



# Brook Avenue, Wembley, HA9

Asking Price: £400,000

Benham  
& Reeves

# Brook Avenue, Wembley, HA9

🏠 1 Bedroom (s)   🚿 1 Bathroom (s)   🔑 To be advised

REF#: CHN250007

Estimated to complete in June 2025 is this contemporary one bedroom apartment spanning an impressive 402 square feet (approx.). The apartment boasts an individually designed handleless style kitchen with soft-close doors and drawers, under-cabinet lighting, stainless steel single bowl sink and chrome tap, fully integrated appliances including single oven, ceramic hob, dishwasher, fridge freezer and extractor. The bedroom is carpeted with built in wardrobes. The family bathroom is stylishly fitted with white semi-recessed hand basin, back-to-wall WC with soft-close seat, concealed cistern and dual flushplat, ceramic floor and wall tiles.

Wembley Park Gardens' residents will join a growing urban community nestled right in the middle of a worldclass leisure destination. Take in a match at the iconic Wembley Stadium, watch the stars on stage at the OVO Wembley Arena, experience an array of international street food at Boxpark and dip into designer shopping at the London Designer Outlet. It's all on your doorstep. And when you want to explore a little further afield, Bond Street and central London are just 16 minutes away by tube.



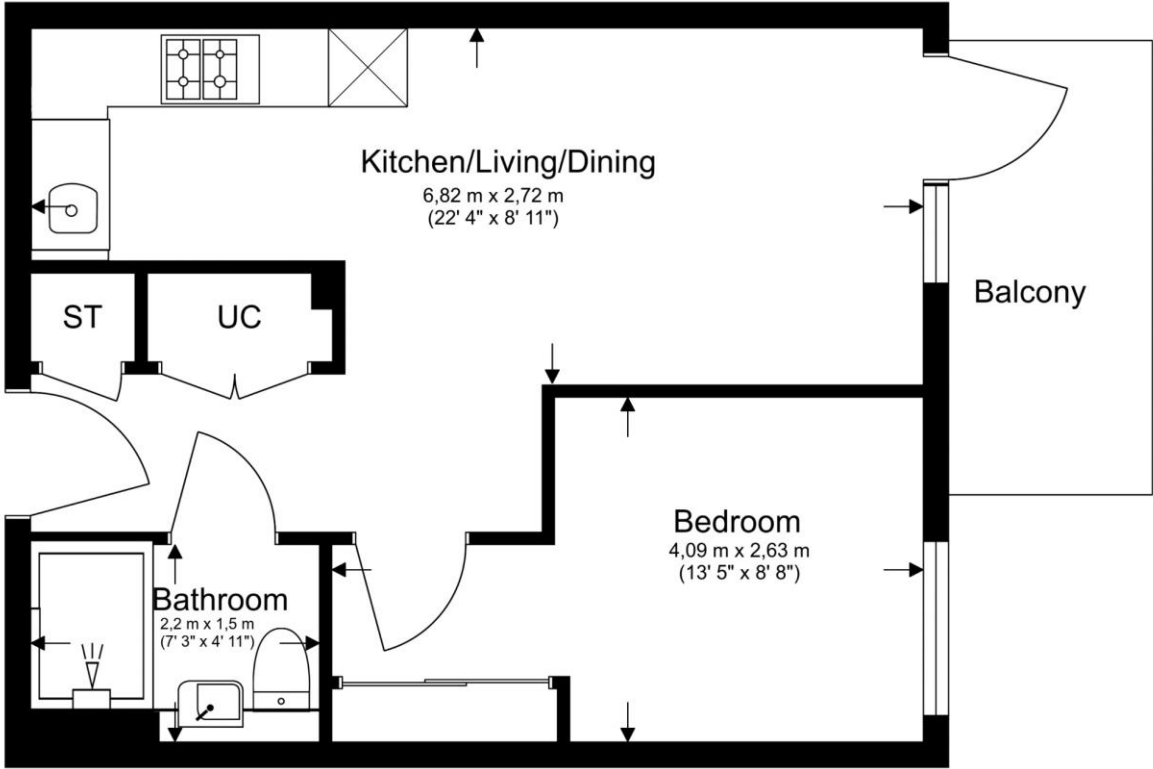


## Property Features:

- June 2025 Completion
- One Bedroom Apartment
- One Bathroom
- 402 Square Feet
- Sixth Floor
- South East Private Balcony
- Proposed 12-Hour Concierge Service
- Wembley Park Station (Jubilee & Metropolitan Lines)

# 6th Floor

Total Gross Internal Area  
37 Sq/m - 402 Sq/ft



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:	£400,000
Tenure:	To be advised Expires 13/04/3023 Approximately 998 Years Remaining
Ground Rent:	Peppercorn
Service Charge:	£1,358.76 approx (per annum) £3.38 psf estimated to completion

## Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: CHN250007

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