



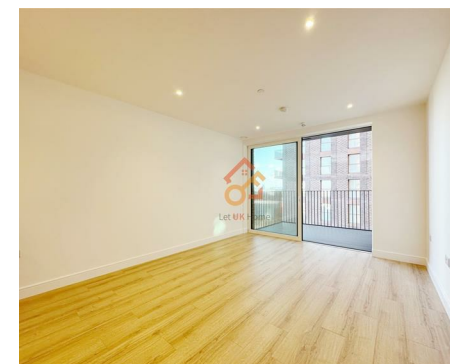
Let **UK** Home

**1 Bedrooms**

**Flat**

**Located in Wembley**

**£1,800 Per Month**



[info@letukhome.co.uk](mailto:info@letukhome.co.uk)

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

01795 358 886



# 12 Quay Walk Wembley

HA0 1BE



Let UK Home present this spectacular one-bedroom 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.

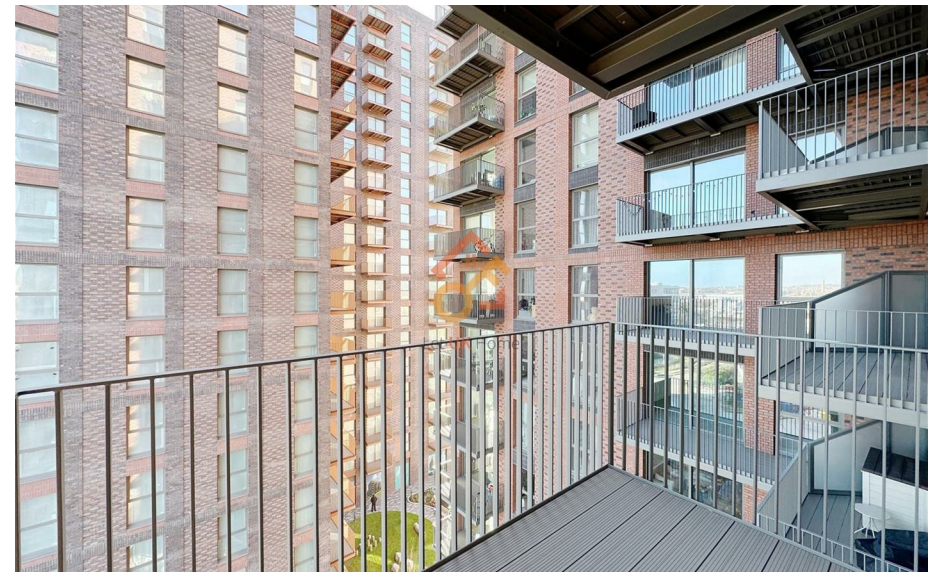
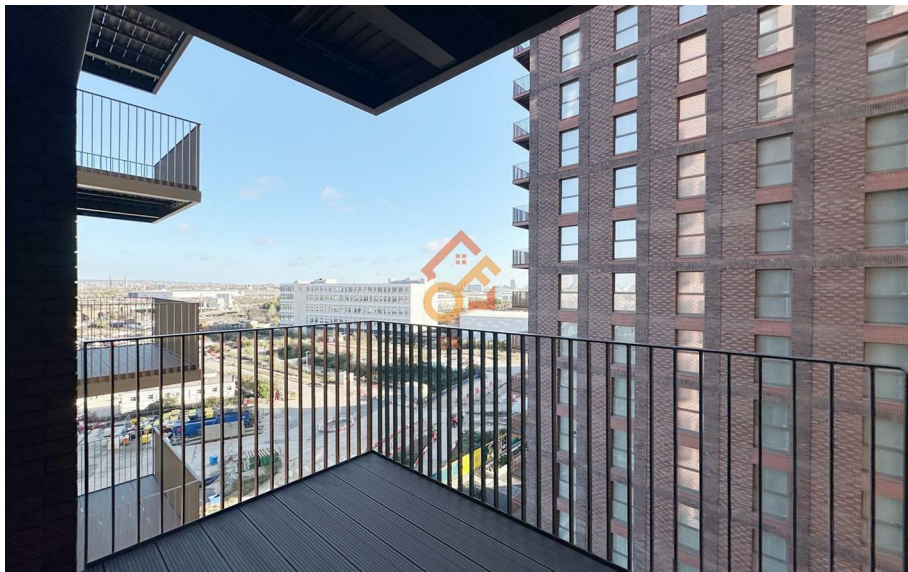
Grand Union is located in the Alperton between Wembley and Ealing, enjoying a variety of resources in both boroughs. There are many restaurants, bars, shopping malls, supermarkets, bank branches, post offices, etc. in the surrounding area.

# 12 Quay Walk Wembley

£1,800 Per Month

- 7th Floor
- 24h Security
- Bowling Alley
- Virtual Viewing Available

- Concierge Service
- Cinema & Game Room
- Residents Lounge





## One bedroom home



INTERNAL AREA	52 sq m	558 sq ft
<b>EXTERNAL AREA</b>	<b>5 sq m</b>	<b>59 sq ft</b>
Kitchen / Dining / Living	3.65m x 7.52m	12'0" x 24'8"
Bedroom	3.00m x 4.09m	9'10" x 13'5"
Balcony	3.04m x 1.80m	9'11" x 5'11"

Legend: U Utility cupboard, C Cupboard, Privacy screen, Washing machine, Built in appliances.

SOUTH EAST ELEVATION  
 GRAND UNION CANAL



Let **UK** Home

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 Paddington  
 London  
 W2 6LG

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### Council Tax Band:

### 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) <b>A</b>			
(81-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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