

54324532 Olympic Way, Merevale House, Wembley, HA9 0PL  
£1,625





**WHAT YOU GET**  
 - All Included in Your Rent -

 Gym	 Co-Working Lounge	 Internal Garden	 Cinema
 Parcel Room	 Games Room	 Concierge	 Top Floor Bar

**FLAGSTONES**  
 PROPERTY GROUP

54324532 Olympic Way, Merevale House, Wembley, HA9 0PL

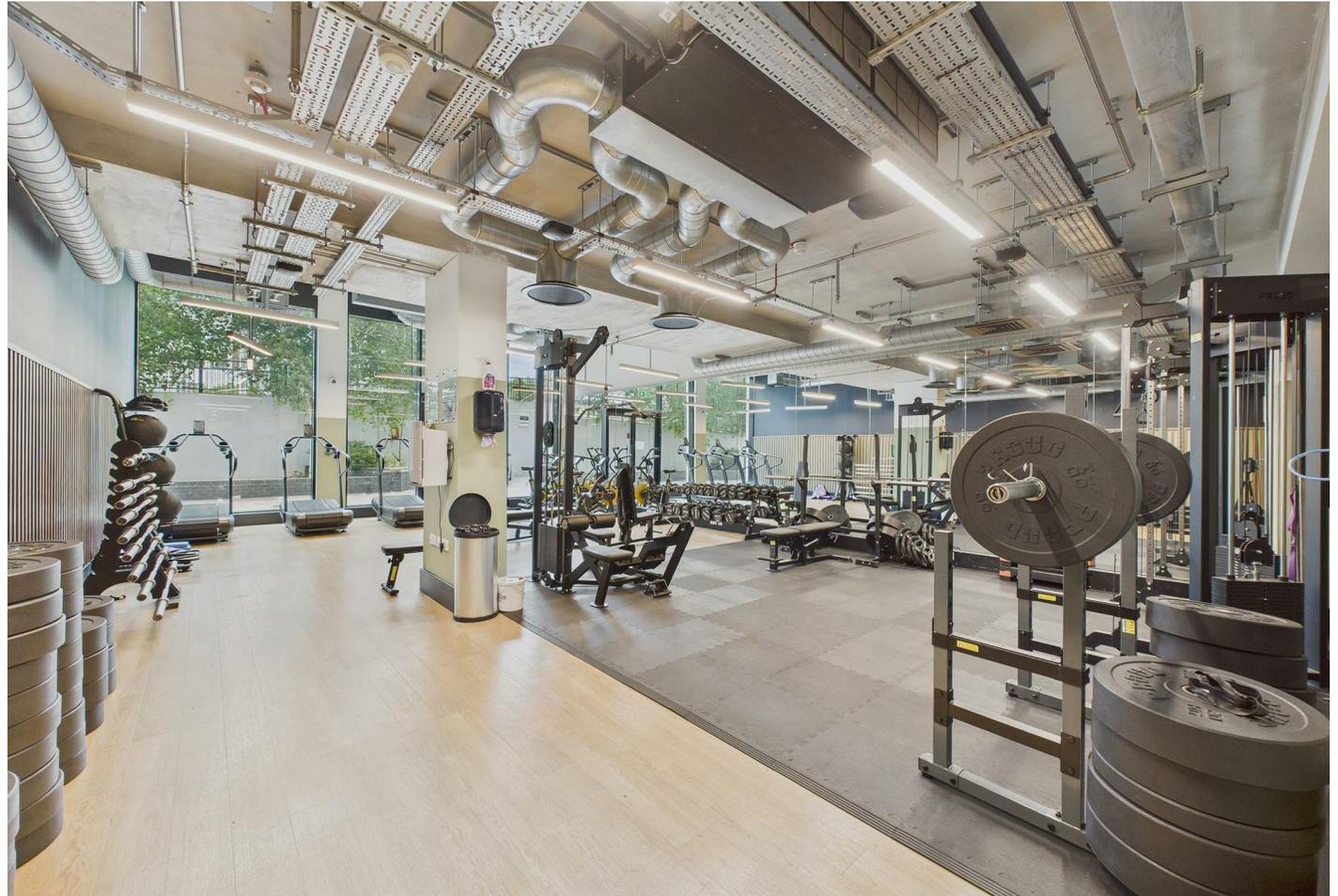
£1,625

Limited Offer | 3 Weeks Rent Free + Zero Deposit Option Available.

An exceptional studio in the heart of Wembley Park - larger than you'd expect at over 450 sq ft, with iconic views of Wembley Stadium right from your window. Thoughtfully designed to maximise every inch of space, this is urban living at its best in one of London's most exciting and fast-evolving neighbourhoods.

With Multiple Lounges, Residents Gym, Co-working spaces, Cinema Room, Concierge. and residents lounge. Fridman & Merevale House have been extensively refurbished over the years and now provide a spectacular living experience for those wanting to live in a quiet and safe environment.

## Description



## Situation

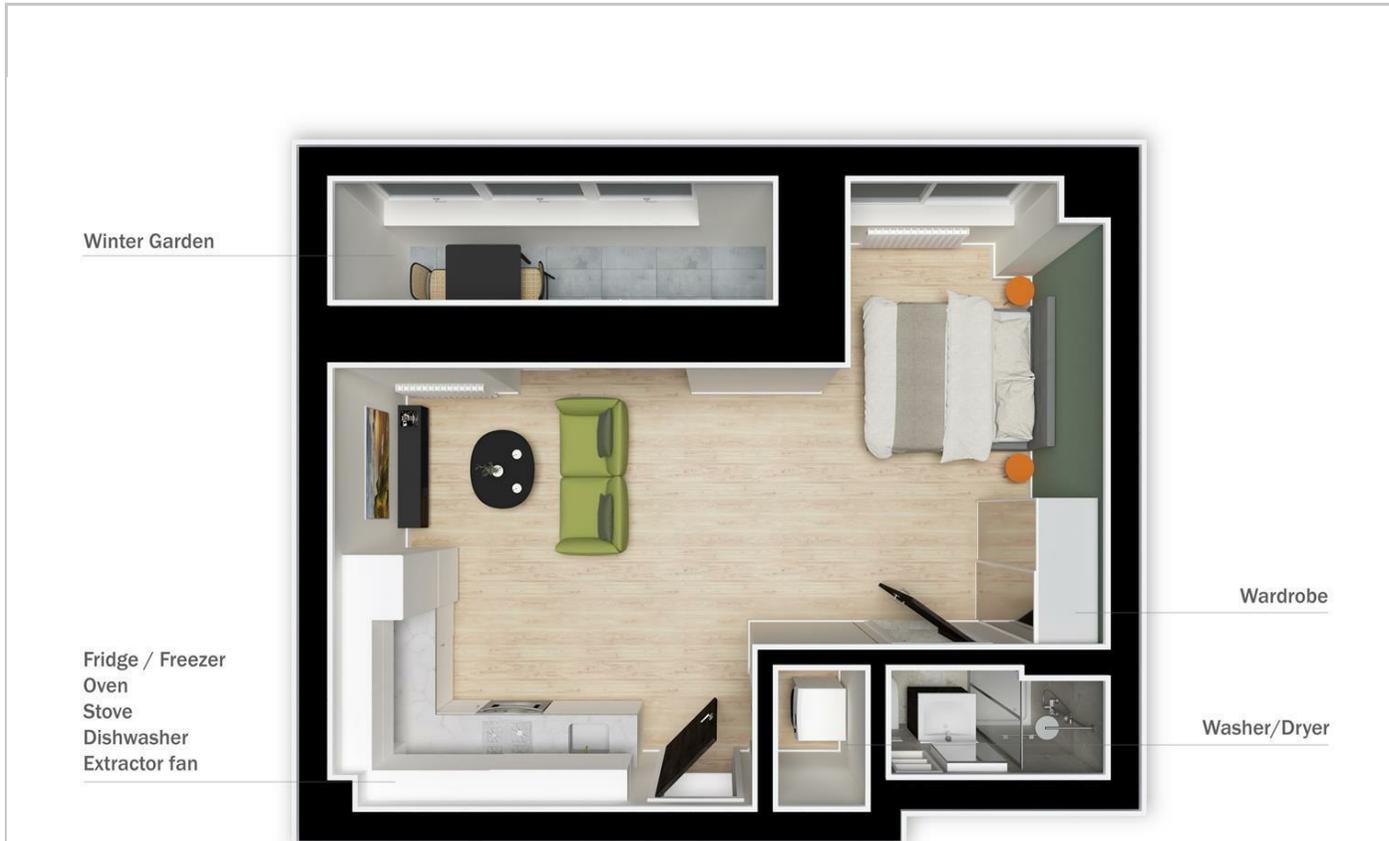


Furnished/unfurnished

Council Tax Band: C

Available:

## Floor Plans



**Olympic Way**  
- Wembley Park

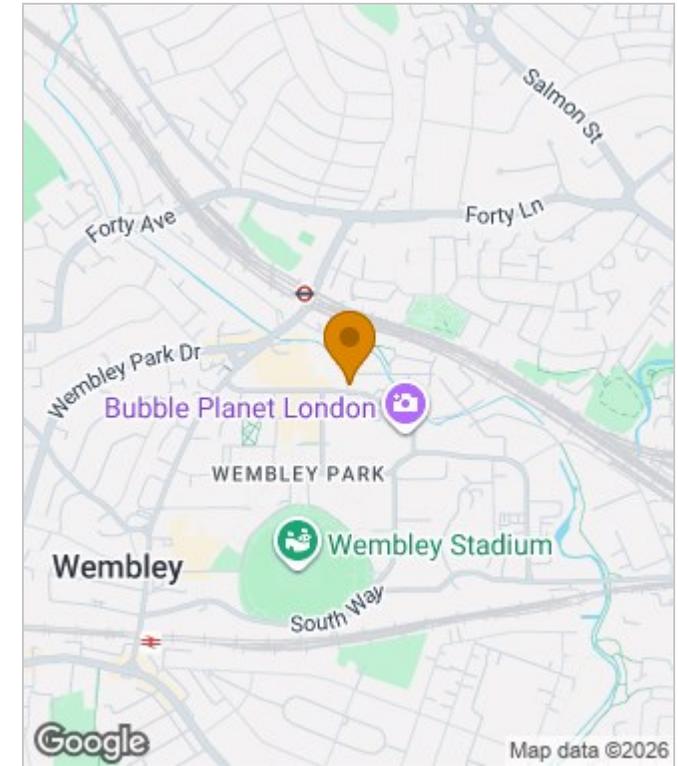
**Property Type** - Studio  
**Bathrooms** - x1

**Approx. total area**  
45.16 m<sup>2</sup>  
486.05 ft<sup>2</sup>

*Measurements are approximate and not to scale in this floor plan. Provided for illustrative purposes.*



## Area Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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