

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		

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		

Mattheys 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

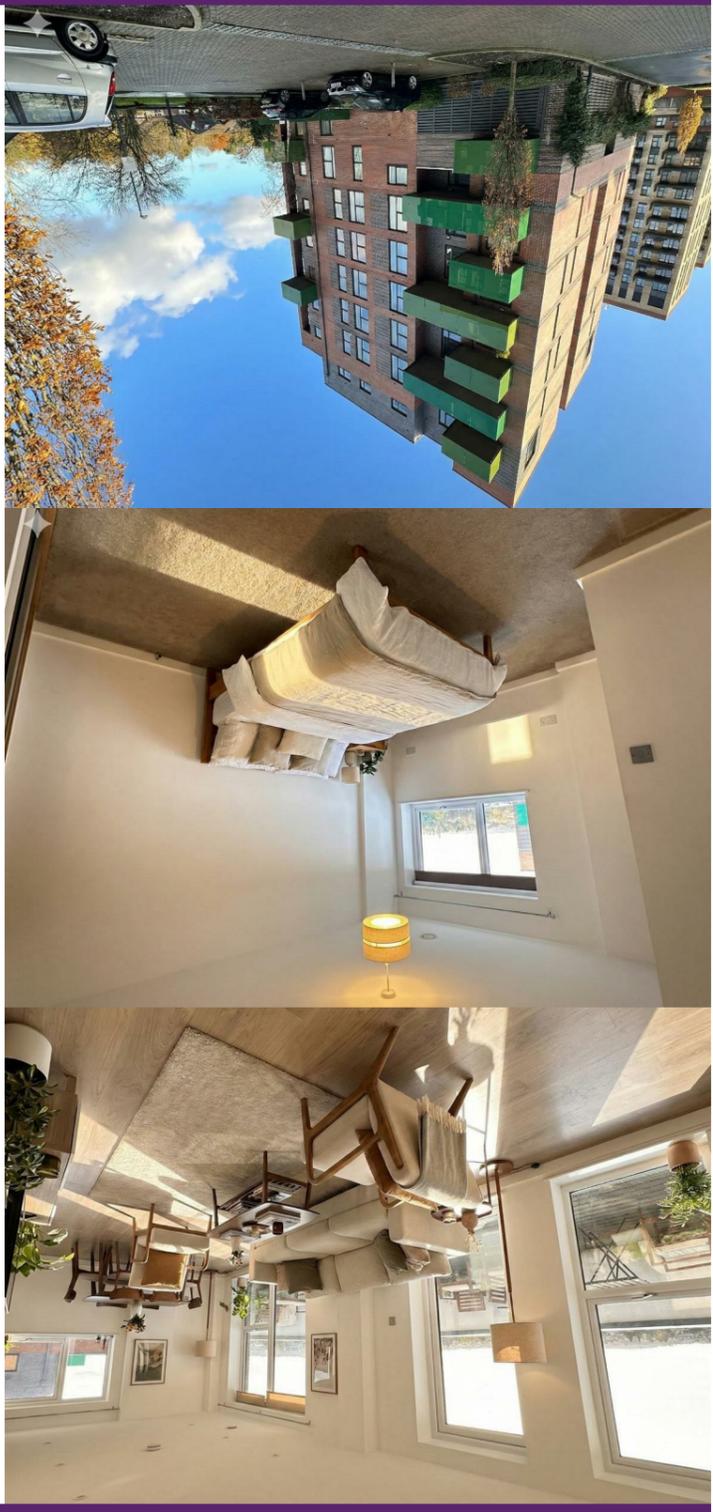
We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



Tel: +44 (0)2 8960 9988
Fax: +44 (0)2 8960 9989

Email: mail@warwickstateagency.co.uk
warwickstateagents.tv | warwickstateagents.co.uk

69 Chamberlayne Road, London NW10 3ND
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989



Mathews Close, HA9 8

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

A generous private balcony provides a perfect spot to relax, while 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 Station (Jubilee and Metropolitan Lines), Wembley Stadium, the SSE Arena, the London Designer Outlet, the property is ideally positioned for transport, shopping, and entertainment. Contact us to arrange a viewing.

Available now



Tel: +44 (0)20 8960 9988
 Fax: +44 (0)20 8960 9989

Email: mail@warwickestateagency.co.uk
 warwickestateagents.tv | warwickestateagents.co.uk
 Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989
 69 Chamberlayne Road, London NW10 3ND

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.

