



**South Way, Wembley, HA9**

Price Reduced to: £360,000

 Benham  
& Reeves



# South Way, Wembley, HA9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

REF#: BEA250014

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.

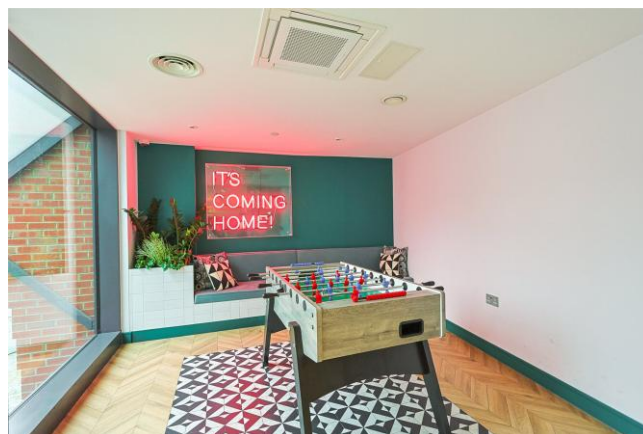
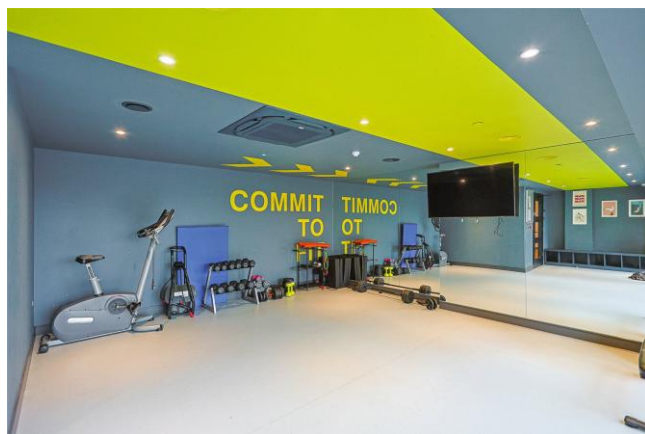
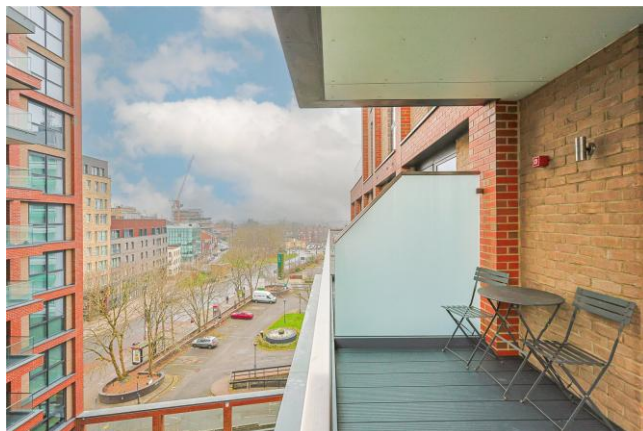
The sleek Hacker kitchen, finished in cashmere satin with a splashback and stone-effect work surface, is fully equipped with Bosch appliances, including a dishwasher, fridge-freezer, oven, microwave, and washer-dryer. The bright, west-facing living room is bathed in natural light and opens onto a private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

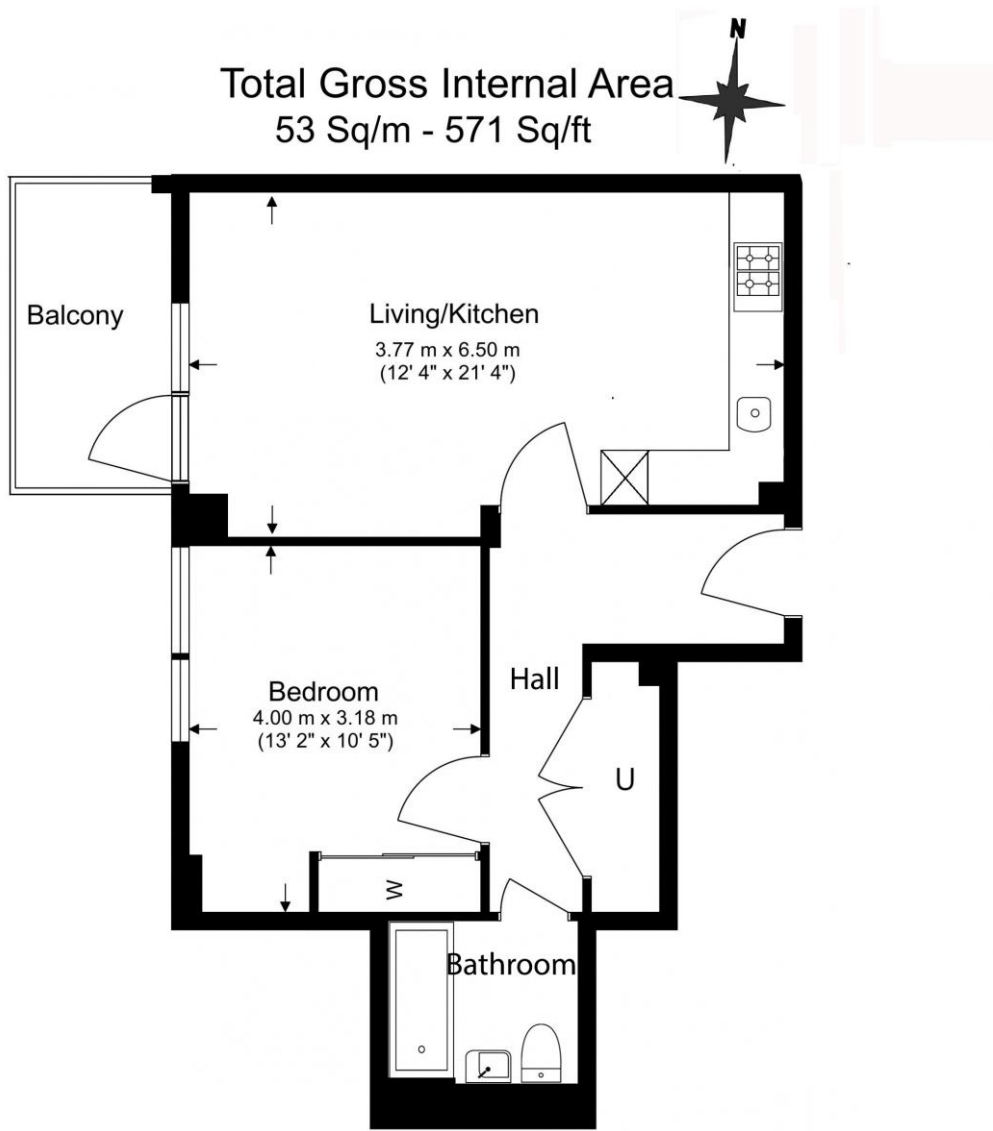
This property offers unrivalled transport links to Central London in under 15 minutes with Wembley Stadium, Park & Central stations nearby. Wembley is a vibrant neighbourhood, home to world-class entertainment, premium shopping at the London Designer Outlet, the lively Boxpark venue, and tranquil green 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
- 571 Sq. Ft. (Approx.)
- Sixth Floor with Western Aspect
- Fully Equipped Hacker Kitchen
- Private Balcony with Sunset Views
- Bedroom with Built-in Wardrobe
- Stylish Bathroom with Chrome Fittings
- Utility Room & Secure Video Entry
- 240+ Year Lease & NHBC Warranty
- CCTV
- Concierge
- Cinema Room & Fitness Suite
- Residents' Lounge & Co-Working Spaces
- Landscaped Gardens with Iconic Views
- Private Bike Storage with Fob Access
- Opposite Wembley Stadium Station
- Close to Wembley Park & Central Stations
- Walking distance to Entertainment, Shopping and 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	



## 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 24/12/2269  
Approximately 244 Years Remaining

Ground Rent: £300.00 (per annum)  
For the year of 2025

Service Charge: £2,993.16 approx. (per annum)  
For the year of 2025

Anticipated Rent: £1,850.00 pcm  
Approx. 6.2% Yield

## Viewings:

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

Our reference: BEA250014

T: 020 8732 7980

E: [beaufortpark.sales@benhams.com](mailto:beaufortpark.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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