



Waterview House, Grand Union, Beresford Avenue, Wembley,

Prices From £420,000



Beresford Avenue

Wembley, HA0 1NW

- Thirteenth Floor Apartment
- Open Plan Reception
- Fully Tiled Bathroom
- Development Has A Number Of Landscape Gardens
- Leasehold 999 Years
- One Double Bedroom
- Open Plan Kitchen
- Balcony
- Private Roof Terrace
- Excellent Transport Links

Located on the 13th floor of Waterview House in the landmark Grand Union development, this beautifully finished one-bedroom apartment offers elegant open-plan living, a sleek modern kitchen with integrated appliances, a stylish fully tiled bathroom, and a private balcony with stunning canal views. Residents enjoy access to exceptional on-site amenities including 'The Lock' – a private lounge, bowling alley, meeting rooms, and rooftop gardens – along with landscaped communal spaces, a gym, nursery, Co-op, cafés, and restaurants. Just moments from Wembley Stadium and with excellent transport links, the apartment is part of a wider collection of high-spec one and two-bedroom homes available from £420,000, all designed for modern London living.



INTERNALLY

Waterview House presents a stylish two-bedroom apartment designed with modern living in mind. The open-plan living and kitchen area is both elegant and practical, featuring sleek, handle-less cabinetry in a soft matte finish, paired with a calming glass tile backsplash. Integrated appliances—including an oven, microwave, fridge freezer, and wine cooler—are seamlessly built in, while under-cabinet lighting casts a warm, ambient glow that enhances the space.

The contemporary bathroom blends sophistication with functionality. Neutral-toned, gray marble-look tiles cover the walls and floor, creating a cohesive, upscale feel. A blush-toned backsplash adds a soft contrast, while the wall-mounted sink with a mirrored cabinet above is highlighted by subtle under-cabinet lighting. The bathtub-shower combo is enclosed with a sleek glass screen, and the wall-mounted toilet is finished with a gold flush plate for a touch of luxury.

Large windows throughout the apartment invite natural light and frame stunning views of the surrounding waterways, creating a bright, airy environment ideal for contemporary living.



Council Tax Band -

Leasehold

EXTERNALLY

Balcony accessed via the reception.

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Waterview House offers outstanding residents' facilities 'The Lock', your own private rooftop gardens and 14 acres of open space consisting of landscaped gardens, riverside meadows and riverside walkways.

LOCATION

Located in Wembley moments away from the iconic Wembley Stadium, London Designer Outlet, Boxpark and excellent transport links to both the West End and the City, Grand Union offers the ideal blend of work, play, and relaxation.

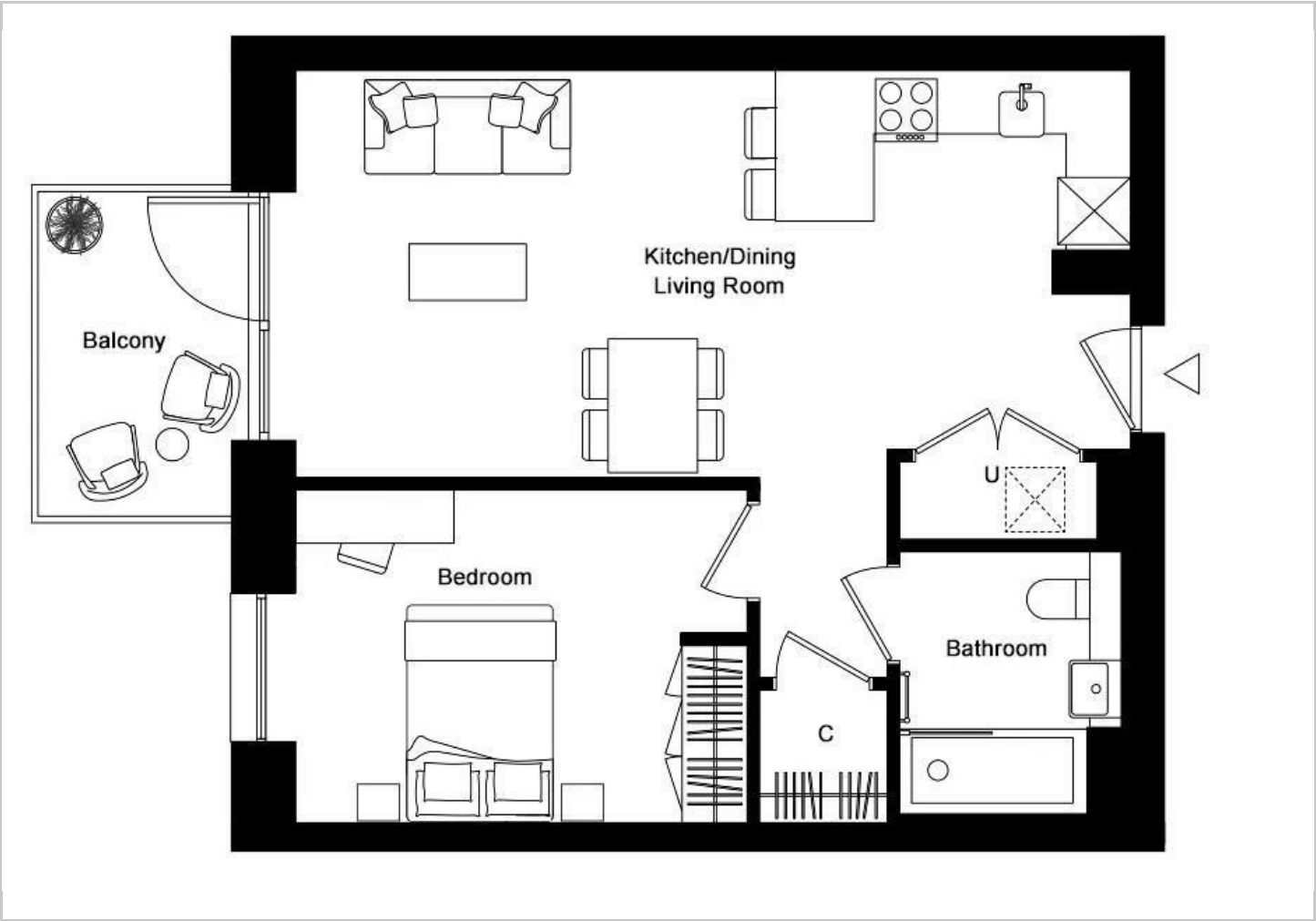
Experience a resort lifestyle in this vibrant community, with a beautiful canalside piazza overlooking the Grand Union Canal. Enjoy a range of amenities, including cafés, restaurants, Peapods nursery, Anytime Fitness gym, Co-op store and a Community Hub.

ADDITIONAL INFORMATION

Leasehold 999 Years Remaining

Service Charge - £2,968.00 per annum

Floor Plans



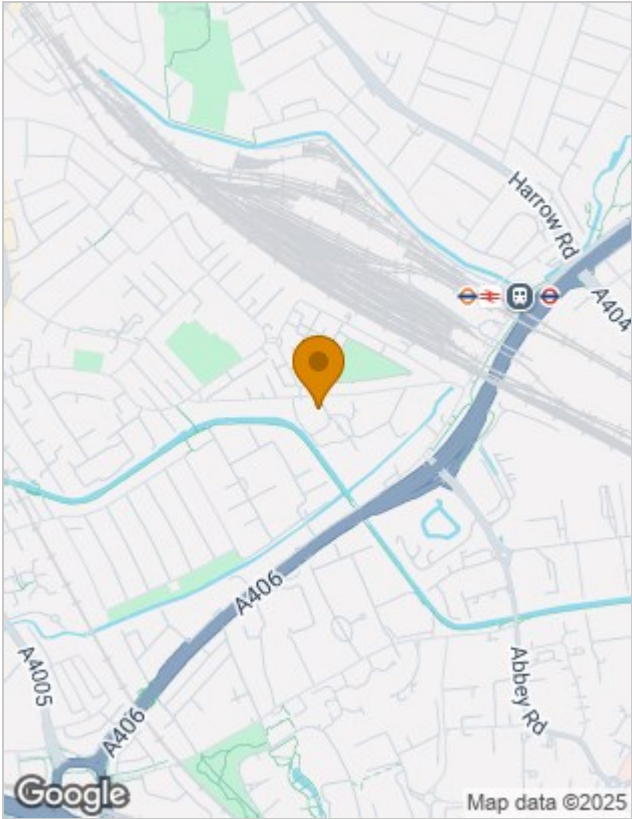
Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

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