



South Way, Wembley, HA9

Asking Price: £300,000

Benham
& Reeves

South Way, Wembley, HA9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Step into a world of contemporary elegance with this stunning sixth-floor apartment at Williamson Heights. Spanning 571 sq. ft., this one-bedroom home combines sophisticated design with luxurious comfort, making it an exceptional choice for professionals, first-time buyers, or investors.

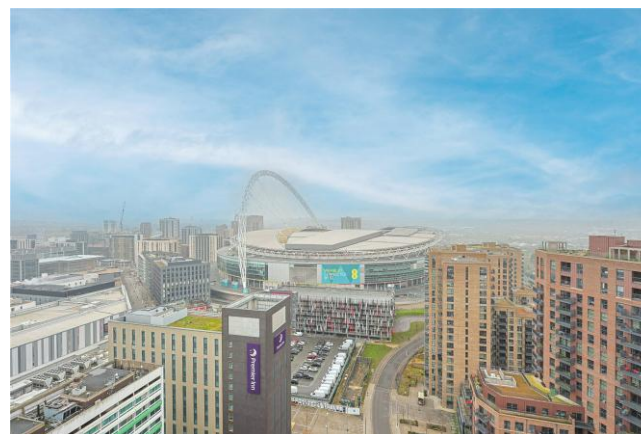
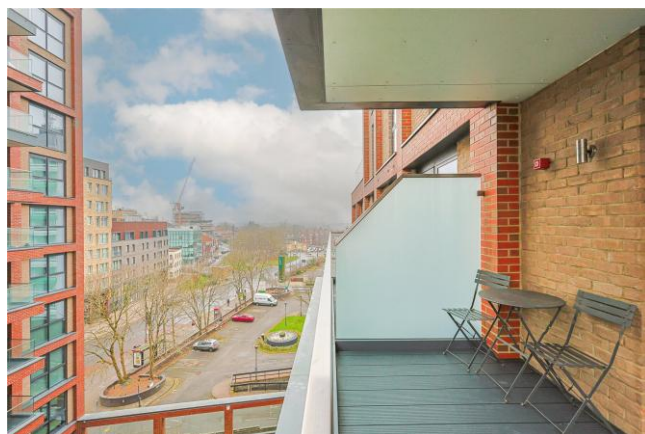
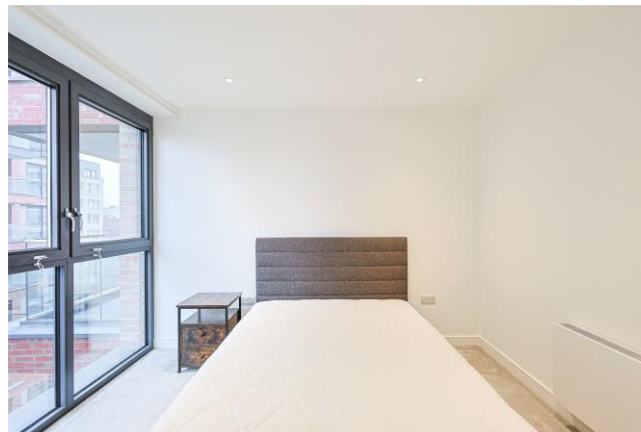
The sleek Hacker kitchen, finished in cashmere satin with a splashback and stone-effect work surface, is fully equipped with Bosch appliances, including a dishwasher, fridge-freezer, oven, microwave, and washer-dryer. The bright, west-facing living room is bathed in natural light and opens onto a private balcony, offering a serene space to unwind and enjoy sunsets.

The tranquil bedroom is a haven of comfort, featuring soft light grey twist carpets, a built-in frosted wardrobe, and recessed LED lighting. The stylish bathroom elevates everyday living with a steel bath, polished chrome fixtures, a semi-pedestal basin, and luxurious marbled ceramic tiles. Additional conveniences include a utility room, secure video entry, a 240+ year lease, a valid NHBC warranty, and the added benefit of being chain-free.

Williamson Heights offers an unparalleled lifestyle with an array of exclusive facilities, including a concierge service, private cinema, fitness suite, co-working spaces, private bike storage, and a vibrant residents' lounge. The beautifully landscaped podium and rooftop gardens provide the perfect escape, offering iconic views of North West London.

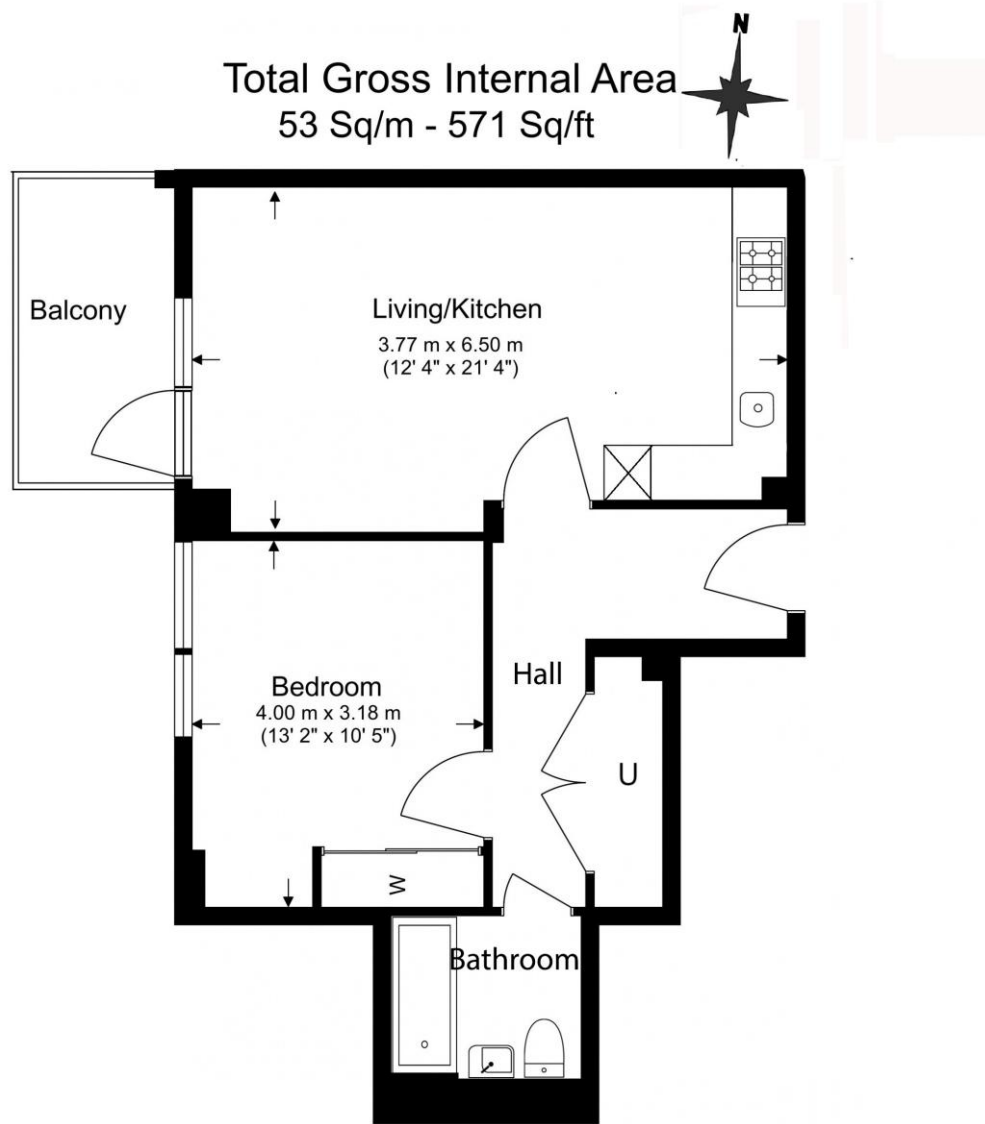
This property offers unrivalled transport links to Central London in under 15 minutes with Wembley Stadium, Park & Central stations nearby. Wembley is a vibrant neighbourhood, home to world-class entertainment, premium shopping at the London Designer Outlet, the lively Boxpark venue, and tranquil green spaces like King Edward VII Park. Experience the perfect mix of convenience, luxury, and community living. Schedule your viewing today!





Property Features:

- Chain Free
- Immaculate One-Bedroom Apartment
- Private Balcony with Sunset Views
- 240+ Year Lease & NHBC Warranty
- Fully Equipped Hacker Kitchen
- Opposite Wembley Stadium Station
- Concierge, Cinema, and Fitness Suite
- Walk distance to Entertainment, Shopping & Dining



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£300,000
Tenure:	Leasehold Expires 24/12/2269 Approximately 243 Years Remaining
Ground Rent:	£300.00 (per annum) For the year of 2026
Service Charge:	£2,570.76 (per annum) For the year of 2026
Anticipated Rent:	£1,850.00 pcm Approx. 7.4% Yield

Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: BEA250014

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W: www.benhams.com

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