



Quay Walk, Wembley, HA0

Asking Price: £350,000

 Benham
& Reeves

Quay Walk, Wembley, HA0

🛏 1 Bedroom (s) 🚿 1 Bathroom (s) 🔑 To be advised

A stylish Manhattan style apartment situated on the first floor of Waterview House. The property spans a comfortable 434 square feet and boasts a custom designed kitchen with integrated appliances, a bright and airy reception room with access to a private balcony overlooking Grand Union Canal, a well sized bedroom with the added luxury of fitted wardrobes and wood effect flooring. The bathroom is stylishly fitted offering ample storage.

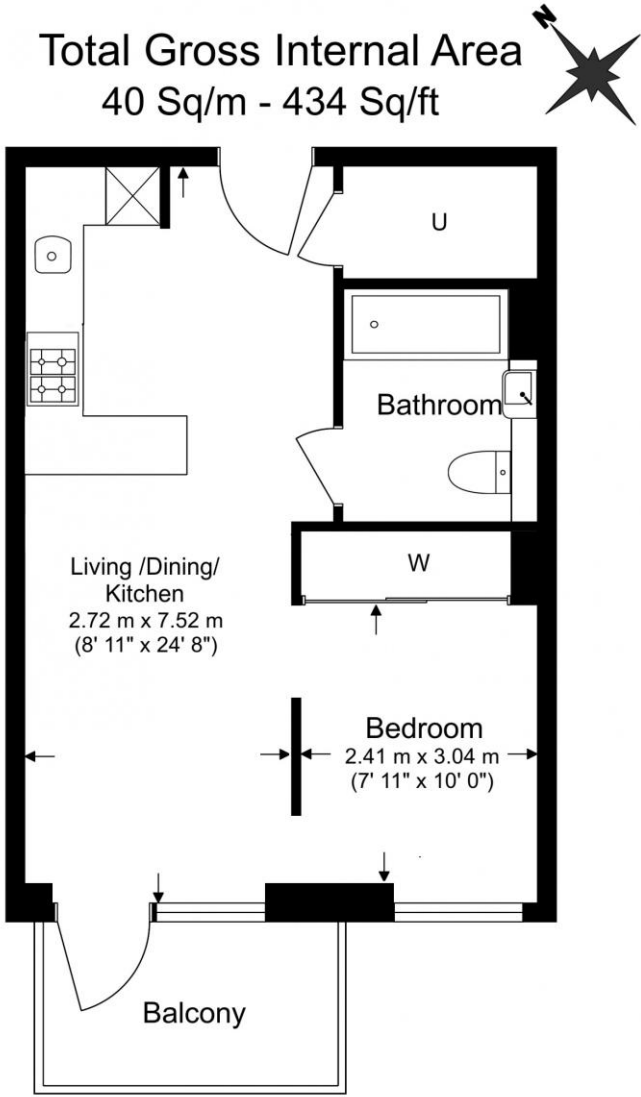
Grand Union will be a truly pioneering Canalside neighbourhood. Located in Alperton, close to Wembley and with great connections into central London. At Grand Union, a new Waterside Piazza will offer a vibrant space animated with cafés, restaurants, bars and new community facilities. 14 acres of open 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:

- Chain Free
- Stylish Manhattan Style Apartment
- First Floor
- 434 Square Feet (Approx.)
- Private Balcony Offering Canal Views
- Residents' Facilities Including E-darts & Ten-pin Bowling
- 24 Hour Concierge Desk
- Stonebridge Park Station (Zone 3)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

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

Asking Price:	£350,000
Tenure:	To be advised Expires 31/12/3019 Approximately 993 Years Remaining
Ground Rent:	£200.00 (per annum) For the year of 2026
Service Charge:	£1,721.70 (per annum) For the year of 2026
Anticipated Rent:	£1,630.00 pcm Approx. 5.6% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: CHN240017

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