



# Grand Union, Beresford Avenue, Wembley, HA0

Price Reduced to: £610,000

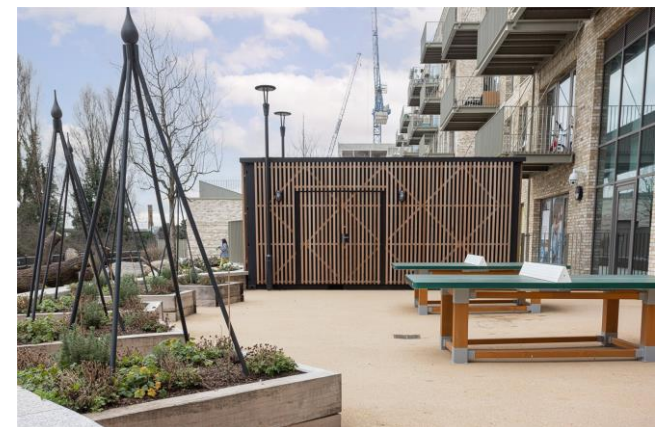


# Grand Union, Beresford Avenue, Wembley, HA0

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

A stylish two bedroom, two bathroom apartment estimated to complete Q4 2024 - Q1 2025. The 813 square foot (approx.) property will have timber-effect flooring throughout and will boast a custom designed kitchen with integrated appliances, bright and airy reception room with access to a private south west balcony allowing an abundance of sunlight throughout the day, two double carpeted bedrooms with bedroom one having the added benefit of built in wardrobes and ensuite shower room, the ensuite & family bathroom are fitted with porcelain floor and wall tiling. Further benefits include a utility room offering ample storage, video intercom system, lift to all floors and no onward chain.

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.



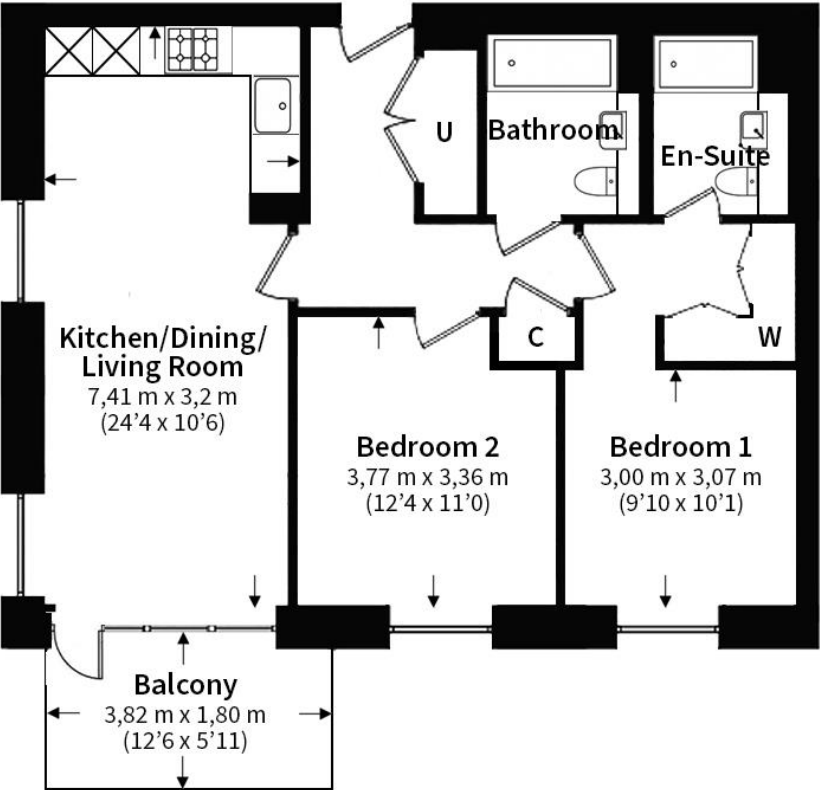


## Property Features:

- Off-Plan Two Bedroom Apartment
- Est. Completion Q4-2024 - Q1-2025
- 813 Square Feet
- Private Balcony
- South West Facing
- Tenth Floor
- Residents' Facilities Including a lounge & Ten-Pin Bowling Alley
- Stonebridge Park (Bakerloo Line)



**10th Floor**  
Total Gross Internal Area  
75 Sq/m - 813 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      £610,000  
to:

Tenure:              Leasehold  
Expires 01/01/3019  
Approximately 994 Years Remaining

Ground Rent:      Peppercorn  
For the year of 2024

Service Charge:    £3,048.75 approx. (per annum)  
For the year of 2024

Anticipated Rent:   £2,500.00 pcm  
Approx. 4.9% Yield

## Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: CHN240014

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