



## Forty Lane, HA9

**£560,000**

Brand new two-bedroom apartment in Kamal Court, Wembley Park.

Enjoy life in the heart of one of North West London's most dynamic neighbourhoods. Wembley Park combines world-class entertainment with everyday convenience and a welcoming community feel.

Home to the iconic Wembley Stadium and OVO Arena Wembley, the area hosts major sporting events, concerts and cultural festivals year-round. Beyond this, you'll find landscaped public squares, striking art installations and wide, pedestrian-friendly streets creating a vibrant atmosphere.

A thriving food and retail scene is on your doorstep, including independent cafés, global restaurants and the popular London Designer Outlet. For green open space, Fryent Country Park offers scenic countryside walks nearby.

Excellent transport links via the Jubilee and Metropolitan lines provide fast connections to Baker Street and the West End, with easy road access to the M1 and North Circular. Wembley Park is a neighbourhood designed for modern living and future growth.

- Brand new one-bedroom apartment
- Moments from Wembley Stadium
- Excellent Jubilee & Metropolitan line links
- Located in sought-after Kamal Court
- Close to OVO Arena Wembley
- Near green open spaces including Fryent Country Park
- Prime Wembley Park location
- Walking distance to London Designer Outlet



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
100 kWh/m <sup>2</sup> (A)	44 kWh/m <sup>2</sup> (D)	100 g/kWh (A)	44 g/kWh (D)
90 kWh/m <sup>2</sup> (B)	34 kWh/m <sup>2</sup> (E)	90 g/kWh (B)	34 g/kWh (E)
80 kWh/m <sup>2</sup> (C)	24 kWh/m <sup>2</sup> (F)	80 g/kWh (C)	24 g/kWh (F)
70 kWh/m <sup>2</sup> (D)	14 kWh/m <sup>2</sup> (G)	70 g/kWh (D)	14 g/kWh (G)
60 kWh/m <sup>2</sup> (E)	4 kWh/m <sup>2</sup> (G)	60 g/kWh (E)	4 g/kWh (G)
50 kWh/m <sup>2</sup> (F)	0 kWh/m <sup>2</sup> (G)	50 g/kWh (F)	0 g/kWh (G)
45 kWh/m <sup>2</sup> (G)	0 kWh/m <sup>2</sup> (G)	45 g/kWh (G)	0 g/kWh (G)

England & Wales 2008/1/EC