

Grand Union, Waterview House, Beresford Avenue, Alperton, HA0 1NW Asking Price £459,000







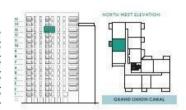


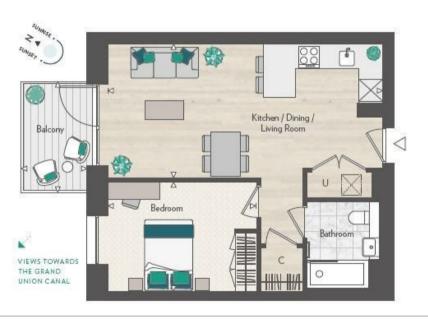
Floor Plan

One bedroom home

PLOT 539 | 139 WATERVIEW HOUSE 12 QUAY WALK, WEMBLEY, HAO 1BE

TOTAL INTERNAL AREA	52 SQ M	556 SQ FT
TOTALEXTERNALAREA	5 SQ M	59 SQ FT
Kitchen / Dining / Living	3.65m x 7.52m	12'0" x 24'8"
Bedroom	3.00m x 4.09m	9'10" x 13'5"
Balcony	3.04m x 1.80m	9'11" x 5'11"





Waterview House at Grand Union will be a 15-storey residence in an exclusive waterside location. With a range of amenities right by your doorstep in this unique resort-lifestyle development. The luxurious homes are perfect for entertaining friends and family alike. Waterview House hosts a private residents' rooftop terrace offering great skyline views over London. A home here is the perfect place for escapism or exercise. Whichever suits your mood.

Perched on the 13th floor, this exquisite home offers 556sqft of internal bliss and an additional 59sqft of external space to soak in the scenery. Positioned in the ever-desirable northwest direction, it treats you to breath-taking views of the canal, a picturesque landscaped boulevard, and the iconic Wembley Stadium.

With a cosy one-bedroom layout, it is perfect for those seeking urban sophistication and comfort.

Priced attractively at £459,000, this gem promises not only a beautiful living space but also an investment opportunity with an estimated monthly rent of £1,975, delivering an impressive gross annual rental yield of 5.2%.

Decked in a stylish Light Grey palette, this residence exudes contemporary elegance. Anticipate the joy of calling this place home by October 2024.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the

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