



Maple House, Empire Way, Wembley, London HA9 0FY

£595,000

CityZen are delighted to present to the market a 2 bedroom 2 bathroom apartment for sale in Maple House part of the Emerald Gardens development.

Emerald Gardens is part of an 85 acre regeneration scheme in Wembley offering residents new homes, parks, shopping and entertainment.

The Met and Jubilee lines are moments away via Wembley Park Station

The 820 square foot 3rd floor apartment comprises a bright and spacious reception room with open plan fully fitted kitchen and access to an East facing balcony, a master bedroom with ample wardrobes and an en-suite shower room, a further double bedroom and family bathroom. The apartment further benefits from ample storage space located in the hallway.

Maple house benefits from exclusive access to the developments gym, cinema room and concierge facilities.

GROUND RENT £204 PA / SERVICE CHARGE £4200 PA / LEASE 288 YEARS *the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these should you wish to purchase the apartment.

- Maple House
- Gym, Cinema & Concierge
- 2 BEDROOMS
- Ample storage
- 3rd Floor
- 821 Square foot
- East facing balcony
- Part of Emerald Gardens dev
- Close to Met & Jubilee line
- 2 BATHROOMS

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MAPLE HOUSE



BALCONY



RECEPTION ROOM



BEDROOM



KITCHEN



EN SUITE SHOWER ROOM

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RECEPTION ROOM



BATHROOM



BEDROOM



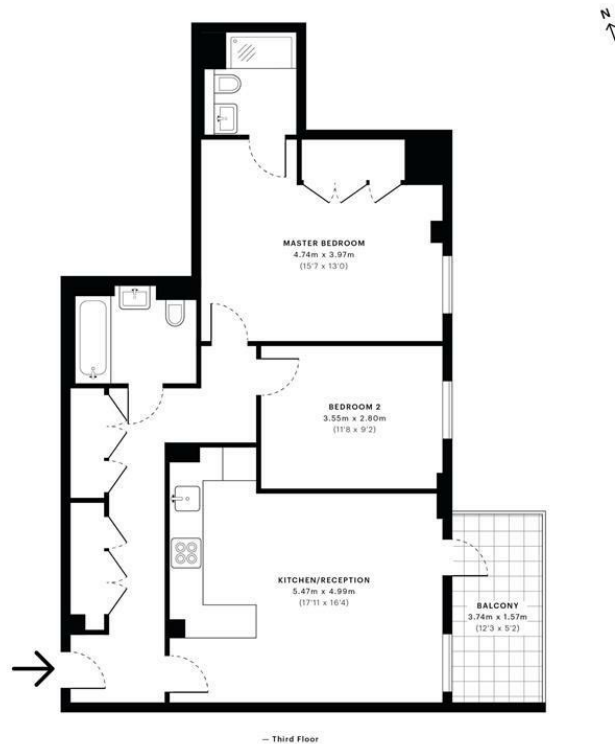
MAPLE HOUSE



BEDROOM



BEDROOM



GROSS INTERNAL AREA (GIA)
The footprint of the property
76.26 sqm / 820.86 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
71.84 sqm / 773.28 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, porches etc.
5.85 sqm / 62.97 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPW136 RESIDENTIAL 82.11 sqm / 883.62 sqft
IPW136 RESIDENTIAL 78.28 sqm / 847.06 sqft

spec id: 5eff9527590100a1f58446d

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

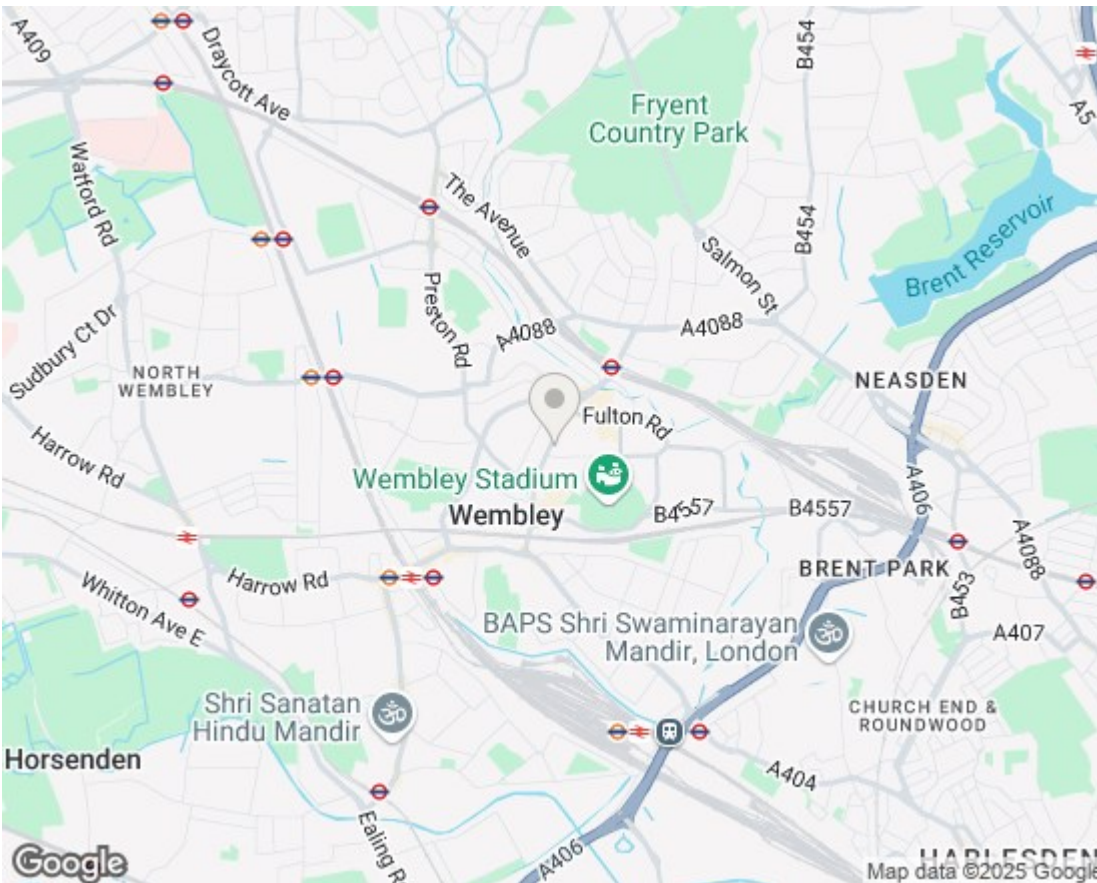
EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.