



# Grand Union, Beresford Avenue, Wembley, HA0

Asking Price: £400,000



# Grand Union, Beresford Avenue, Wembley, HA0

🏠 1 Manhattan    🚿 1 Bathroom    🔑 Leasehold

Ref# BEA240012

A stylish Manhattan apartment estimated to complete Q4 2024 - Q1 2025. The 434 square foot (approx.) property will have timber-effect flooring throughout and will boast a custom designed kitchen with integrated appliances, a contemporary shower room with porcelain floor and wall tiling and open plan living room leading onto the private south west balcony offering stunning views of Grand Union Canal.

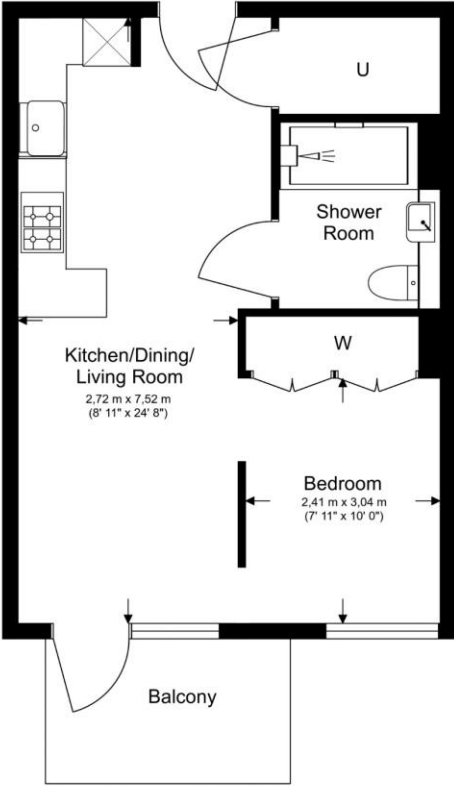
Grand Union will be a truly pioneering Canalside neighbourhood. Located in Alperton, close to Wembley and with great connections into central London. At Grand Union, a new Waterside Piazza will offer a vibrant space animated with cafés, restaurants, bars and new community facilities. 14 acres of open space will include landscaped gardens and riverside walks and meadows surrounding over 3,350 new homes of the highest quality. The creation of a state-of-the-art multi-storey industrial hub and high quality workspace rounds off the numerous facilities at Grand Union, making this a new waterside destination in which to socialise, play and relax. There is a beautiful lounge with a bowling alley, movie theatre and private meeting rooms. It also has excellent transport links, less than 30 mins to Central London.

## Property Features:

- Estimated Completion: Q4 2024 - Q1 2025
- Stylish Manhattan Apartment
- Fifth Floor
- 434 Square Feet (Approx.)
- South West Aspect
- Views Of Grand Union Canal
- Residents' Facilities Including a lounge & Ten-Pin Bowling Alley
- Stonebridge Park (Bakerloo Line)



Total Gross Internal Area  
40 Sq/m - 434 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price: £400,000

Tenure: Leasehold Length 999 years

Ground Rent: N/A

Service Charge: Est £3.75 per sqft (per annum)

## Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: BEA240012

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