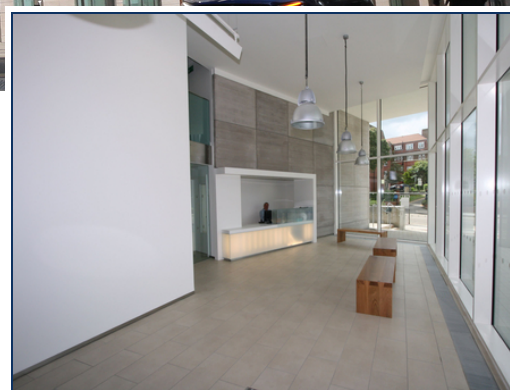




## Forum House, Empire Way, Wembley Park, HA9 0AB

### £260,000 Leasehold

- Modern Third Floor Studio Apartment
- Concierge & Lifts
- Underfloor Heating
- Living Room with balcony
- Open Plan Fitted Kitchen
- Bathroom
- Long Lease
- EPC Rating B



A Third Floor Studio Apartment in modern development, convenient for Wembley Park Station, and the Wembley Stadium with shopping outlets & restaurants. Concierge & Lifts, Double Glazing, Underfloor Heating, Living Room with balcony, Open Plan Fitted Kitchen, Bathroom. Long Lease. Phone Sole Agents Christopher Rawlinson & Co. EER B.

### Concierge

Video entryphone, individual post boxes, lifts and stairs to all floors, entrance to rear courtyard.

### Entrance Hall

Large entrance hall, fitted carpet, walk-in storage cupboard (approx 7'9 x 2'), plumbed washing machine.

### Living Room

16' 1" x 13' 3" (4.90m x 4.04m) Fitted carpet, double glazed doors to balcony.

### Open Plan Fitted Kitchen

Wall and base units with, integrated fridge/freezer, sink & drainer, oven, hob, extractor, tiled floor.

### Large Bathroom

7' 3" x 5' 6" (2.21m x 1.68m) Tiled walls & floor, inset mirror, panelled bath with overhead shower, wash hand basin, low level wc, radiator.

### Long Lease

Approx 230 years unexpired (to be confirmed).  
Ground Rent £261. 03 per annum (1 Jan 24 to 31 Dec 24).  
Service Charge £392. 12 per quarter.

### Additional Information

Local Authority - Brent Council Tax Band: B Annual Price: £1,584  
Floor Area 333 ft 2 / 31 m 2  
Mobile coverage - Vodafone, Three and O2  
Broadband - Basic 12 Mbps, Superfast 100 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. The photos are from our library and may not be current. 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.

