



Affinity House, Wembley  
London HA0

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## £440 Per Week

Extremely desirable Manhattan apartment 431sqft (40sqm) located within this popular development built by Berkeley Homes which forms part of the Grand Union development. This second-floor apartment offers open plan lounge and kitchen area with built in appliances, private balcony and double bedroom with fitted in wardrobes and a modern bathroom suite. Residents will have access to a 24-hour concierge service, gym, residents lounge landscaped courtyards and a screening room. There are several amenities located nearby including restaurants, bars, cafés, and shops. Grand Union offers excellent transport links via Stonebridge Park and Alperton Station granting easy access to Central London and the City via Piccadilly Line, Bakerloo Line and Overground.

\*\* Please note furniture may differ to that shown in the current photos \*\*

5 Weeks Security Deposit  
12 Month Tenancy  
Council Tax — Brent Council — Band C

EPC B (85)

EPC certificate available on request.

- Grand Union - A Berkeley Homes Development
- Modern Manhattan Apartment
- 431sqft (40sqm)
- Furnished
- 2nd Floor
- Balcony
- Excellent Transport Links
- 24 Hour Concierge, Gym & Screening Room
- Available September 2024
- EPC B (85)



**MANHATTAN APARTMENT**

Apartments: 150, 157 & 164

Floors: 02, 03 & 04

60



Views onto  
Podium Gardens

- ◄ ► MEASUREMENT POINTS
- U UTILITY CLOSET
- PRIVACY SCREEN
- ⊠ WASHING MACHINE
- ⊠ FRIDGE FREEZER

TOTAL INTERNAL AREA	40 sq.m	431 sq.ft
TOTAL EXTERNAL AREA	7.6 sq.m	82 sq.ft
Living / Kitchen / Dining / Bedroom	7.72m x 5.14m	25'4" x 16'10"
Balcony	4.25m x 1.80m	13'10" x 5'11"

**FLOOR 02 SHOWN**



Floorplans are scaled individually to fit the page and are not necessarily shown at the same scale as other plans. Floorplans shown for Grand Union are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 2%. The dimensions are not intended to be used for carpeting, appliances, etc. or for other purposes. Floorplans shown are indicative only. All items shown are indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

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