



Let **UK** Home

1 Bedrooms

Flat - Studio

Located in London

£1,750 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



12 Quay Walk London

HA0 1BE



Let UK Home present this spectacular studio property in Waterview House in Grand Union.

This luxurious apartment features a meticulously designed open-plan living, kitchen, and dining area. The bedroom comes with built-in wardrobes, complemented by a spacious family bathroom.

Residents of this exceptional development will have exclusive use of fitness gym, bowling alley, screening room and residents lounge. Furthermore, residents will also benefit from a concierge and an unrivalled selection of shops, bars, restaurants, leisure facilities and beautiful landscaped courtyards.

Grand Union is located in the Alperton between Wembley and Ealing, enjoying a variety of resources in both boroughs. There are many restaurants, bars, shopping malls, supermarkets, bank branches, post offices, etc. in the surrounding area.

The development is within walking distance to Stonebridge Park Station for the Bakerloo Line and to Acton Town Station for the Piccadilly Line. Cycling can reach Neasden Temple, London Designer Outlet, and Wembley Stadium.

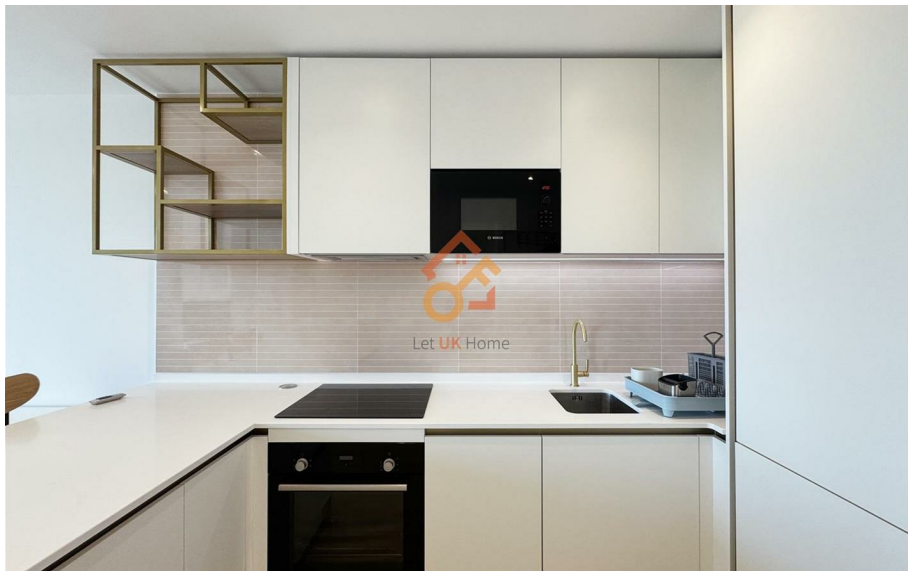
The area where the apartment is located has abundant educational resources, and transportation to major well-known universities is also very convenient. University College London (UCL), University of Westminster, Central Saint Martins, London School of Economics (LSE), and King's College London (KCL) can be quickly reached by subway.

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- 5th Floor
- The Gym
- Bowling Alley
- Concierge Service

- 24h Security
- Cinema & Game Room
- Residents Lounge
- EPC Rating: B



Manhattan home



Let **UK** Home

3F 2 Eastbourne Terrace
 Paddington
 London
 W2 6LG

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Council Tax Band: C

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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		

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