



Quay Walk, Wembley, HA0

Offers Over: £600,000

 Benham
& Reeves

Quay Walk, Wembley, HA0

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

****Right To Park Included**** Three bedroom apartment spanning an impressive 1026 square feet (approx.) and situated on the tenth 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.

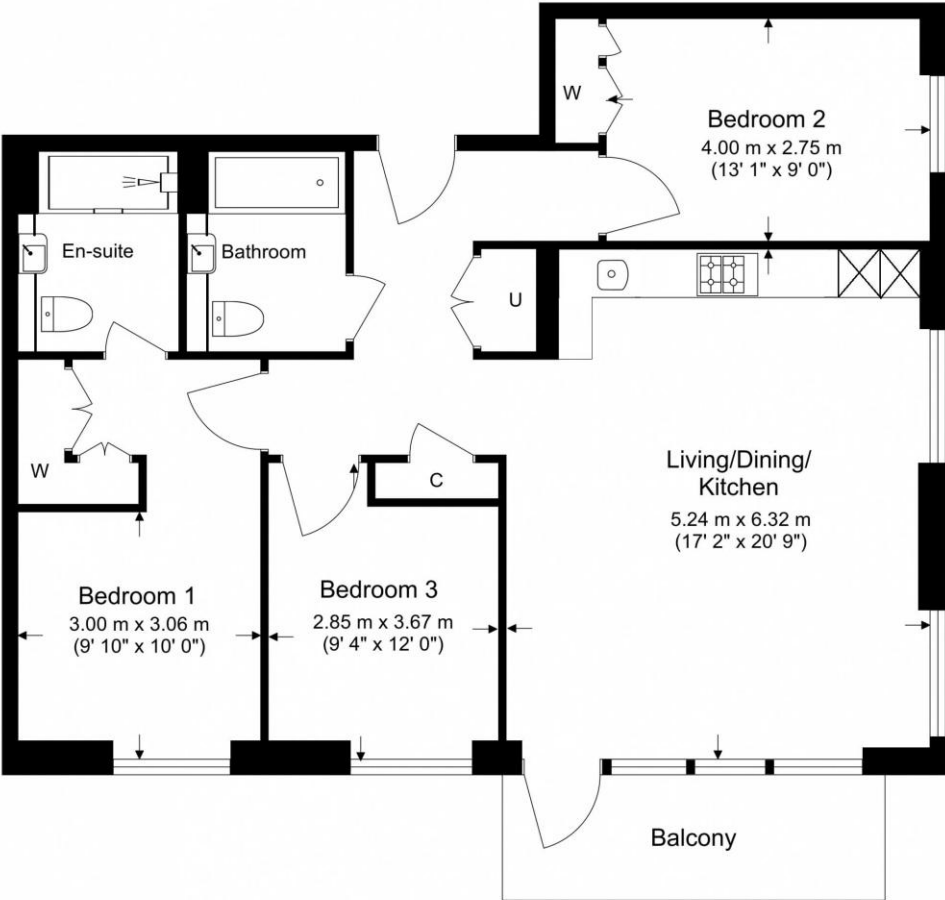




Property Features:

- Newly Completed Three Bedroom Apartment
- Two Bathrooms
- Tenth Floor
- 1026 Square Feet (Approx.)
- Private South Facing Balcony With Canal Views
- Right To Park
- Residents' Facilities Including E-darts & Ten-pin Bowling
- Stonebridge Park Station (Zone 3)

10th 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		



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.

Terms & Conditions:

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

Offers Over:	£600,000
Tenure:	Leasehold Expires 31/12/3019 Approximately 993 Years Remaining
Ground Rent:	Nil
Service Charge:	£4,500.00 (per annum) For the year of 2026
Anticipated Rent:	£3,000.00 pcm Approx. 6.0% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA250333

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