



Beresford Avenue, Wembley, HA0

Price Reduced to: £760,000

 Benham
& Reeves

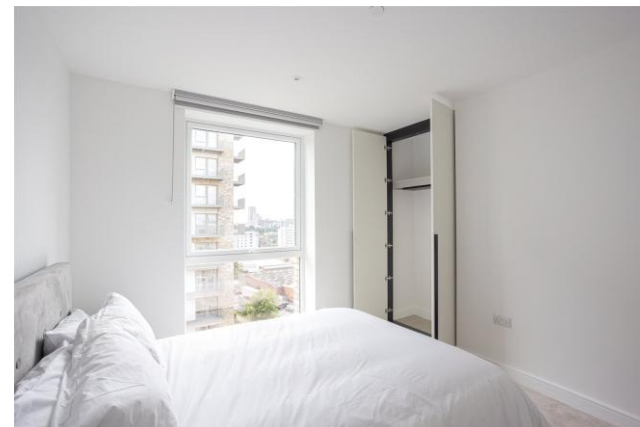
Beresford Avenue, Wembley, HA0

 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.

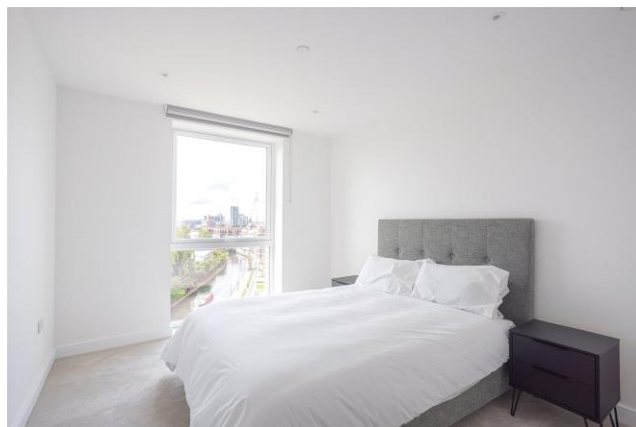
Grand Union will be a truly pioneering Canalside neighbourhood. Located in Alperton, close to Wembley and with great connections into central London. At Grand Union, a new Waterside Piazza will offer a vibrant space animated with cafés, restaurants, bars and new community facilities. 14 acres of open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



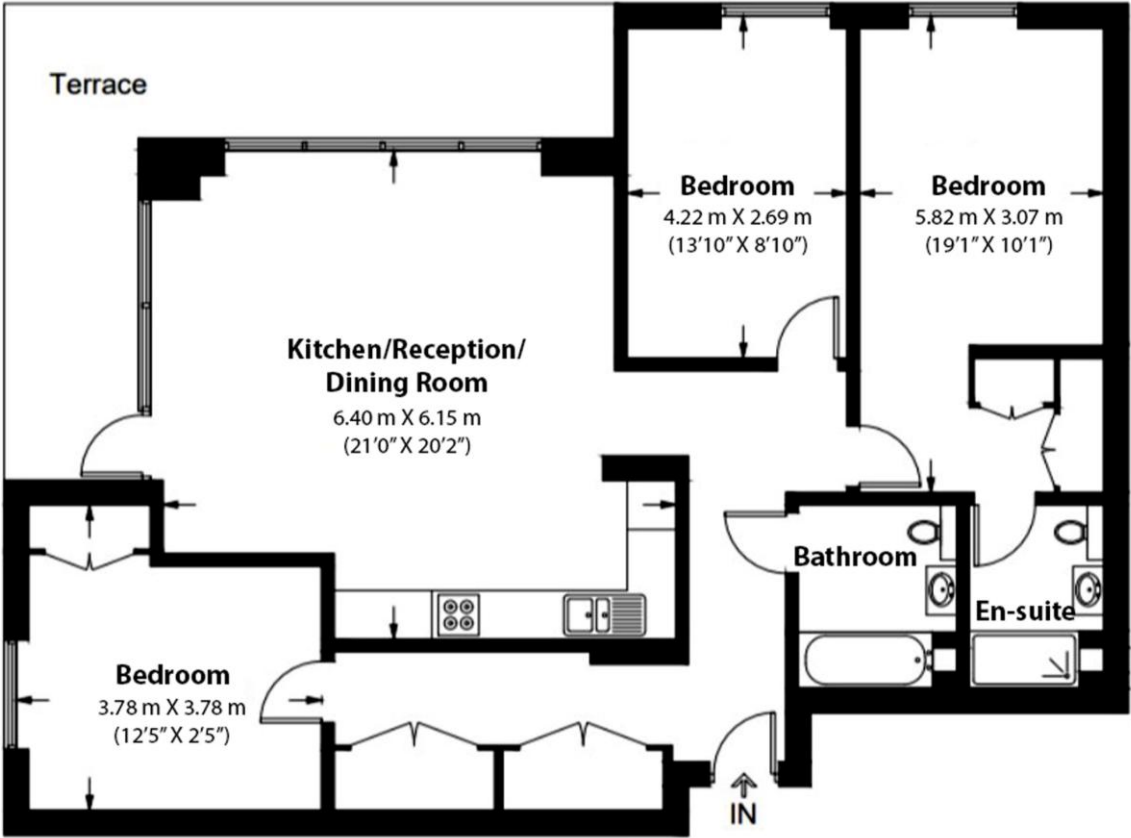


Property Features:

- Resident Permit Parking
- 3 Bedroom Apartment
- Two Bathrooms
- Eight Floor
- 1140 Sq 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.

Price Reduced £760,000
to:

Tenure: Leasehold
Expires 31/12/3019
Approximately 994 Years Remaining

Ground Rent: £500.00 (per annum)
For the year of 2025

Service Charge: £4,876.06 approx. (per annum)
For the year of 2025

Viewings:

All viewings are by appointment only
through our Ealing Office.

Our reference: BEA230237

T: 020 8280 0140

E: ealing.sales@benhams.com

W: 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

