



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	
(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 (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	

Matthews Close, Wembley, HA9 8FD

£2,495 PCM

Subject to Contract

- Stylish two double bedroom two bathroom modern apartment
- Off street parking
- Balcony
- White high gloss fitted kitchen



Matthews Close, HA9 8FD

Nestled in the heart of Wembley, this immaculate two-bedroom, two-bathroom apartment on Matthews Close offers stylish modern living in a highly sought-after North West London location. Set within Smith House, the bright and spacious flat features an open-plan living area, a contemporary fitted kitchen with integrated SMEG appliances, underfloor heating, and large windows that fill the space with natural light.

A generous private balcony provides the perfect spot to relax, while both bedrooms offer ample storage and are served by two sleek modern bathrooms. The property is offered unfurnished and includes an allocated parking space.

Just a short walk from Wembley Park Station (Jubilee and Metropolitan lines), Wembley Stadium, the SSE Arena, and the London Designer Outlet, the flat is ideally positioned for transport, entertainment, shopping, and dining. Long-term lets welcome. Contact us to arrange a viewing.

Available now



Approximate Gross Internal Area: 74.2 m² (excluding balcony)

This plan is for illustrative purposes only and should be used as such by prospective purchasers/renters. All measurements of doors, windows, room size and other items are approximate and should be taken as such, no responsibility is taken for any errors, omission, or misstatement. Any appliances, systems or services shown have not been tested, therefore there is no guarantee as to their functionality and their efficiency.

Tenure

Price £2,495 PCM Subject to Contract

Viewing by appointment, through joint sole agents Warwick Estate Agents



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