Lugus HOMES

84 Beresford Avenue, Wembley

Asking price £475,000

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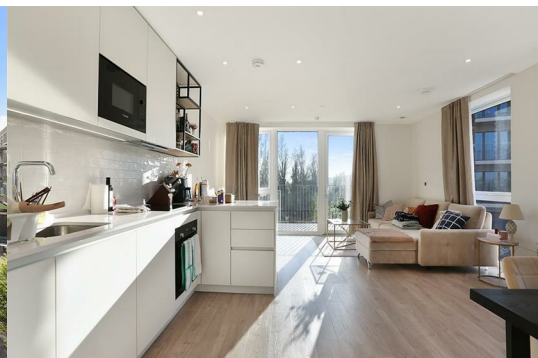
PRICED FOR AN IMMEDIATE SALE. Morning coffee tastes better with a canal view. Perfectly positioned on the corner of Affinity House, this exceptional apartment overlooks the Grand Union Canal, offering a peaceful waterside setting that's rarely found so close to Central London.

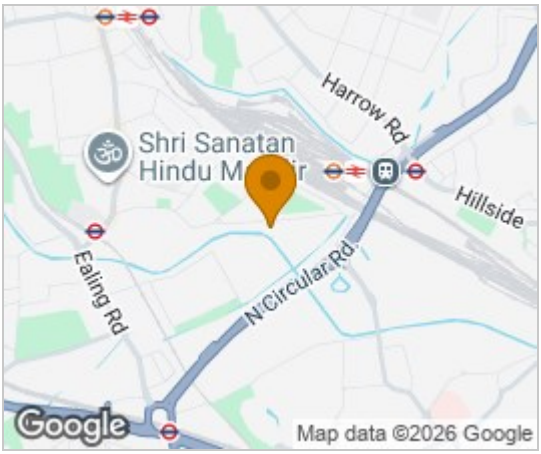
Situated on the second floor, this generously proportioned two-bedroom apartment spans approximately 864 sq ft and enjoys a desirable north-west facing, dual-aspect position overlooking the communal gardens and the Grand Union Canal, with distant views of Wembley Stadium. One of the largest two-bedroom apartments in the development, the property benefits from an abundance of natural light throughout.

The bright and spacious open-plan kitchen and living area is ideal for both relaxing and entertaining, featuring floor-to-ceiling windows, underfloor heating throughout and direct access to a full-width private balcony. The contemporary kitchen is finished to a high specification 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 modern finishes.

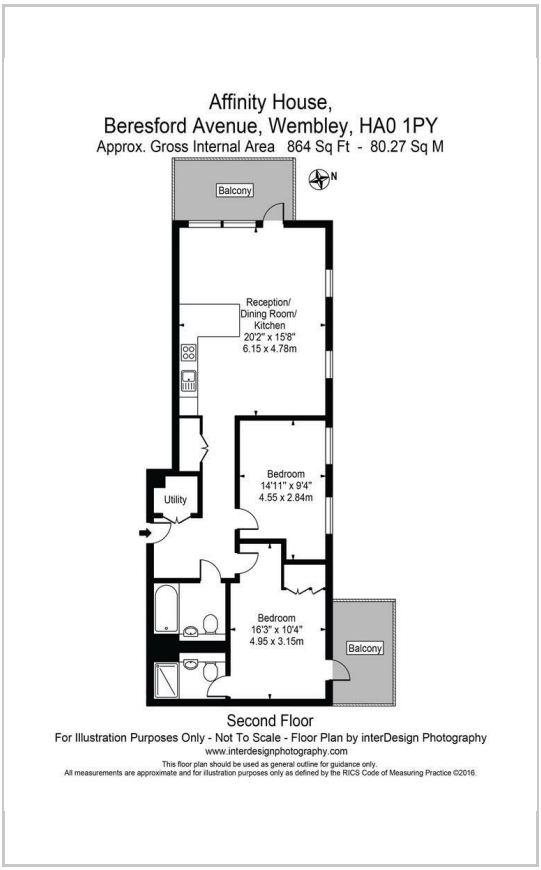
The bedrooms are positioned at the rear of the apartment, creating a peaceful retreat. The principal bedroom benefits from fitted wardrobes, a stylish en-suite bathroom and its own private balcony with views towards



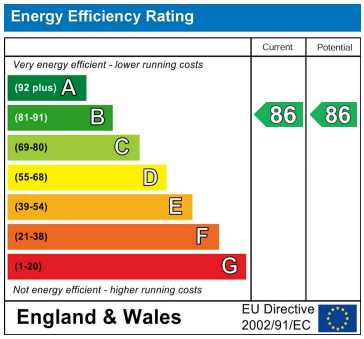
Area Map



Floor Plans



Energy Efficiency Graph



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24 Lower Downs Road, Raynes Park, London, SW20 8QG
Tel: 07787 560885 Email: info@lugushomes.co.uk lugushomes.co.uk