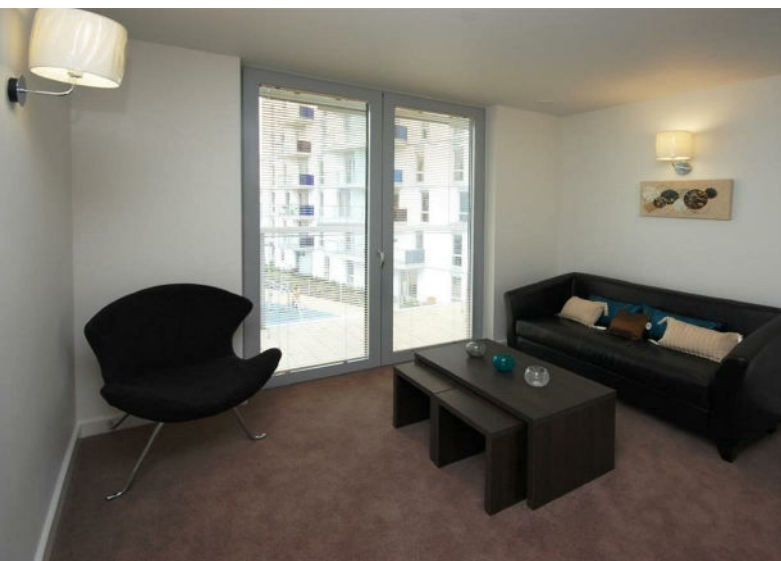


**Sales:** 020 8900 2811  
**Lettings:** 020 8900 2121  
**Email:** wembley@danielsestateagents.co.uk  
www.danielsestateagents.co.uk



## Quadrant Court

Empire Way, Wembley Park, HA9 0BY

**Asking Price £300,000**



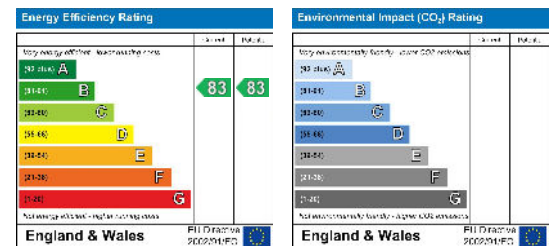
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Daniels, Wembley Office on 020 8900 2811 if you wish to arrange a viewing appointment for this property or require further information.

- P U R P O S E B U I L T ■ O N E B E D R O O M A P A R T M E N T
- S E C O N D F L O O R ■ O P E N P L A N L O U N G E / K I T C H E N
- N O U P P E R C H A I N ■ C L O S E T O A M E N I T I E S

We are delighted to offer this ONE BEDROOM purpose built FLAT with NO UPPER CHAIN.

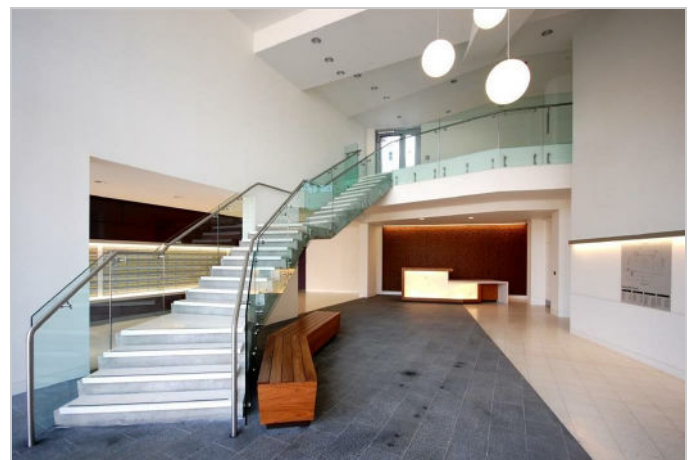
Located within easy walking distance to all local amenities in the London designer outlet with a choice of shops, bars and restaurants, Wembley Park Underground Station (Metropolitan and Jubilee Lines) also close by providing direct links to the City, Uxbridge and the West End.

The property offers a 24-hour concierge, lift and far-reaching views from its balcony. The property comprises a generously sized reception room/kitchen with a fitted kitchen and contemporary bathroom.

The property is currently let on an AST and the photo's are from before for indicative purpose only.

Council tax band C.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



### Sudbury

35 Court Parade, Sudbury  
Middlesex HA0 3HS

Sales 020 8904 4888  
Lettings 020 8452 7999  
E sudbury@danielsestateagents.co.uk

### Wembley

438 High Road, Wembley  
Middlesex HA9 6AH

Sales 020 8900 2811  
Lettings 020 8452 7999  
E wembley@danielsestateagents.co.uk

### Neasden

352 Neasden Lane, Neasden  
London NW10 0AD

Sales 020 8452 7000  
Lettings 020 8452 7999  
E neasden@danielsestateagents.co.uk

### Willesden Green

33 Walm Lane, Willesden Green  
London NW2 5SH

Sales 020 8452 7000  
Lettings 020 8452 7999  
E willesdengreen@danielsestateagents.co.uk

### Kensal Rise

77 Chamberlayne Road, Kensal Rise  
London NW10 3ND

Sales 020 8969 5999  
Lettings 020 8969 5999  
E kensalrise@danielsestateagents.co.uk