



Engineers Way, Wembley, HA9

Asking Price: £525,000

Benham
& Reeves

Engineers Way, Wembley, HA9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

****Allocated Parking Included**** A superb two bedroom, two bathroom apartment spanning an impressive 856 square feet in the highly desirable Emerald Gardens development. The property has the luxury of a private south facing balcony allowing an abundance of light to floor through, two sizeable bedrooms with the principle bedroom having fitted wardrobes and stylish ensuite shower room, ample storage throughout and lifts to all floors.

This desirable development benefits from a 24 hour concierge service, round-the-clock security, a residents-only gym, and cinema room.

The property is within close proximity to neighbourhood amenities of Wembley Park, with supermarkets, parks, prominent state and private schools, shops, café's and restaurants, all within walking distance. It benefits from convenient road transport links and is a short 4 minute walk away from Wembley Park Station on the Metropolitan and Jubilee Line, as well as a 10 minute walk from Wembley Stadium station.

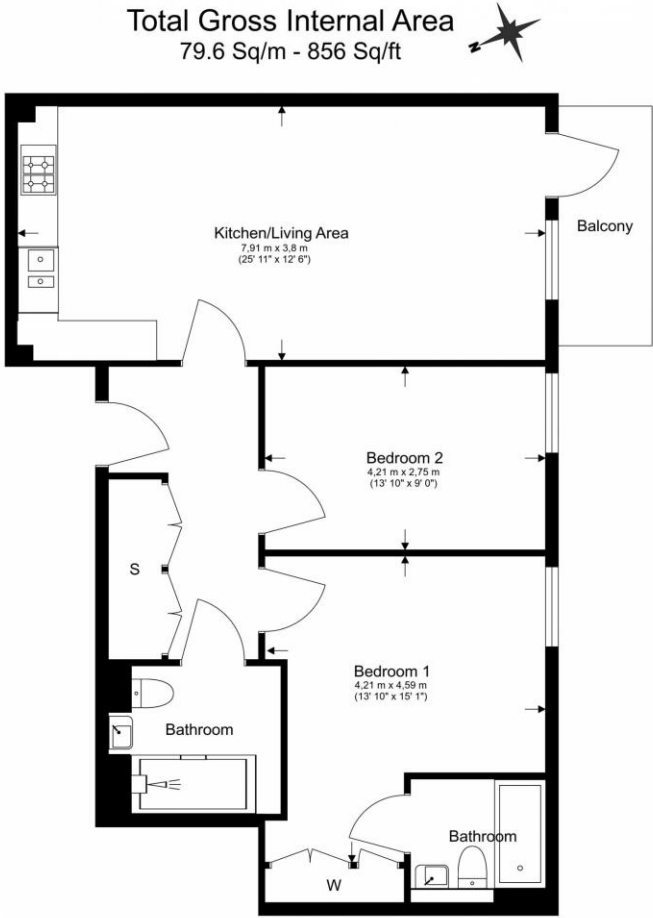
With world-famous landmarks and tree-lined boulevards, a burgeoning food scene, affordable designer brands and quirky independent shops, there's never been a better time to live in Wembley Park, London's most exciting new neighbourhood.





Property Features:

- Allocated Parking
- Superb Two Bedroom Apartment
- Two Bathrooms
- 856 Square Feet (Approx.)
- First Floor
- Private Terrace
- Residents Only Concierge Desk, Gym & Cinema
- Close Proximity To Wembley Stadium, Park & Central Station



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

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

Asking Price:	£525,000
Tenure:	Leasehold Expires 30/05/2313 Approximately 287 Years Remaining
Ground Rent:	£467.56 (per annum) For the year of 2025
Service Charge:	£4,338.54 (per annum) For the year of 2025
Anticipated Rent:	£2,400.00 pcm Approx. 5.5% Yield

Viewings:

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

Our reference: BEA240310

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

