


# Hamptons

INTERNATIONAL



**Plot 25.5 Fulton Fifth Fulton Road, Wembley, HA9**

2  2  1 

**£740,000**

(£735,000)

## Property details

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### Key features

- **2 Bedroom apartment**
- **Onsite facilities available**
- **24hr concierge**
- **swimming pool**
- **gym and treatment room**
- **yoga studio**
- **cinema**
- **golf simulator and games room**
- **private roof terraces and gardens**
- **flexible co-working spaces**

### Attributes

- **Apartment**

## Plot 25.5 Fulton Fifth Fulton Road, Wembley, HA9

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## Description

This 2 Bedroom apartment forms part of Fulton & Fifth. This spacious, bright and airy residence has floor-to-ceiling glass doors opening onto your own private balcony. The development has numerous residents' amenities including swimming pool, gym, cinema, golf simulator, games room, private roof terraces and gardens. There's everything you need right on your doorstep. Fulton & Fifth is the newest neighbourhood of apartments with luxury amenities onsite sitting amongst landscaped gardens, paved walkways and a new green waterside park. A number of cafés, shops and workspaces provide a home for local creatives, artisans and independent businesses. Set alongside the meandering Wealdstone Brook in Wembley Park, this is a neighbourhood like no other.

**Specification:**

- Outstanding contemporary designed kitchen with Shaker style detailing. Composite stone worktops with a polished white mineral finish. Contemporary ceramic tiled splashback in a herringbone style. Satin stainless steel kitchen tap and under-mounted sink. Drawers and cupboards are finished in a midnightblue satin matt lacquer with contemporary knurled handles in a stainless-steel finish. Wall cabinets have feature open display shelves. White sockets, switches and electrical accessories. Appliances are by Smeg include: Multi-function oven, Induction hob, Recirculating extract hood, Integrated fridge freezer, Integrated dishwasher, Washer dryer in built-in utility cupboard.
- Living/Dining area with high-quality engineered oak flooring, ceiling recessed LED light fittings. Media plate to the main wall. Bang & Olufsen portable Bluetooth speaker.
- Bedroom with high-quality fitted carpet and luxury underlay. Master bedroom has fitted wardrobes with custom-made satin lacquered doors, split height hanging and drawers and media plate.
- Bathroom incorporates high-quality white sanitaryware complemented by contemporary satin brassware. Floors/bath/shower/vanity walls finished with a honed limestone-effect porcelain tile. Bathrooms have a classic dark blue metro tile to the vanity wall. Ensuite bathroom has the dark blue metro tile to the shower enclosure. High-quality soft white paint finish to all other walls. All bathrooms and ensembles have a wall-mounted mirrored wall cabinet with integral LED vanity lighting. Each bathroom has a heated towel rail in a satin brass finish.

• Beautifully landscaped gardens and amenity spaces around the base of the building and the brook-side walk, featuring high-quality paving and planting.

- Three large podium gardens on levels 1, 2 and 3.
- Additional residents' roof terraces with planting and bespoke seating areas.
- Private balcony featuring a bespoke design balustrade, paving and/or metal decking.

• 10 year building warranty. Tenure: 999 year leasehold Service Charge: Est £3.76 per sq.ft Ground Rent: N/A Council Tax Band: Awaiting. EPC rating: Awaiting. For further information or to arrange an appointment to view, please contact Hamptons Stanmore New Homes on 0208 954 8626.

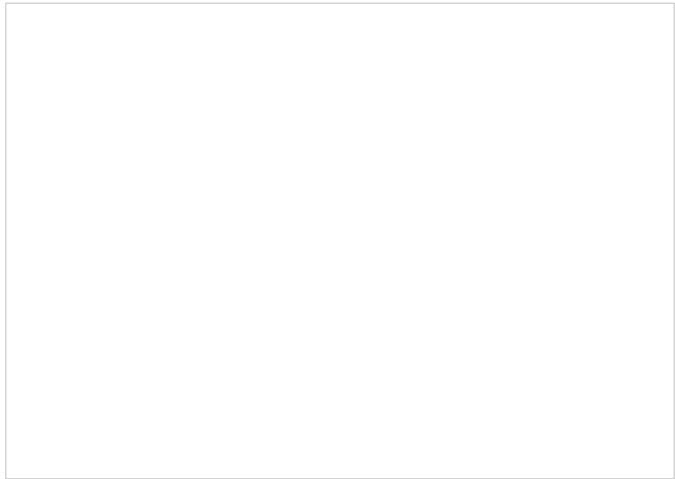
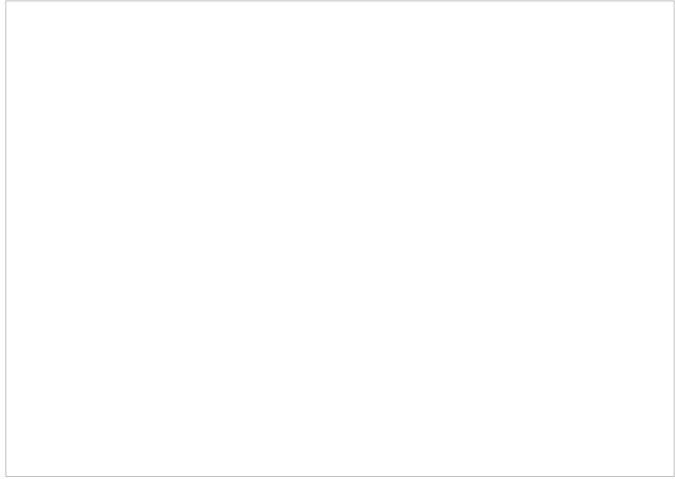
**Situation** One of the fastest growing parts of London, Wembley is attracting more and more buyers, renters, businesses and fun seekers every year. At the heart of it all is Wembley Park, a hive of activity spanning pop-up restaurants, big-name brands, art trails, serene green spaces and much more. Wembley Park is not just a place to live, but a whole community. With Olympic Way running through its heart, the opportunities are endless. You can easily enjoy the London Designer Outlet for a bit of shopping, Union Park and River Brent Walking Trail for some open space as well as a large number of quality cafés, bars and restaurants who will welcome you with open arms. Wembley Park is home to cafés and restaurants from across the world which will indulge all of your senses. With BOXPARK Wembley on your doorstep, you can sample everything from Japanese ramen to Chinese steamed buns and vegan fast food. It is also home to a whole host of family-favourite restaurants like Pizza Express and Wagamama, as well as The White Horse, which serves a winning selection of craft beers, ales and fine wines. For those looking for a fine dining experience, Masalchi by Atul Kochhar offers an exquisite menu created by the Michelin-starred Chef. Just around the corner from your new home, you can enjoy a number of iconic entertainment venues. Whether you are interested in virtual reality gaming at meetspaceVR, the latest blockbusters at Cineworld, or a chance for a quick round at Pop Golf in BOXPARK, the opportunities are endless. It also goes without saying - the iconic Wembley Stadium is at the heart of Wembley Park and plays host to a calendar of live music and events, NFL matches, conferences and international football. Wembley Park is a vibrant retail destination with a variety of options for shoppers. The London Designer Outlet features over 70 stores selling high-end brands at discounted prices. There is also a selection of supermarkets and convenience stores, as well as a weekly market, providing a diverse range of shopping options for visitors and residents. From tree-lined boulevards to tranquil gardens, greenery is rarely out of sight. Elvin Gardens, with its immaculate lawns and leafy borders, is the place to curl up with a book on a summer's day, while the nearby White Horse Square adds relaxed seating in a new urban oasis. Fryent Country Park, host of many events throughout the year, and Brent Reservoir (Welsh Harp,) a biological site of special scientific interest, are also just a stones throw away. What's

more, a new public green space, is set for completion early 2023, bringing play areas, leisure facilities and even more greenery to the neighbourhood. Property Ref Number: HAM-60899

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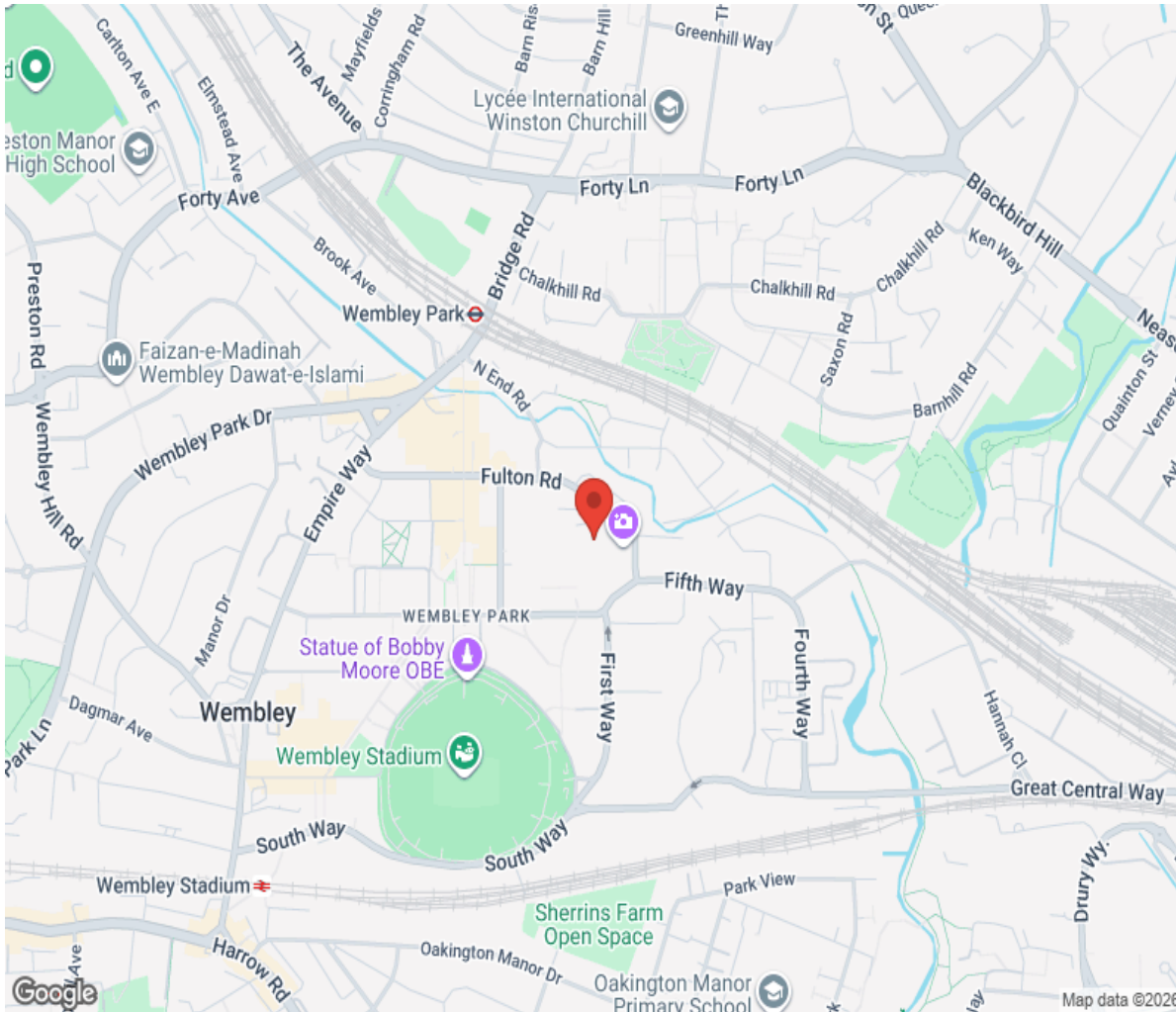


# Floor plan

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# Location



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