



ABSOLUTE
PROPERTY

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**Studio/One Bed Beresford Avenue, Wembley
Middlesex HA0 1NW**

£405,000

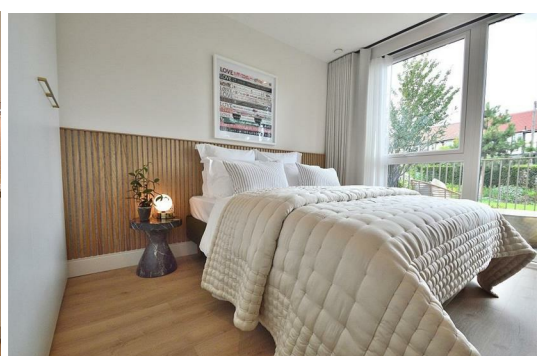
Price starting from £405,000. Absolute property are pleased to offer this selection of studio and one bedroom apartments situated in Affinity House, Grand Union. Grand Union is an exceptional new canal side development with views of the Grand Union Canal, arch of Wembley Stadium

This canal side development has a stunning 11 acres of landscaped gardens, riverside meadows and waterside pathways hosting an abundance of local facilities giving it a real community atmosphere with numerous cafes, bars, restaurants, community centre, medical centre, nursery, shops, and communal spaces with co-working hub facilities.

Location:

Situated in Alperton, Grand Union is close to Wembley and has excellent transport to central London and Paddington by local riverboat services or an easy cycle route. Stonebridge Park (Bakerloo Line) is 0.6 miles away and will take you to Oxford Circus in 30 minutes. Alperton station (Piccadilly Line) is 0.8 miles away and will take you to Piccadilly Circus in 30 minutes.

This selection of high specification studio and one bedroom apartments comprise of large open plan kitchens, lounge and dining rooms. Residents will benefit from a concierge, bowling alley with residents lounge, gym access and co-working hub.



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- Studio/One Bedroom Apartment
- 3D Virtual Viewings Available
- Balcony
- Concierge
- Gymnasium
- Bowling Alley
- Residents Lounge
- Excellent Transport Links
- Riverside Walkways and canalside piazza
- Estimated Service Charge £3.75 per sq. Ft
- Ground Rent £200 - £300 per annum



Energy Efficiency Rating		Current	Potential
The energy efficiency of your home is rated from A (most efficient) to G (least efficient). The energy efficiency of your home is rated from A (most efficient) to G (least efficient).			
A			
B			
C			
D			
E			
F			
G			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
The environmental impact of your home is rated from A (lowest CO ₂ emissions) to G (highest CO ₂ emissions). The environmental impact of your home is rated from A (lowest CO ₂ emissions) to G (highest CO ₂ emissions).			
A			
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