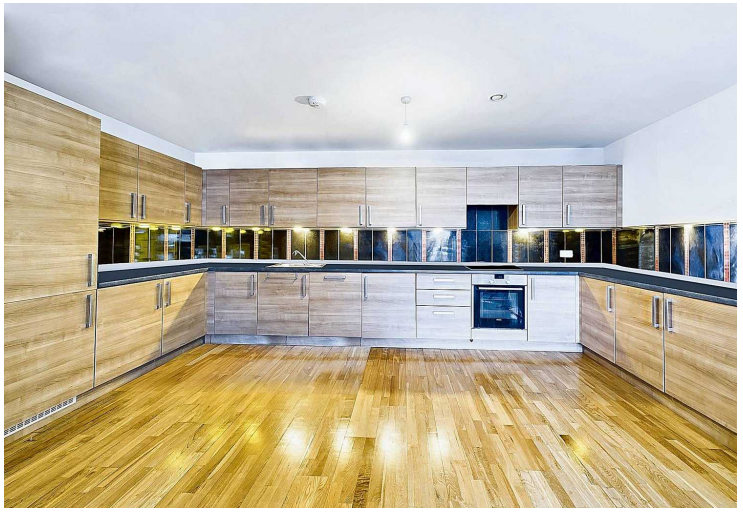




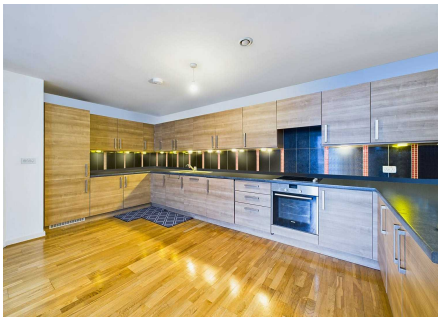
# Quadrant Court Empire Way, Wembley

## £425,000 Leasehold

Modern 2-bed apartment in Wembley, close to London Designer Outlet & Wembley Park tube. Large open plan kitchen/living room, private balcony, 2 double bedrooms, ample storage. Benefits from lift, concierge, near top schools. Ideal for first-time buyers/investors, potential £2,000 pcm rent.

Oyster properties

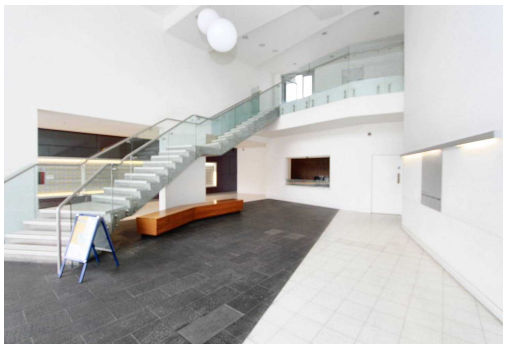
Oyster Properties is proud to present this modern 2-bedroom apartment located in the heart of Wembley, just few minutes away from London Designer Outlet and Wembley Park tube station. The property offers exceptionally large living accommodation including open plan kitchen/living room leading onto a private balcony, family bathroom and 2 double bedrooms and ample storage space. The property further benefits from large balcony, lift access and concierge service. The property is also located close to highly regarded schools such as Lycée International de Londres school and Ark Academy. This property presents an excellent opportunity for first-time buyers and investors, with approx. rental income of £2,000 per calendar month.

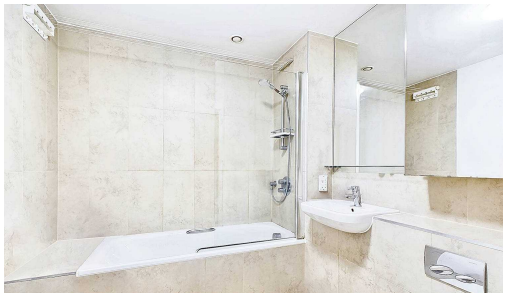


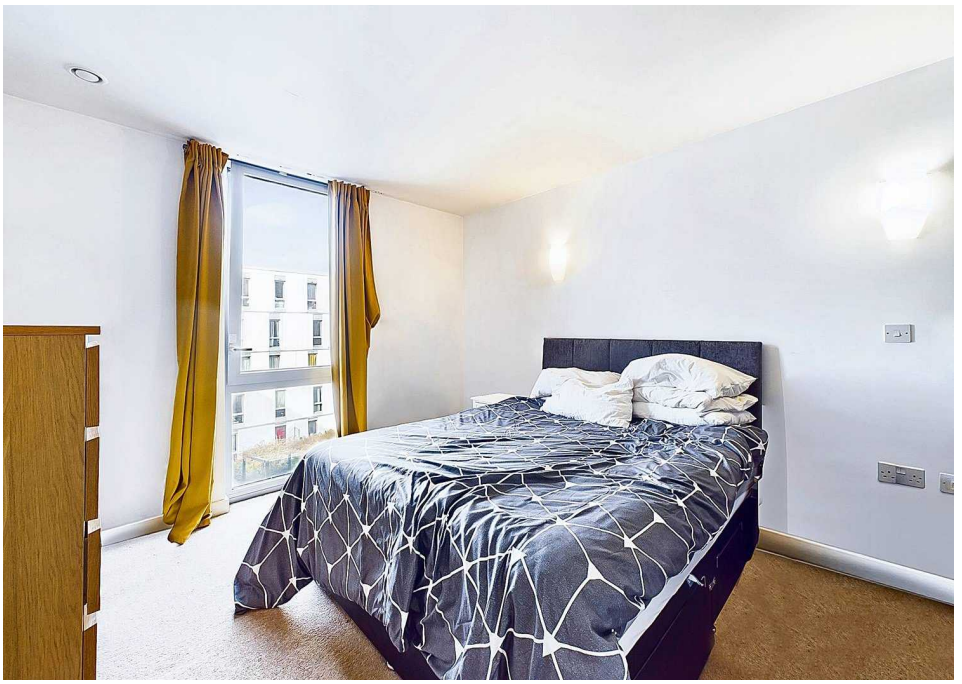


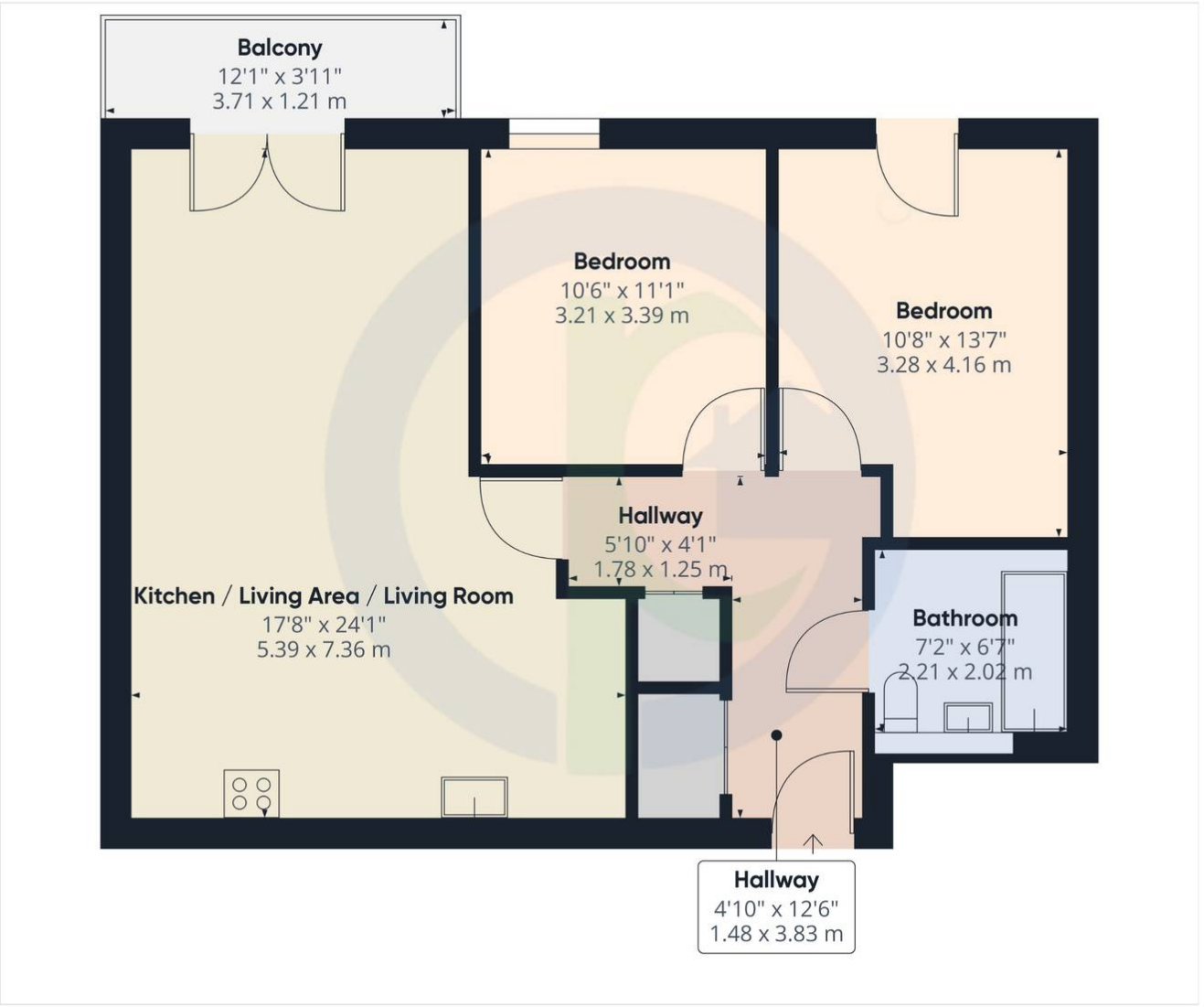


- Chain Free
- Spacious 2 Bedroom Apartment
- Access to Lift and Video Entry Phone System
- Concierge Service
- Large Open Plan Living Room/Kitchen
- Lease Remaining: 111 Years
- Service Charges & Ground Rent: Approx. £4932 PA
- Potential Rental Income: £2000 pcm
- Balcony Overlooking Internal Court
- Council Tax Band : D







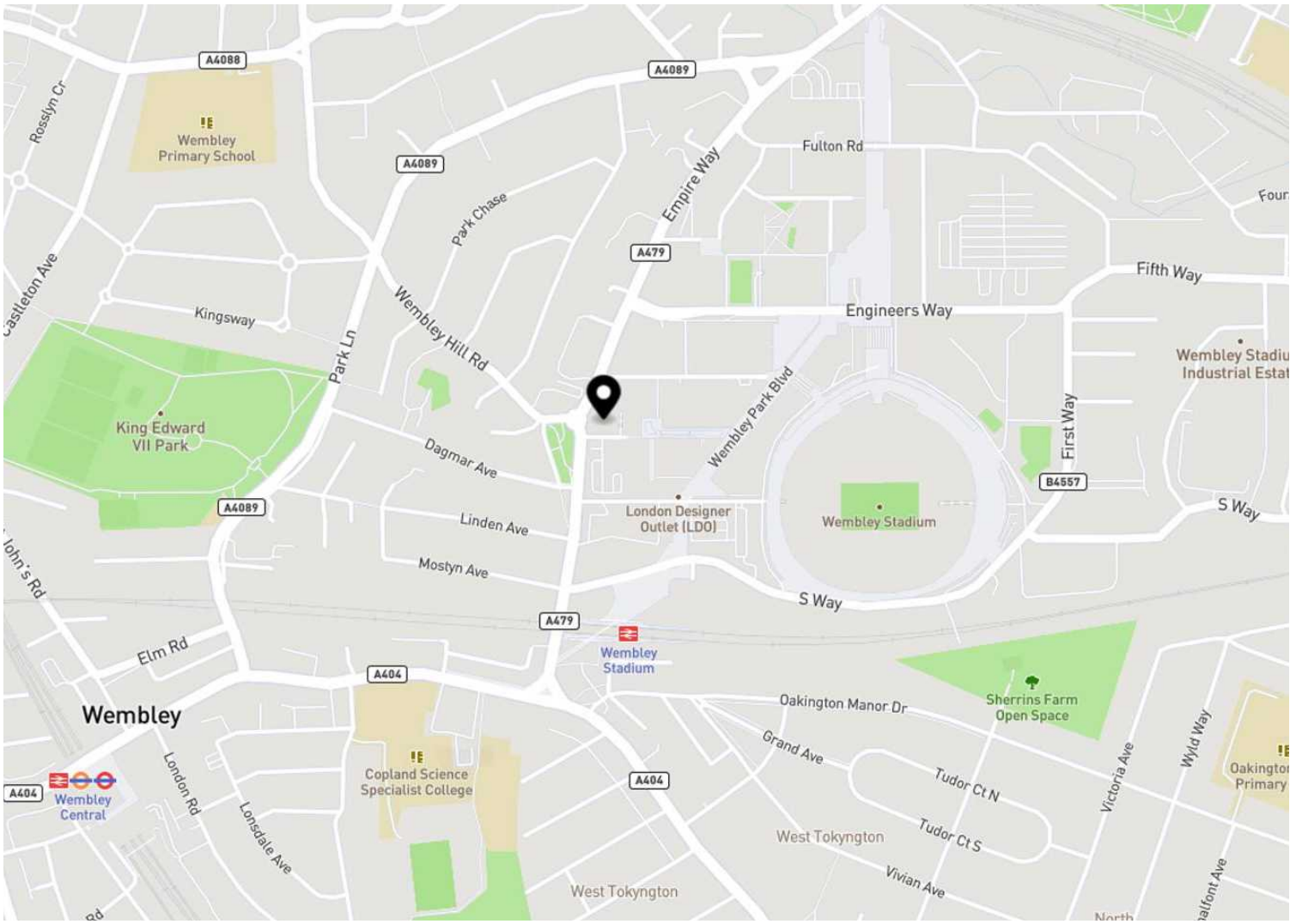



**Approximate Total Area**
**818 ft²**
**76 m²**

**For illustration Purpose only, not to scale**

**Disclaimer:** Services, appliances, and boundaries of the property have not been tested. Measurements are approximate and for descriptive purposes only. These particulars are a general guide and do not constitute a contract. Oyster Properties and its agents act in good faith. No employee has authority to provide representations or warranties regarding the property.




A4088
A4089
Rosslyn Cr
Wembley Primary School
A4089
Park Chase
Empire Way
Fulton Rd
A479
Fifth Way
Kingsway
Engineers Way
Wembley Hill Rd
Park Ln
Wembley Park Blvd
First Way
King Edward VII Park
Dagmar Ave
A4089
London Designer Outlet (LDO)
Wembley Stadium
B4557
S Way
Linden Ave
Mostyn Ave
S Way
A479
Elm Rd
Wembley Stadium
A404
Oakington Manor Dr
Sherrins Farm Open Space
Wembley
Grand Ave
Tudor Ct N
Victoria Ave
Wyld Way
A404
Wembley Central
London Rd
Copland Science Specialist College
A404
Tudor Ct S
West Tokyngton
Lonsdale Ave
Vivian Ave
West Tokyngton