



Quay Walk, Wembley, HA0

Asking Price: £725,000

 Benham
& Reeves

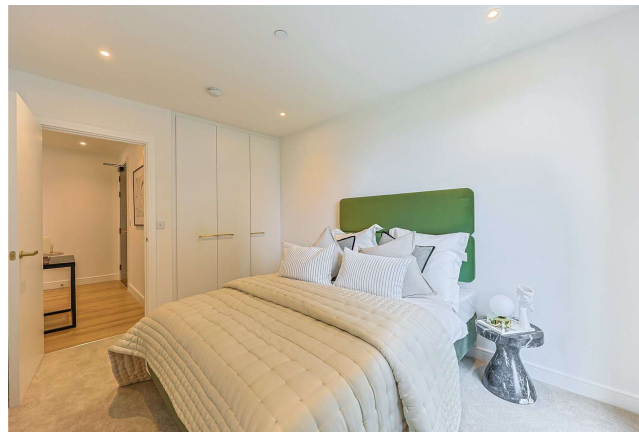
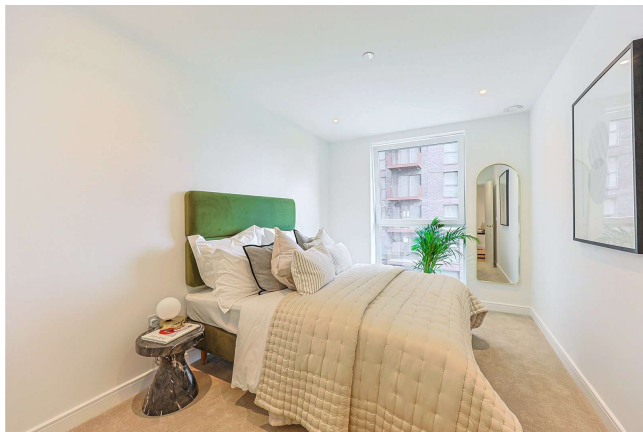
Quay Walk, Wembley, HA0

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

Three bedroom apartment spanning an impressive 1026 square feet (approx.) and situated on the second floor of Waterview House, Grand Union. The apartment boasts from attractive views towards the beautiful Grand Union Canal. Recently completed, this would make the ideal investment or first time purchase. The apartment also consists of two bathrooms, 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.

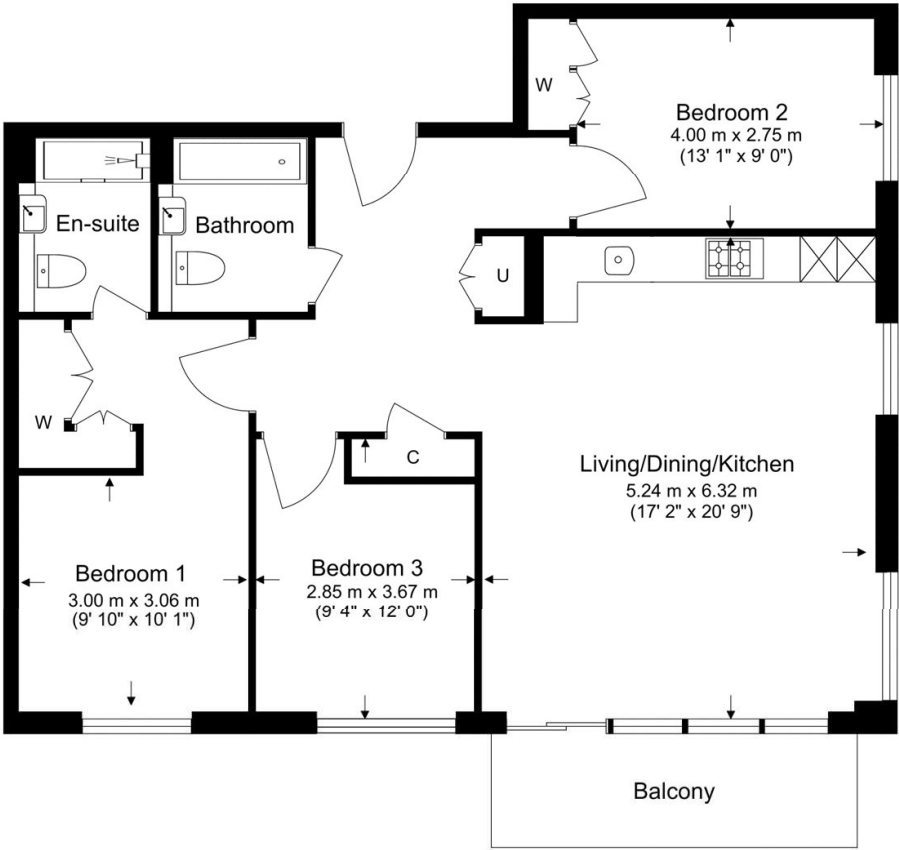




Property Features:

- Newly Completed Three Bedroom Apartment
- Two Bathrooms
- Second Floor
- Circa. 1026 Square Feet
- Private South Facing Balcony With Canal Views
- Car Parking Space Subject To Separate Negotiations
- Residents' Facilities Including E-darts & Ten-pin Bowling
- Stonebridge Park Station (Zone 3)

2nd Floor
Total Gross Internal Area
95 Sq/m - 1,026 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 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:	£725,000
Tenure:	Leasehold Expires 05/08/3022 Approximately 997 Years Remaining
Ground Rent:	£0.00 (per annum) / Peppercorn
Service Charge:	£3,591.00 (per annum) Estimated Charge As Of 2025
Anticipated Rent:	£3,000.00 pcm Approx. 5.0% Yield

Viewings:

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

Our reference: BEA250207

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

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