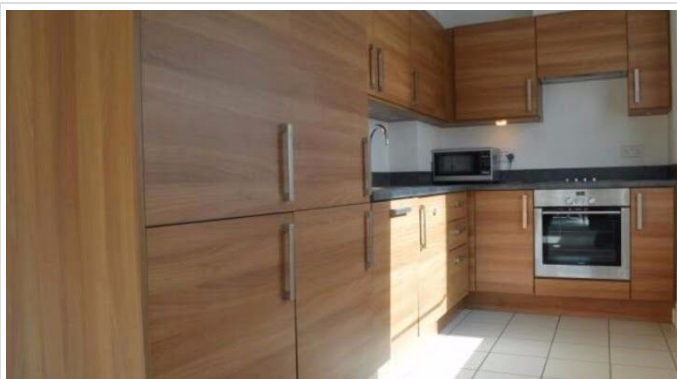
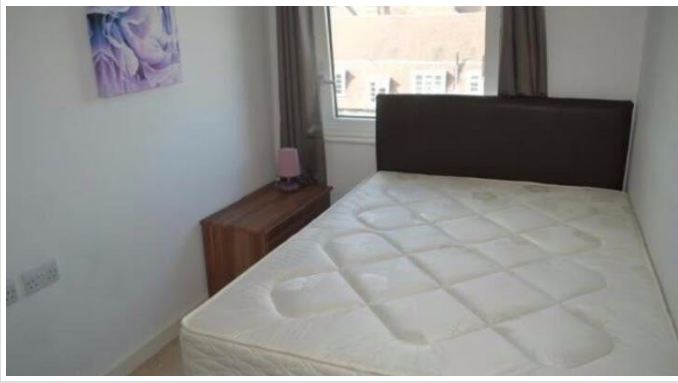


99Home Ltd.

99Home Ltd,
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2 Bed Apartment In Forum House Empire Way, Wembley, HA9 0AB £2,050 Monthly





SHORT DESCRIPTION

Property Ref: 3587 Beautiful, light and spacious two bedrooms apartment available by middle of September 2025 in Forum House, Wembley Park. Includes furniture, secure underground parking and 24 hour concierge. This apartment has a double bedroom and a generous en-suite bedroom with a private bath tub and toilet, bright reception room, open plan kitchen and bathroom with a shower and toilet. The apartment is contemporary, and benefits from a dishwasher, washing machine and under floor heating. Apartment is located close to the world-renowned venues of the SSE Arena and Wembley Stadium, which provide a stunning backdrop to the transformed landscape of Wembley Park. The development now also boasts the addition of the London Designer Outlet, comprising of 85 retail units, 15 restaurants and bars and a 9 screen cinema. Property Type: Apartment Full Renting price: £2050.00 Pricing Options: Guide Price Tenure: 12 months Council tax band: D EPC rating: B Measurement: 721.182 sq.ft. Outside Space: Balcony Parking: Garage Heating Type: Underfloor Heating -----

2

Bed Room(s)

2

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-floor flat
Total floor area	67 square metres

Rules on letting this property

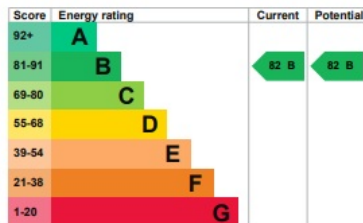
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(/browser?url=https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance&traceToken=1754421020.qsk_2_hosted:https://find-energy-certificate.s&clickId=CC3EB92C-A96E-4ABE-B8B9-BA58925FA6BF\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance&traceToken=1754421020.qsk_2_hosted:https://find-energy-certificate.s&clickId=CC3EB92C-A96E-4ABE-B8B9-BA58925FA6BF).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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