



## Maple House, Empire Way, Wembley Park, HA9 0FY

### £340,000 Leasehold

- Modern Fourth Floor One Bedroom Flat
- Very Convenient for Wembley Park & The Stadium
- 24hr Concierge, Gym, Cinema Room
- Lounge with balcony
- Open Plan Fitted Kitchen
- Tiled Bathroom
- Very Long Lease
- Ideal First Time Buy or Buy To Let
- EPC Rating B



A One Bedroom Fourth Floor Flat in this Modern Development, very convenient for Wembley Park Met Line Station and the Wembley Stadium with its shopping outlets, restaurants and cinema. This luxury flat benefits the use of a 24hr concierge, well equipped gym, cinema room, lifts and a communal garden. Lounge/Diner with own balcony, Open Plan Fitted Kitchen, Double Bedroom, Modern Tiled Bathroom. Long Lease. Ideal First Time Buy OR Buy To Let.

## Communal Entrance

24hr concierge, lifts, garden access.

## Entrance Hall

12' 9" x 4' 11" (3.89m x 1.50m) Laminate flooring, spot lights, large cupboard.

## Lounge/Diner

15' 8" x 12' 9" (4.78m x 3.89m) Laminate flooring, spot lights, double glazed windows and door to balcony overlooking the garden.

## Open Plan Modern Kitchen

9' 0" x 7' 2" (2.74m x 2.18m) Fitted wall and base units, integrated fridge/freezer, Bosch oven, hob, extractor, sink, spot lights, tiled flooring.

## Double Bedroom

15' 11" x 9' 3" (4.85m x 2.82m) Wardrobe, fitted carpet, spot lights, double glazed window.

## Tiled Modern Bathroom

12' 9" x 4' 11" (3.89m x 1.50m) Bath with overhead shower and screen, wash hand basin, large mirror, wc, radiator.

## Communal Gardens

## Long Lease

Approx 289 years.

Ground Rent £281 per annum.

Service Charges £200 per month (to be confirmed).

## Additional Information

Council Tax Band C, London Borough of Brent. Annual Price: £1,810.00

Mobile Coverage - EE, Vodafone, Three, O2

Broadband - Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT and Sky

## DISCLAIMER

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you please contact our office and we will be pleased to verify any information. Property particulars are prepared as a guide, and are not intended to constitute part of an offer or contract. We have not carried out a survey and the services and appliances have not been tested. Measurements have been taken using a sonic measure and may be subject to a 6" margin of error. Lease details, service charges and ground rent are given as a guide only and should be checked and confirmed by your Solicitor prior to an exchange of contracts.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	86	86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

