

**Sales:** 020 8900 2811  
**Lettings:** 020 8900 2121  
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[www.danielsestateagents.co.uk](http://www.danielsestateagents.co.uk)

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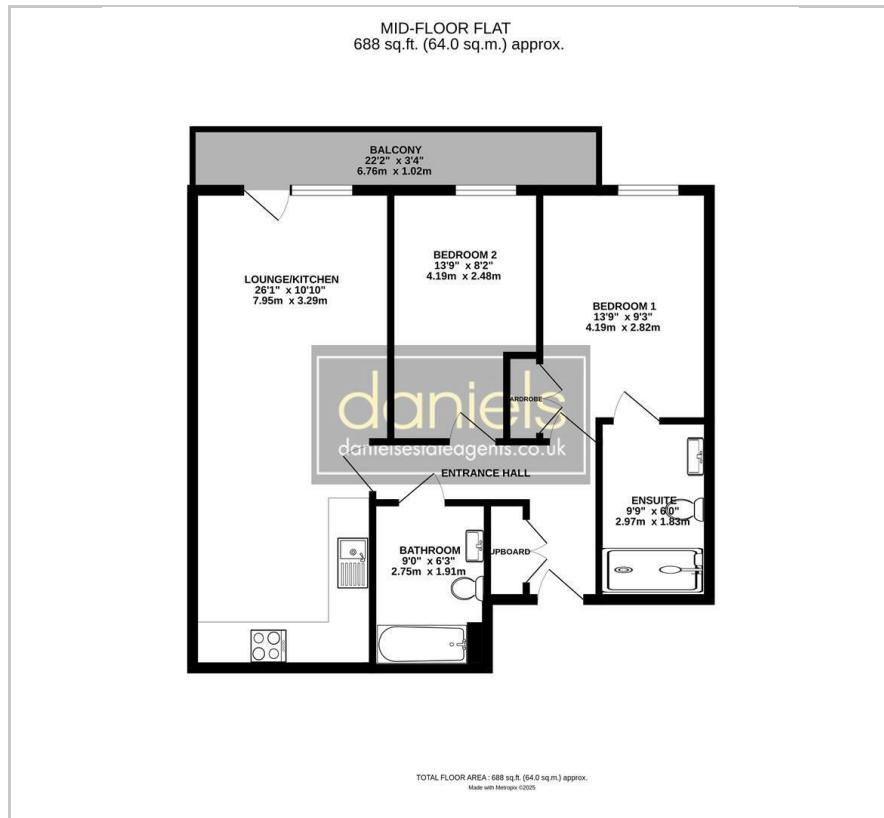


**Quadrant Court Empire Way**  
Wembley, Middlesex, HA9 0BY

**Asking Price £375,000**



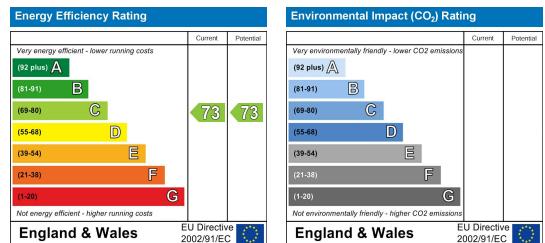
## Floor Plan



## 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.

- PURPOSE BUILT FLAT
- TWO BEDROOMS
- TWO BATHROOMS
- NO UPPER CHAIN
- ALLOCATED PARKING
- BALCONY
- MID-FLOOR
- COMMUNAL COURTYARD

Daniels are delighted to offer this PURPOSE-BUILT TWO BEDROOM FLAT, ideally located in Wembley Park and offered with NO UPPER CHAIN & PARKING SPACE.

Situated just a minute's walk from the London Designer Outlet, you'll have access to an excellent range of shops, supermarkets, restaurants, convenience stores, and leisure facilities including Cineworld. Wembley Park Station and multiple bus routes are also within easy reach, providing direct transport links into Central London.

The property benefits from a long lease and a secure underground parking space, making it both practical and convenient.

Viewings are highly recommended to fully appreciate what this home has to offer — contact Daniels, your leading local estate agents, to arrange your appointment today. The property is currently on a AST. Council Tax Band: D



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

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## 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

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