



# Grand Union, Beresford Avenue, London, HA0

Price Reduced to: £580,000





# Grand Union, Beresford Avenue, London, HA0

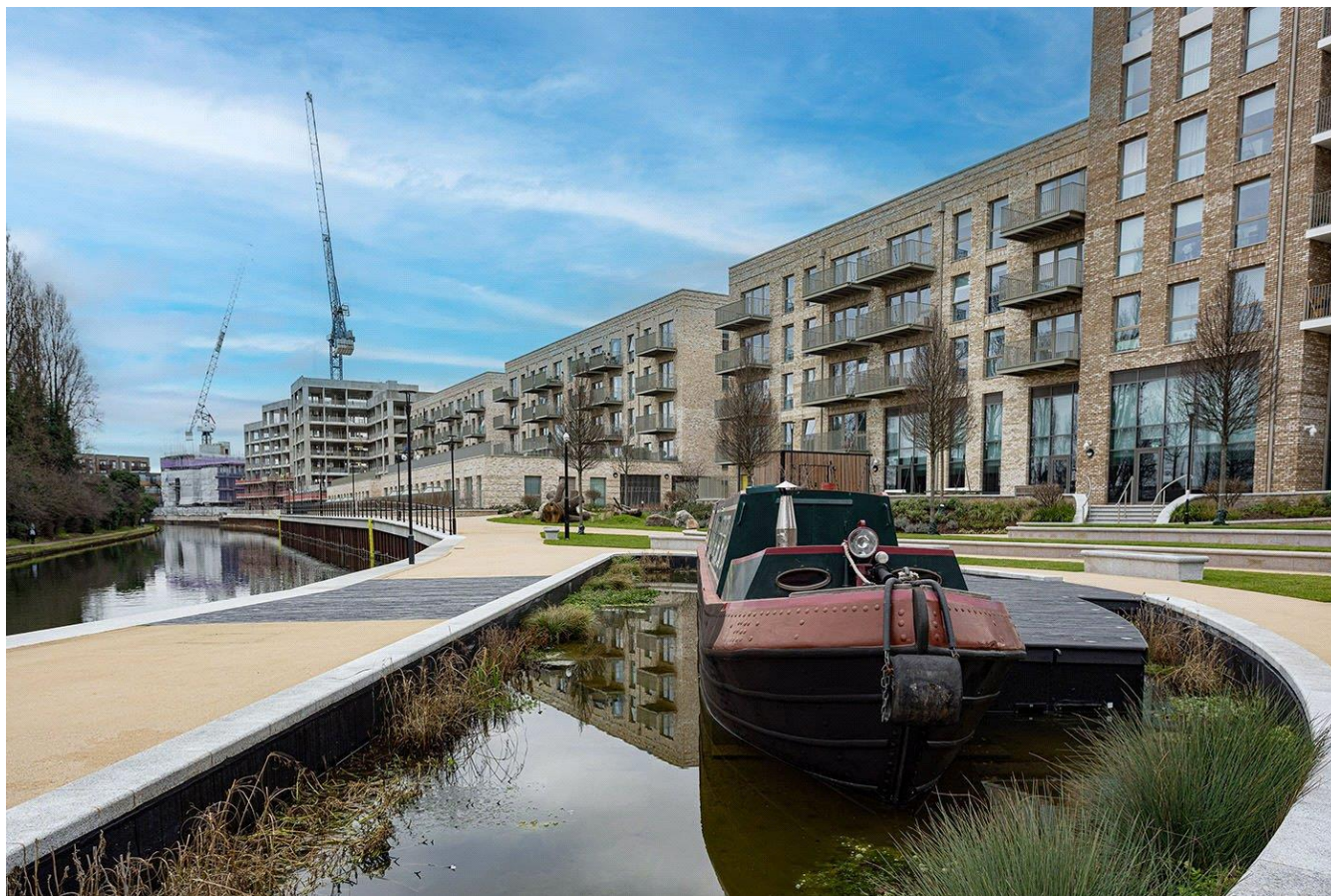
🏠 2 Bedroom (s)   🚿 2 Bathroom (s)   🔑 Leasehold

Under construction is this Two bedroom apartment spanning an impressive 781 square feet (approx.) and situated on the twelfth floor of Waterview House, Grand Union. The apartment boasts from attractive views towards the beautiful Canalside gardens and the boulevard. Estimated to complete February 2025 - May 2025 the property would make the ideal investment or first time purchase. The apartment is built up of two sizeable bedrooms, two ensuites, 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.





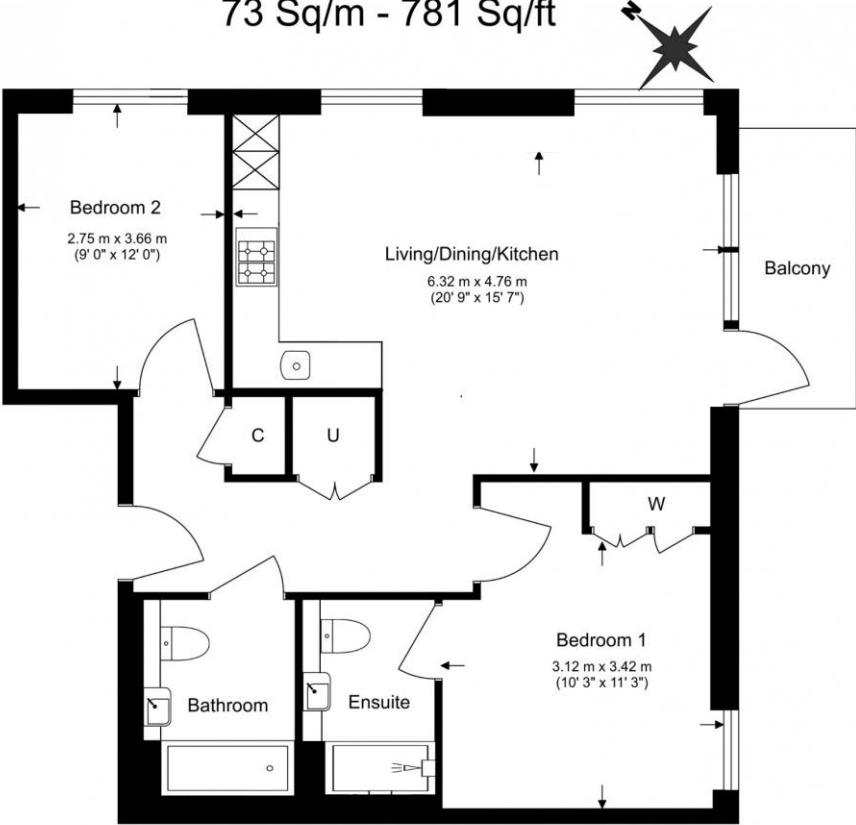


## Property Features:

- Estimate Completion February 2025 - May 2025
- Luxury Two Bedroom Apartment
- Two Bathrooms
- Twelfth 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



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 £580,000

to:

Tenure: Leasehold

Expires 31/12/3020

Approximately 996 Years Remaining

Ground Rent: £400.00 (per annum)

For the year of 2024.

Service Charge: £2,359.00 (per annum)

For the year of 2024.

Based on Est. £3.02/sqft.

Anticipated Rent: £2,400.00 pcm

Approx. 5% Yield

## Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA240162

T: 020 8280 0140

E: [ealing.sales@benhams.com](mailto:ealing.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead  
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

