



Beresford Avenue, Wembley, HA0

Asking Price: £788,000

 **Benham
& Reeves**

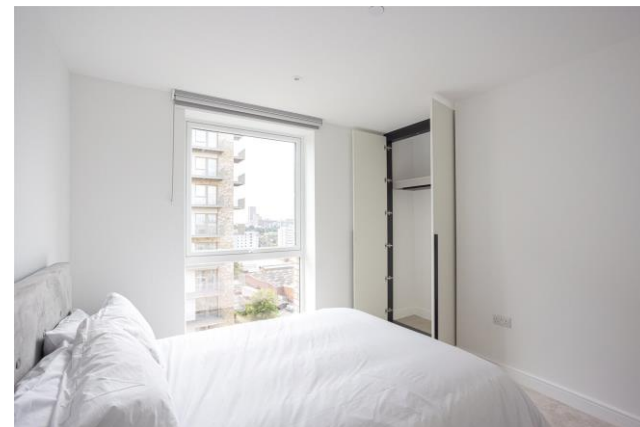
Beresford Avenue, Wembley, HA0

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref# BEA230237

Three bedroom apartment spanning an impressive 1140 square feet (approx.) and situated on the eighth floor of Affinity Tower, Grand Union. The apartment boasts from attractive views towards the beautiful Grand Union Canal. Recently completed in 2023 so would make the ideal investment or first time purchase. The apartment is built up of 2 En-suites, one separate family bathroom, stylish kitchen and utility room.

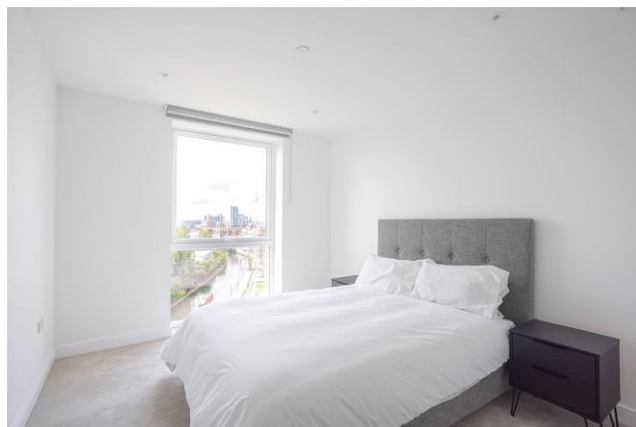
Grand Union will be a truly pioneering Canalside neighbourhood. Located in Alperton, close to Wembley and with great connections into central London. At Grand Union, a new Waterside Piazza will offer a vibrant space animated with cafés, restaurants, bars and new community facilities. 14 acres of open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



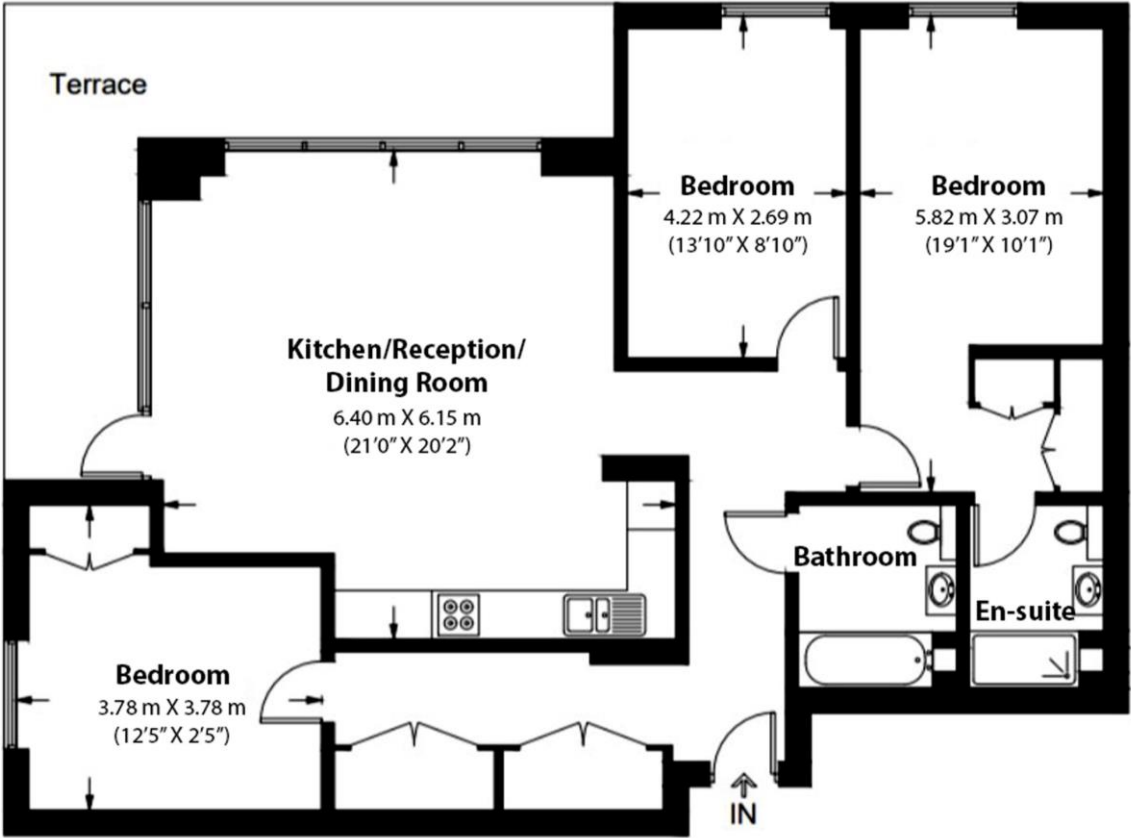


Property Features:

- Resident Permit Parking
- 3 Bedroom Apartment
- Two Bathrooms
- Eight Floor
- 1140 Square Feet (approx.)
- Residents' Facilities Including A lounge & Ten-Pin Bowling Alley
- A Waterfall Garden to Relax and Unwind In
- Stonebridge Park (Bakerloo Line)




Eighth Floor
Total Gross Internal Area
106 Sq/m - 1,140.9 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Terms & Conditions:

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

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Tenure: Leasehold
Expires 02/01/3019
Approximately 995 Years Remaining

Ground Rent: £500 (per annum)
For the year of 2023

Service Charge: £1379.02 approx. (per annum)
For the year of 2023

Viewings:

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

Our reference: BEA230237

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W: www.benhams.com

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