



Empire Way, Wembley, HA9 0RH

Asking Price £345,000

Subject to Contract

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	80

Environmental Impact (CO ₂) Rating	
	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	

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.

- Balcony
- Allocated parking in secure gated
- Cloe to transport links
- Double Glazing

- Lift
- Two bathrooms
- Gas Central Heating



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Empire Way, HA9 ORL

Modern living with convenience... opportunity to acquire a two-bed apartment on the 5th floor of Park, North-West London. Spacious approx. 625 square feet, the property benefits from en-suite bathroom and open plan reception/kitchen and family bathroom. Further features a utility cupboard, balcony, double windows, and gas central heating and stairs access to the flat as allocated parking in secure gated the rear of the property.

Located within a stone's throw from popular London Designer Outlet your shopping and entertainment Easy access to 24-hour bus service several train stations including Wembley Central (Bakerloo & Overground Lines) & Wembley Stadium (Chorleywood Railway). Short drive to major networks including A406, A40 & The property is being sold chair



Approximate Gross Internal Area: 58.3 m² (excluding balcony)

This plan is for illustrative purposes only and should be used as such for prospective purchasers. 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.