

Engineers Way, Wembley, HA9

Asking Price: £490,000

Benham & Reeves

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2 Bedroom (s) 2 Bathroom (s) Leasehold

Allocated Parking Included A superb two bedroom, two bathroom apartment spanning an impressive 856 square feet in the highly desirable Emerald Gardens development. The property has the luxury of a private south facing balcony allowing an abundance of light to floor through, two sizeable bedrooms with the principal bedroom having fitted wardrobes and stylish ensuite shower room, ample storage throughout and lifts to all floors.

This desirable development benefits from a 24 hour concierge service, round-the-clock security, a residents-only gym, and cinema room.

The property is within close proximity to neighbourhood amenities of Wembley Park, with supermarkets, parks, prominent state and private schools, shops, café's and restaurants, all within walking distance. It benefits from convenient road transport links and is a short 4 minute walk away from Wembley Park Station on the Metropolitan and Jubilee Line, as well as a 10 minute walk from Wembley Stadium station.

With world-famous landmarks and tree-lined boulevards, a burgeoning food scene, affordable designer brands and quirky independent shops, there's never been a better time to live in Wembley Park, London's most exciting new neighbourhood.







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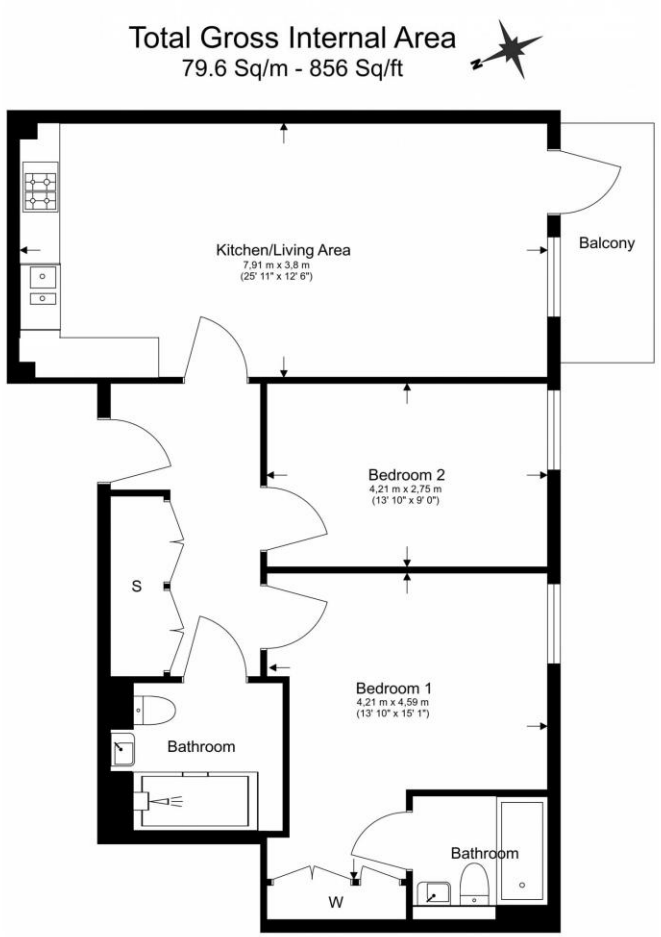





Property Features:

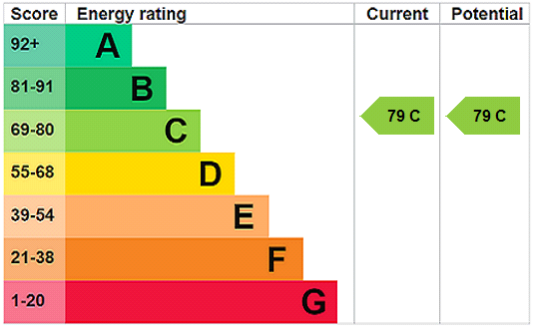
- Allocated Parking
- Superb Two Bedroom Apartment
- Two Bathrooms
- 856 Square Feet (Approx.)
- First Floor
- Private Terrace
- Residents Only Concierge Desk, Gym & Cinema
- Close Proximity To Wembley Stadium, Park & Central Station

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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.



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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£490,000
Tenure:	Leasehold Expires 30/05/2313 Approximately 286 Years Remaining
Ground Rent:	£467.56 (per annum) For the year of 2026
Service Charge:	£4,499.42 (per annum) For the year of 2026
Anticipated Rent:	£2,400.00 pcm Approx. 5.9% Yield

Viewings:

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

Our reference: BEA240310

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W: www.benhams.com

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