



Palace Arts Way, Wembley, HA9

Asking Price: £370,000

 Benham
& Reeves

Palace Arts Way, Wembley, HA9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Located on the third floor of Cambium House is this stylish 533 square foot (approx.) one bedroom apartment. This bright and airy home boasts a custom designed kitchen with integrated Bosch appliances, a private south east facing balcony overlooking the beautifully landscaped gardens, a well sized carpeted bedroom benefiting from fitted wardrobes, a modern three piece family bathroom and a utility room with ample storage.

Emerald Gardens is part of the exciting 85-acre regeneration programme in Wembley Park that is working towards being one of the most sought-after locations in the Capital. It is breathing new life into this iconic area, in the exciting shape of new homes, parks, superb shopping and entertainment. The Metropolitan line will get you to the city with a 13-minute ride to Baker Street, 21 minutes to Kings Cross and 29 minutes to Liverpool Street! There are also fast bus routes, numerous motorways and Heathrow airport close by, making this one of the best connected areas of North West London.

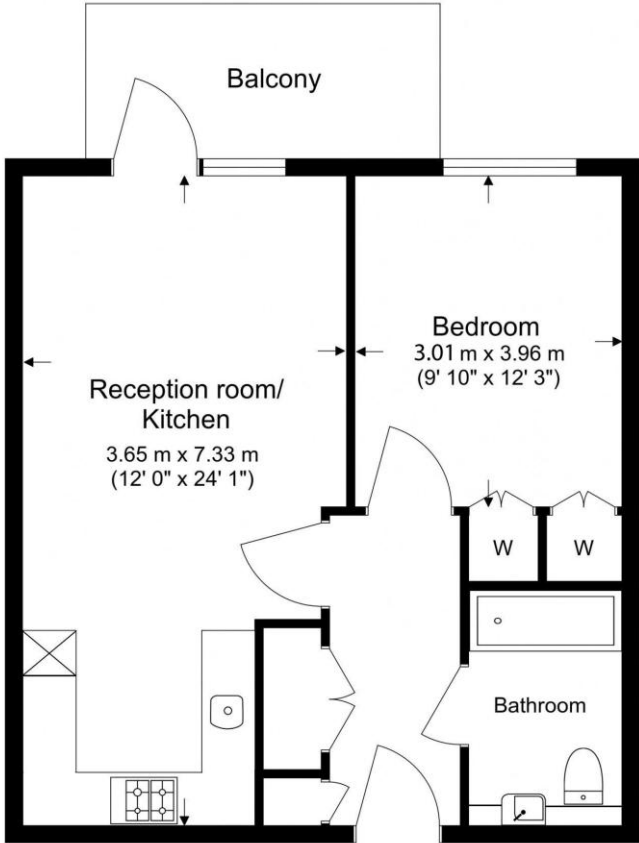




Property Features:

- Chain Free
- Stylish One Bedroom Apartment
- Third Floor
- 533 Square Feet (Approx)
- South East Private Baclony
- 24 Hour Concierge
- Residents Only Gym
- Wembley Park Station (Jubilee & Metropolitan Lines)

3rd Floor Total Gross Internal Area 49.6 Sq/m - 533 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

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Tenure: Leasehold
Expires 30/05/2313
Approximately 287 Years Remaining

Ground Rent: £334.00 (per annum)
For the year of 2026

Service Charge: £3,100.00 (per annum)
For the year of 2026

Anticipated Rent: £1,900.00 pcm
Approx. 6.2% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA260093

T: 020 8280 0140

E: ealing.sales@benhams.com

W: www.benhams.com

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