

## 801 BROOKLINE BUILDING 49 FULTON ROAD WEMBLEY, HA9 0DY

£2,630 PER MONTH

Luxury 2-Bedroom & 2-Bathroom Flat in Brand New Fulton & Fifth Development – Regal Homes

Experience modern living in this spacious one-bedroom apartment with a private balcony and underfloor heating, located just 7 minutes from Wembley Park Station – only 2 stops to Baker Street and easy access to Central London.

Part of the prestigious Fulton & Fifth development by Regal Homes, this property offers exceptional amenities, including:

24-hour concierge

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## 801 BROOKLINE BUILDING 49

Family Bathroom

Reception/Kitchen

Master Bedroom

Second Bedroom

En-suite Bathroom

Golf Stimulator - Amenities

Workspace

Balcony

Communal Garden

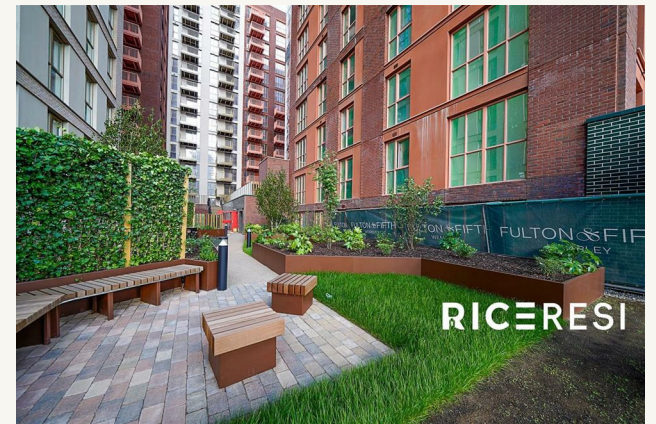
24 Hours Resident Gym

Swimming Pool

Spa Room & Fitness Studio



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## ADDITIONAL INFORMATION

**Local Authority** – Brent

**Council Tax** – Band

**Viewings** – By Appointment Only

**Floor Area** – 857.00 sq ft

**Tenure** –

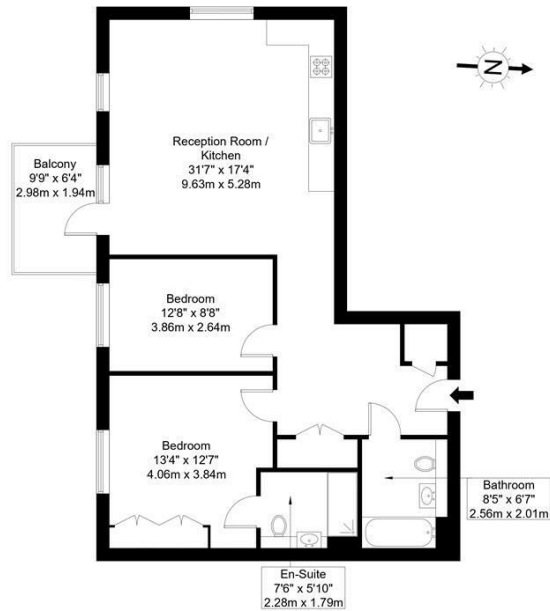


## Fulton Road, HA9 0DY

Approx Gross Internal Area = 79.65 sq m / 857 sq ft

Balcony = 5.78 sq m / 62 sq ft

Total = 85.43 sq m / 919 sq ft



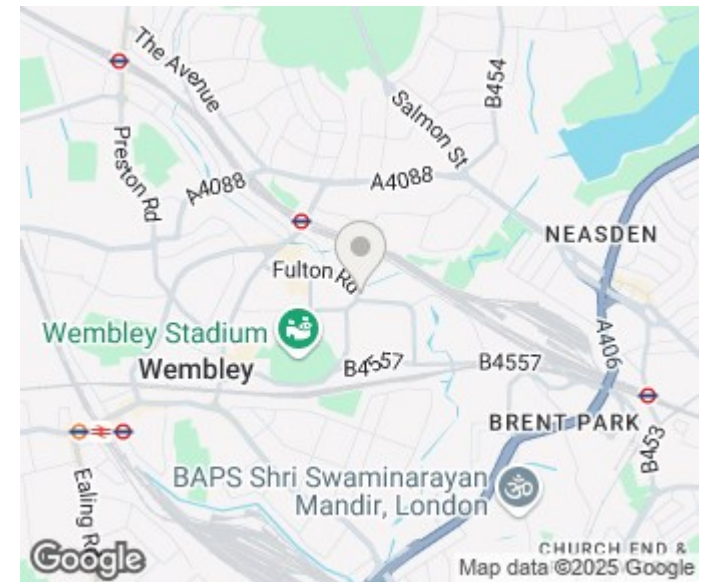
Eighth Floor

Ref :

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**B L E U  
P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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