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Churchill & Mathesons

42 Brook Avenue, London, HA9 8FY

£461



KEY FEATURES:

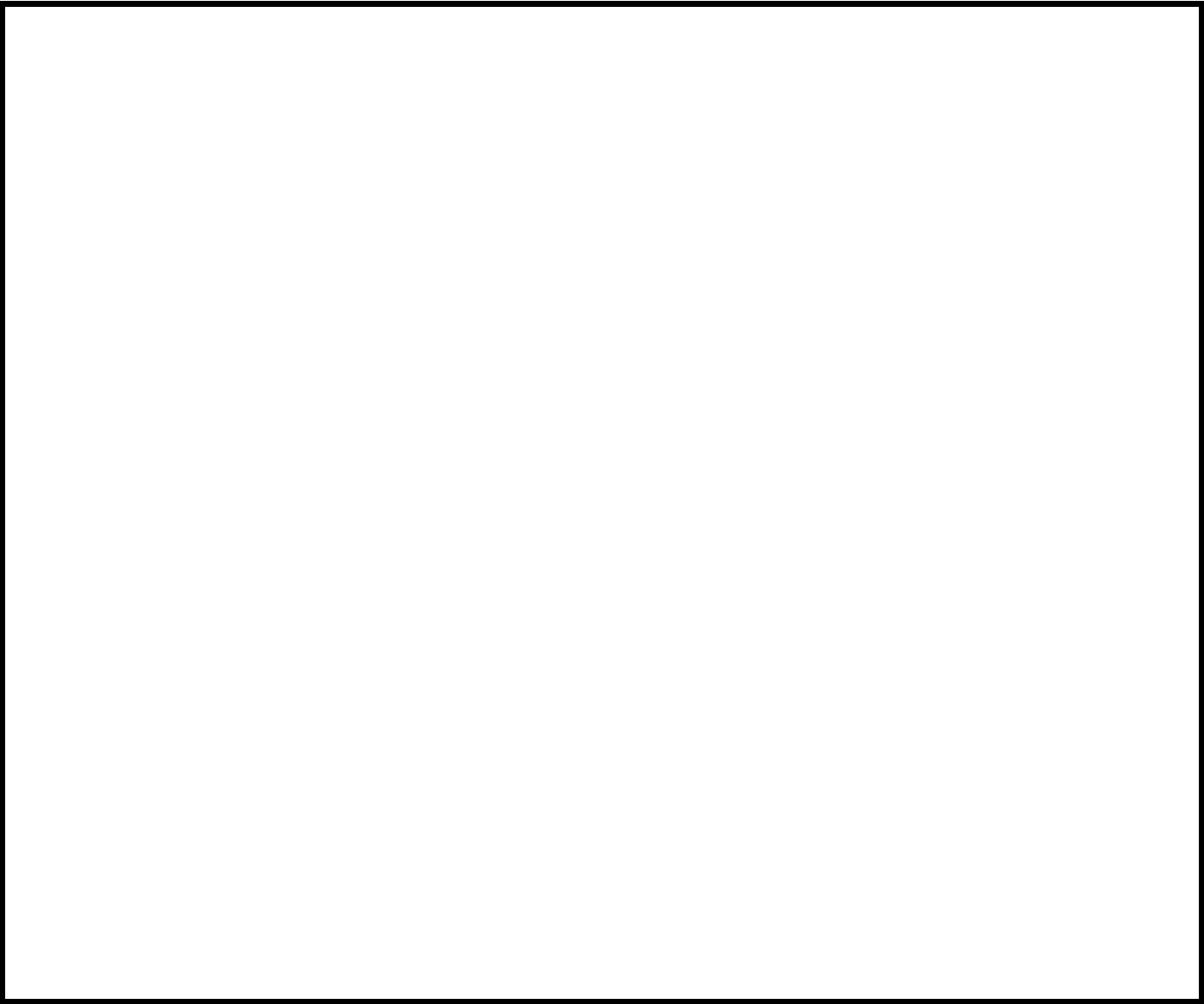
- Brand new 1 bedroom flat
- Lovely views of Wembley Stadium
- High Floor, balcony views
- Concierge service
- Available now
- Brent Council, EPC Rating B

Brand new one-bedroom flat located at 42 Brook Avenue, Wembley, London.

One of the standout features of this property is its stunning views of the iconic Wembley Stadium, which can be enjoyed from the comfort of your own living space. The flat is situated within a modern building that boasts a concierge service, providing an added layer of security and convenience for residents.

Location is key, and this flat is perfectly positioned next to Wembley Park Station (Jubilee Line), offering excellent transport links to central London and beyond. Whether you are commuting for work or exploring the vibrant local area, you will find that everything you need is within easy reach.

Available now, Brent Council, EPC Rating B



Churchill & Mathesons

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 (CO ₂) 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	



Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.