



**Quadrant Court
Empire Way
Wembley
HA9**

Offers In Excess Of £225,000

bettermove

Empire Way Wembley

Bettermove are proud to present this studio flat in Wembley. Available with no forward chain.

The property benefits from double glazing, under floor heating and electric central heating throughout.

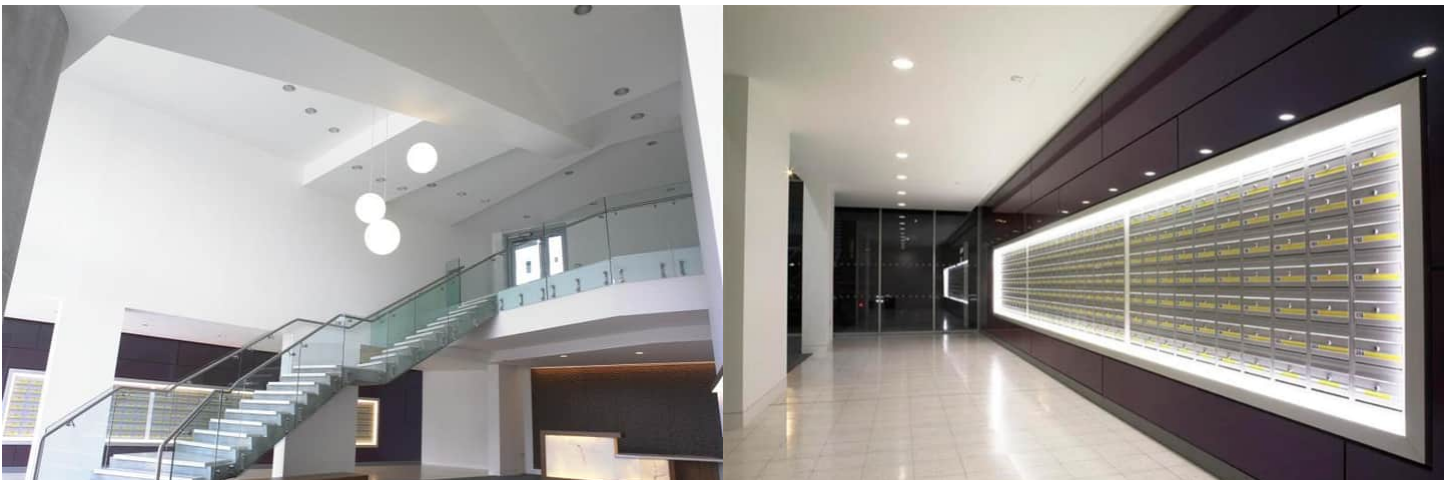
The council tax band is B.

This is a leasehold property with 220 years remaining on the lease; the ground rent is £350pa and the service charge is £2,300pa.

The interior of this beautifully presented property comprises an open plan living/kitchen/bedroom area, and a family bathroom. The exterior boasts a communal garden, perfect for enjoying the summer months. The property further benefits from 24/7 concierge.

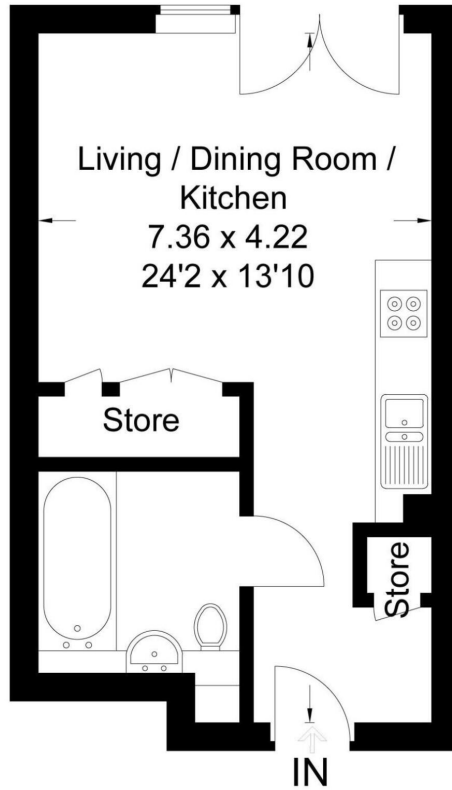
Located in the popular suburb of Wembley, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and quick access to Wembley Stadium and the OVO Arena. Excellent transport connections can be found from North Wembley train station, Wembley Central station, a variety of local bus routes and quick access to the M1.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Type C, Quadrant Court

Approximate Gross Internal Area = 29.5 sq m / 318 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them (ID125206).

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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