



## **12 Quay Walk** Wembley HA0 1BE

- 1 Bedroom 1 Bathroom
- Floor-to-ceiling windows
- Fully equipped residents' gym
- Landscaped communal gardens
- EPC-B
- Bright open-plan living and dining area
- Concierge service
- Residents' lounge
- Stonebridge Park Station (Bakerloo Line & Overground) is within easy reach
- CTB-C

**£1,750 Per Month**

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# One bedroom home

Apartment 422 433 444 455 466 477 488 499 510 521 532 543 549 555

Floor 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

VIEW ONTO THE CANNALISE GARDENS AND THE RIVER VALLEY

Balcony

Kitchen / Dining / Living Room

Bedroom

Bathroom

U Utility cupboard

C Cupboard

Privacy screen

Washing machine

Built in appliances

Apartment 549 & 555 alternative balcony layout

MEASUREMENTS

15  
14  
13  
12  
11  
10  
9  
8  
7  
6  
5  
4  
3  
2  
1

SOUTHEAST ELEVATION

GRAND UNION CANAL

TOTAL INTERNAL AREA	55 sqm	594 sq ft
TOTAL EXTERNAL AREA	10 sqm	105 sq ft
TOTAL INTERNAL AREA (Apts. 549 & 555)	6 sqm	65 sq ft
Kitchen / Dining / Living	4.50m x 6.72m	14'11" x 22'3"
Bedroom	3.78m x 4.08m	10'5" x 13'4"
Bathroom	3.79m x 1.80m	10'0" x 5'11"
Balcony (Apts. 549 & 555)	3.54m x 1.80m	10'0" x 5'11"

Measurements are provided only as a guide and are not necessarily shown at the same scale as other drawings. Dimensions given for Grand Union are for approximate measurement only. Exact figures and many more vary. All measurements are approximate only. The dimensions are provided for specific use only and are not intended for other use. Further figures are not intended for other use. Please use Grand Union's dimensions for other use.

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

