

Lugus HOMES



84 Beresford Avenue, Wembley

Offers in excess of £599,950

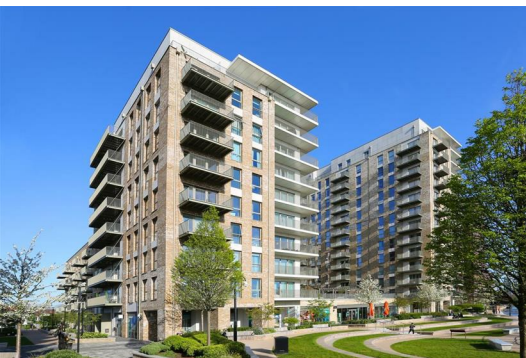


Situated on the second floor, this generously proportioned two-bedroom apartment spans approximately 864 sq ft and enjoys a north-west facing, dual-aspect position overlooking the communal gardens and the Grand Union Canal, with distant views of Wembley Stadium. Positioned on the corner of the development, it benefits from excellent natural light throughout and is one of the largest two-bedroom apartments in Affinity House.

The bright and spacious open-plan kitchen and living area is ideal for relaxing and entertaining, with floor-to-ceiling windows, underfloor heating throughout, and a full-width balcony that stretches across the living space. The contemporary kitchen is fully fitted with integrated A and A+ rated appliances, including an induction hob, fan-assisted oven, microwave, wine cooler, fridge-freezer, and dishwasher, all complemented by sleek finishes.

The bedrooms are located at the rear of the apartment. The principal bedroom features fitted wardrobes, an en-suite bathroom and its own private balcony with views towards Wembley Stadium. A generously sized second bedroom and a modern family bathroom complete the accommodation.

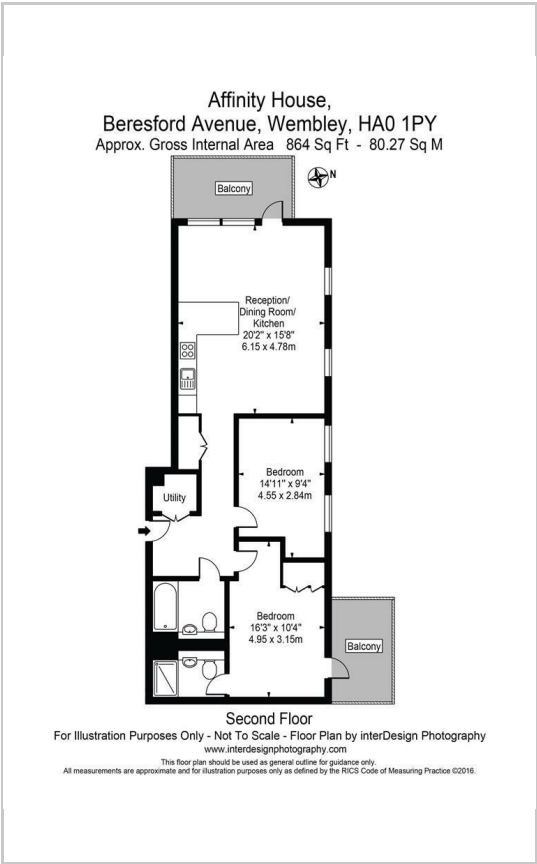
Residents of Grand Union enjoy excellent on-site amenities, including landscaped rooftop gardens, a residents' lounge, screening room, bowling alley, interactive games room, an on-site Co-op supermarket and



Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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