



Harrow Road, Wembley, HA9

Asking Price: £285,000

 Benham
& Reeves

Harrow Road, Wembley, HA9

 Studio  1 Bathroom (s)  Leasehold

A 358 square foot stylish studio apartment in the landmark building on the North West London skyline, WEM. This 13th floor apartment is well presented throughout and boasts a high specification kitchen with full height splashbacks, feature lighting and with fully integrated AEG appliances. The modern bathroom suit consists of Roca sanitary ware, contemporary porcelain tiling, heated towel rail and bespoke cabinetry with built-in storage. Further benefits include timber veneer to all doors throughout, natural Engineered oak wood floors throughout, comfort cooling system, and a video entry phone system.

A landmark building on the North West London skyline, WEM is designed to be different. Across the energising communal spaces on the ground floor of WEM is Ground, designed to help you create your own future whilst being part of something special. Think of it as your own Private Members' Club, where the people of WEM come together to work and play – whatever is inspiring them that day. Because doing things differently is our way. Wem Tower is located moments away from Wembley Boxpark. Over 30 pioneers of London's famous street food scene – from an Argentinian grill to Japanese ramen. Relax around Weaver Walk, home to Twenty3C bike shop and the sanctuary to calm that is More Yoga. Get to know the local traders, London's House Plants, and temple to sustainable goods, Patoka at Wembley Park Market. Or, if you fancy relaxation and to be one with nature, try one of the many green spaces nearby. With Stonebridge Park underground station right on the doorstep, all of London is in easy reach. The boutiques of Soho, iconic stores like Liberty London and Selfridges, the markets of Borough and Portobello. It's one of the world's great shopping cities matched by its peerless choice of places to eat – from Michelin Star restaurants to an ever-changing street food scene.

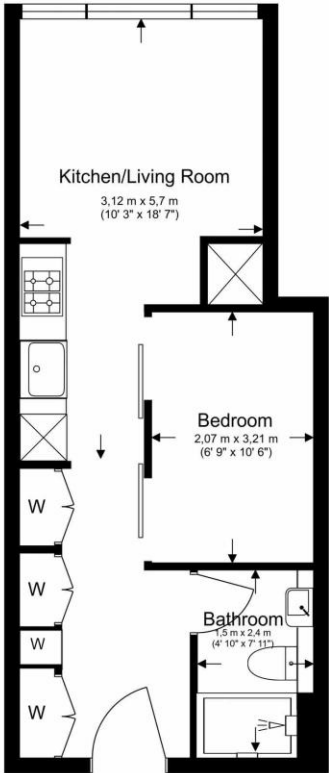




Property Features:

- Bright & Airy Accommodation
- Long lease
- Stylish Studio Apartment
- 358 Square Feet (Approx.)
- Thirteenth Floor
- Concierge Service & 24/7 Gym
- Working Area & Office Space
- Stonebridge Park Underground Station (Zone 3)

Total Gross Internal Area
33.2 Sq/m - 358 sq/ft



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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	82 B	82 B
69-80	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:	£285,000
Tenure:	Leasehold Expires 27/12/3017 Approximately 992 Years Remaining
Ground Rent:	£150.00 (per annum) For the year of 2025
Service Charge:	£2,580.00 approx. (per annum) For the year of 2025
Anticipated Rent:	£1,753.00 pcm Approx. 7.4% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: EAL250005

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