEMA
- CLOSE TO WEMBLEY PARK & WEMBLEY CENTRAL STATIONS
- LOCATED ON THE 12TH FLOOR

# Brookline Building, 49 Fulton Road, Wembley, HA9 0TF



RESIDENTS SWIMMING POOL



RESIDENTS SWIMMING POOL



RESIDENTS GYM



RESIDENTS CINEMA



RESIDENTS POOL & HOT TUB



FULTON & FIFTH

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FULTON & FIFTH



SUPER LOBBY



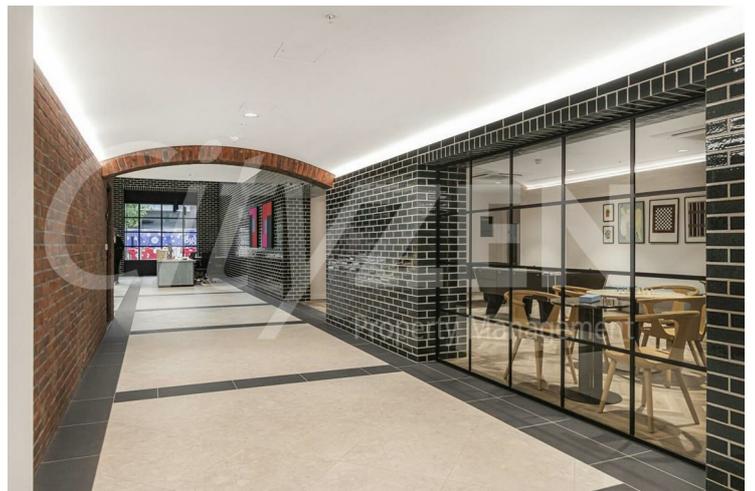
RESIDENTS GAMES ROOM



SUPER LOBBY



RESIDENTS GOLF ROOM



COMMUNAL AREAS

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FULTON & FIFTH



RESIDENTS GAMES ROOM



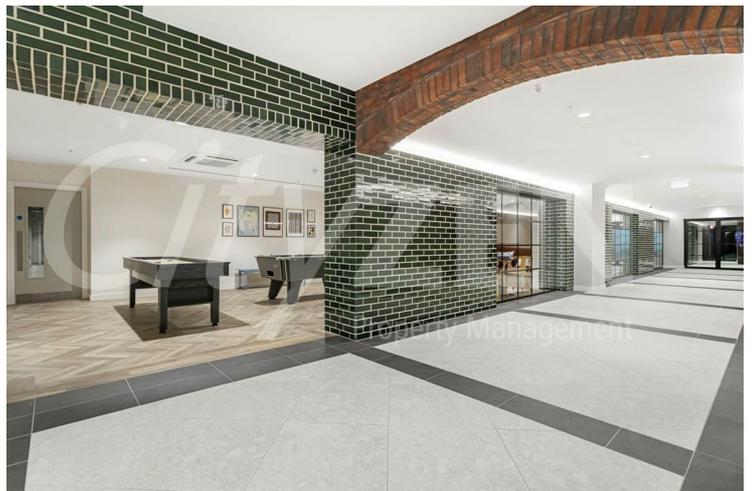
RESIDENTS GAMES ROOM



COMMUNAL AREAS

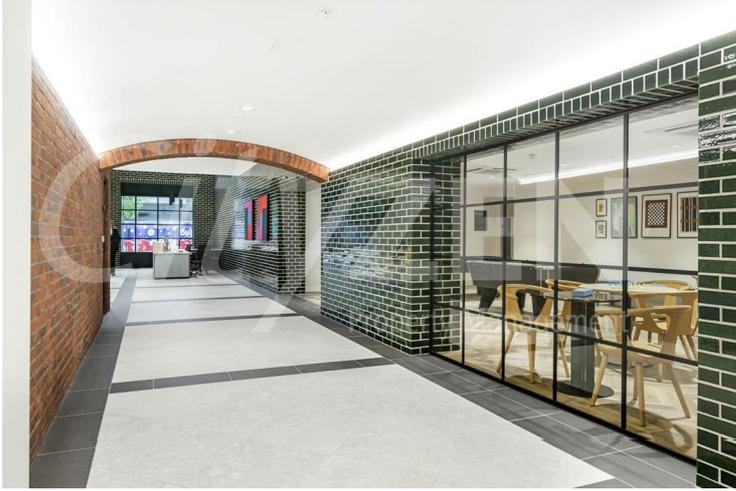


RESIDENTS GAMES ROOM



COMMUNAL AREAS

# Brookline Building, 49 Fulton Road, Wembley, HA9 0TF



COMMUNAL AREAS



BEDROOM



SUPER LOBBY



RECEPTION ROOM



SUPER LOBBY



RECEPTION ROOM

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VIEW



RECEPTION ROOM



RECEPTION ROOM



BEDROOM



RECEPTION ROOM

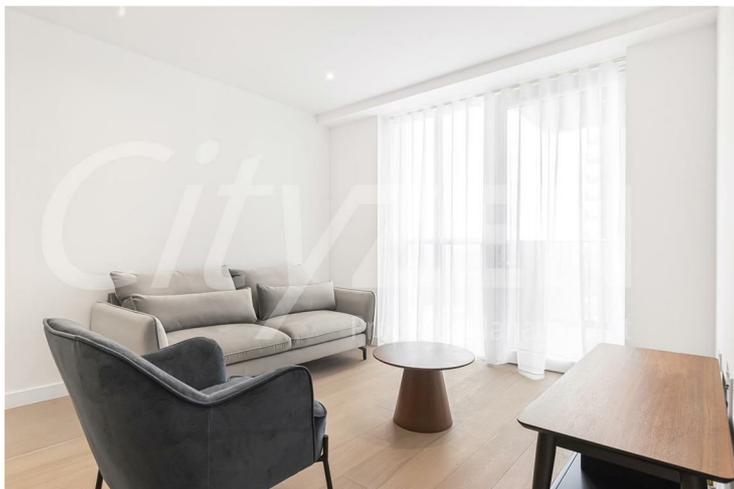


KITCHEN

**Brookline Building, 49 Fulton Road, Wembley, HA9 0TF**



**KITCHEN**



**RECEPTION ROOM**



**KITCHEN  
BALCONY**



**BATHROOM**



**BEDROOM**



**BUILDING ENTRANCE**

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ROOF GARDEN



FULTON & FIFTH



ROOF GARDEN



FULTON & FIFTH

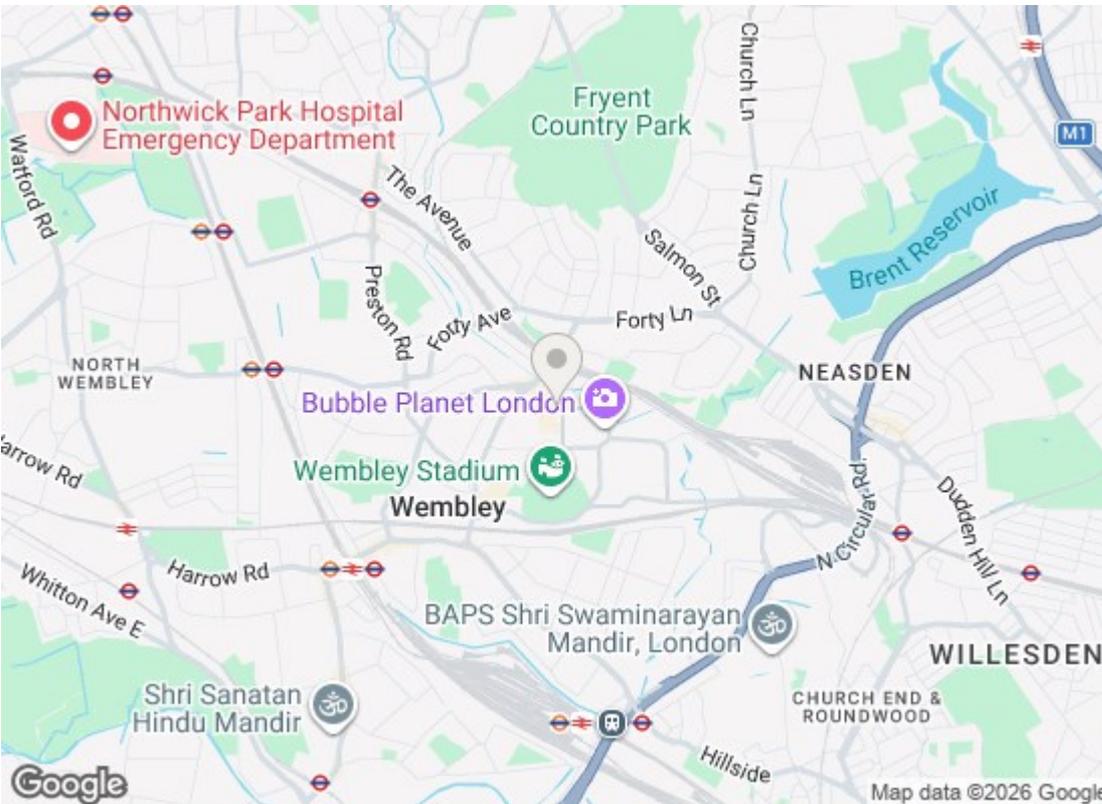
# Approximate Gross Internal Area 556 sq ft - 52 sq m



Twelfth Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(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		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
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.