



Waterview House, Grand Union, Beresford Avenue,
Price Reduced to: £590,000

 Benham
& Reeves

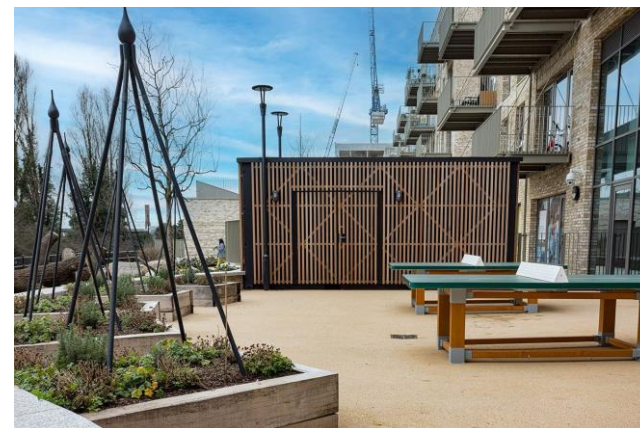
Waterview House, Grand Union, Beresford Avenue, London, HA0

🏠 2 Bedroom (s) 🚿 2 Bathroom (s) 🔑 Leasehold

REF#: BEA240239

Under construction is this two bedroom apartment spanning an impressive 781 square feet (approx.) and situated on the sixth floor of Waterview House, Grand Union. The apartment boasts from attractive views towards the beautiful Canalside gardens and the boulevard. Estimated to complete Q1 2025 the property would make the ideal investment or first time purchase. The apartment is built up of two sizeable bedrooms, two ensuite, bright and airy kitchen diner with integrated appliances and a private balcony.

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.



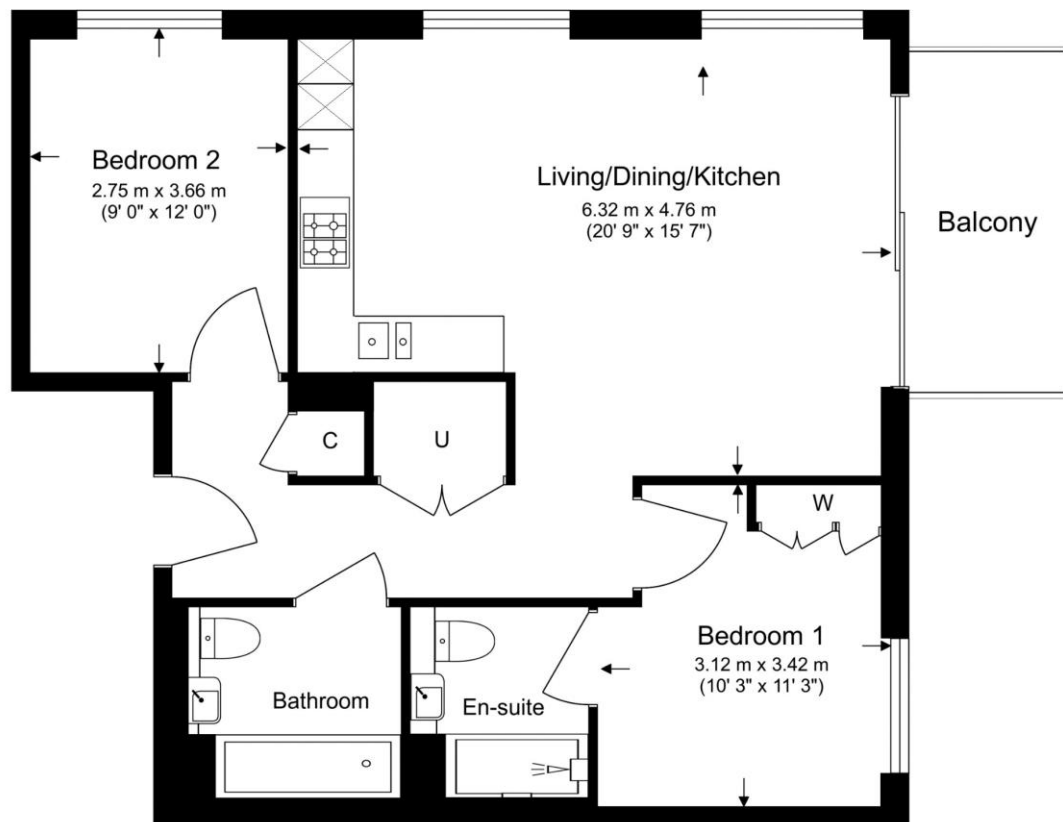


Property Features:

- Estimate Completion Q1 2025
- Luxury Two Bedroom Apartment
- Two Bathrooms
- Sixth Floor
- 781 Square Feet (Approx.)
- South East Aspect
- Residents' Facilities Including A lounge & Ten-Pin Bowling Alley
- Stonebridge Park (Bakerloo Line)



Total Gross Internal Area 
73 Sq/m - 781 Sq/ft



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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.

Price Reduced £590,000

to:

Tenure: Leasehold

Expires 31/12/3019

Approximately 995 Years Remaining

Ground Rent: £400.00 (per annum)

For the year of 2024

Service Charge: £2,858.46 approx. (per annum)

For the year of 2024

Anticipated Rent: £2,400.00 pcm

Approx. 4.9% Yield

Viewings:

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

Our reference: BEA240239

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