



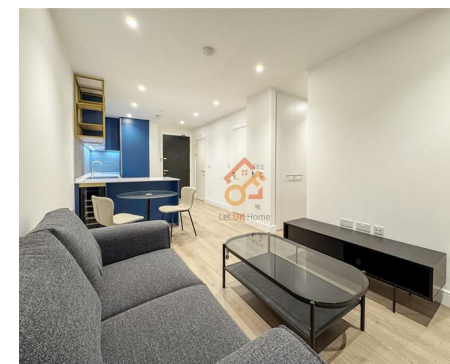
Let **UK** Home

1 Bedrooms

Flat - Studio

Located in Wembley

£1,650 Per Month



info@letukhome.co.uk

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

01795 358 886



12 Quay Walk Wembley

HA0 1BE



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

This property features a meticulously designed open-plan living, kitchen, and dining area leading to a private balcony. The bedroom comes with built-in wardrobes, complemented by a spacious bathroom. A virtual viewing is provided.

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 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 Alperton Station for the Piccadilly Line. By cycling, you can reach Neasden Temple, London Designer Outlet, and Wembley Stadium.

The surrounding area has very rich educational resources, and transportation to major well-known universities is very convenient. From nearby stations, residents can take the subway to University College London (UCL), University of Westminster, Central Saint Martins, London School of Economics (LSE), and King's College London (KCL).

12 Quay Walk Wembley

£1,650 Per Month

- 11th Floor
- 24h Security
- Bowling Alley
- Virtual Viewing Available

- Concierge Service
- Cinema & Game Room
- Residents Lounge
- EPC Rating: B



Manhattan home



	sqm	sq ft
TOTAL INTERNAL AREA	40	434
TOTAL EXTERNAL AREA	5	59
Kitchen / Dining / Living	2.72m x 7.52m	8'11" x 24'8"
Bedroom	2.43m x 3.04m	7'11" x 9'11"
Balcony	3.04m x 1.80m	9'11" x 5'11"



Dimensions are called out individually on the page and are not necessarily shown at the same scale as other pages. Floorplans shown for Grand Union are for approximate measurements only. Floor layouts and sizes may vary. All measurements may vary without a warning of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Please ask Sales Consultant for further information.



Let **UK** Home

3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

01795 358 886

info@letukhome.co.uk

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		

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