



**ARMFORD
ESTATES**

ASKING PRICE

£194,950

Empire Way
Wembley, HA9 0BY

PROPERTY SUMMARY

Welcome to this charming studio apartment located on Empire Way in the vibrant area of Wembley. This modern property, built in 2011, offers a compact yet comfortable living space, perfect for individuals or couples seeking a convenient urban lifestyle.

Spanning an area of 317 square feet, the studio is designed to maximise space and functionality. The layout is thoughtfully arranged to provide a cosy living area that seamlessly integrates with the sleeping space, making it ideal for relaxation and entertaining. The bathroom is well-appointed, ensuring that all your daily needs are met with ease.

Situated in a lively neighbourhood, this studio benefits from excellent transport links, allowing for easy access to central London and beyond. The surrounding area boasts a variety of amenities, including shops, restaurants, and recreational facilities, making it a desirable location for those who appreciate both convenience and community.

This property presents an excellent opportunity for first-time buyers or investors looking to enter the bustling London property market. With its modern features and prime location, this studio apartment is not to be missed. Come and experience the vibrant lifestyle that Wembley has to

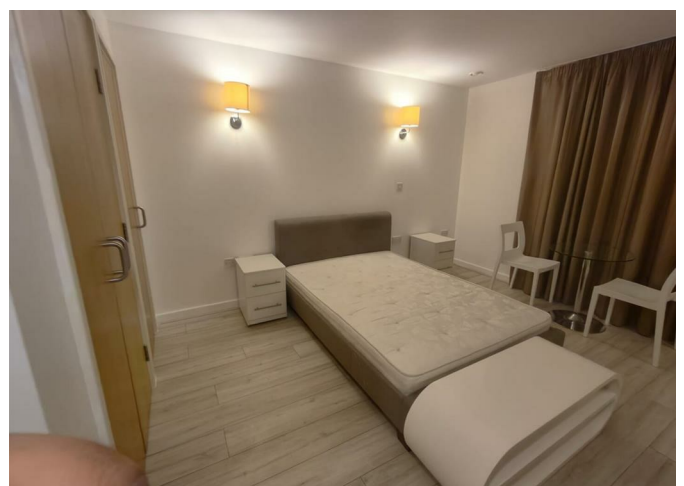
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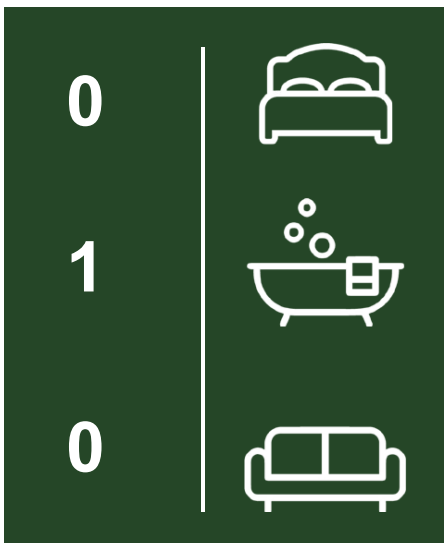




imate Gross Internal Area = 29.5 sq m



your guidance only. Not drawn to scale unless stated. Windows
list every care is taken in the preparation of this plan, please ch
mpass bearings before making any decisions reliant upon them



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	
(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		

EPC RATING: B COUNCIL TAX BAND: B

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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