



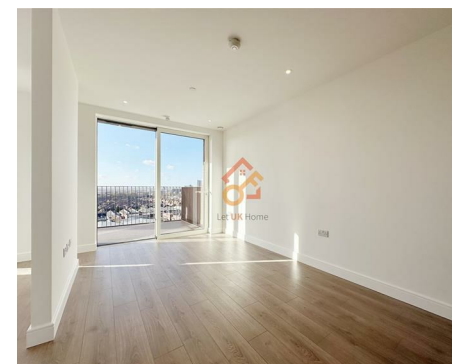
Let **UK** Home

1 Bedrooms

Flat - Studio

Located in Wembley

£1,600 Per Month



info@letukhome.co.uk

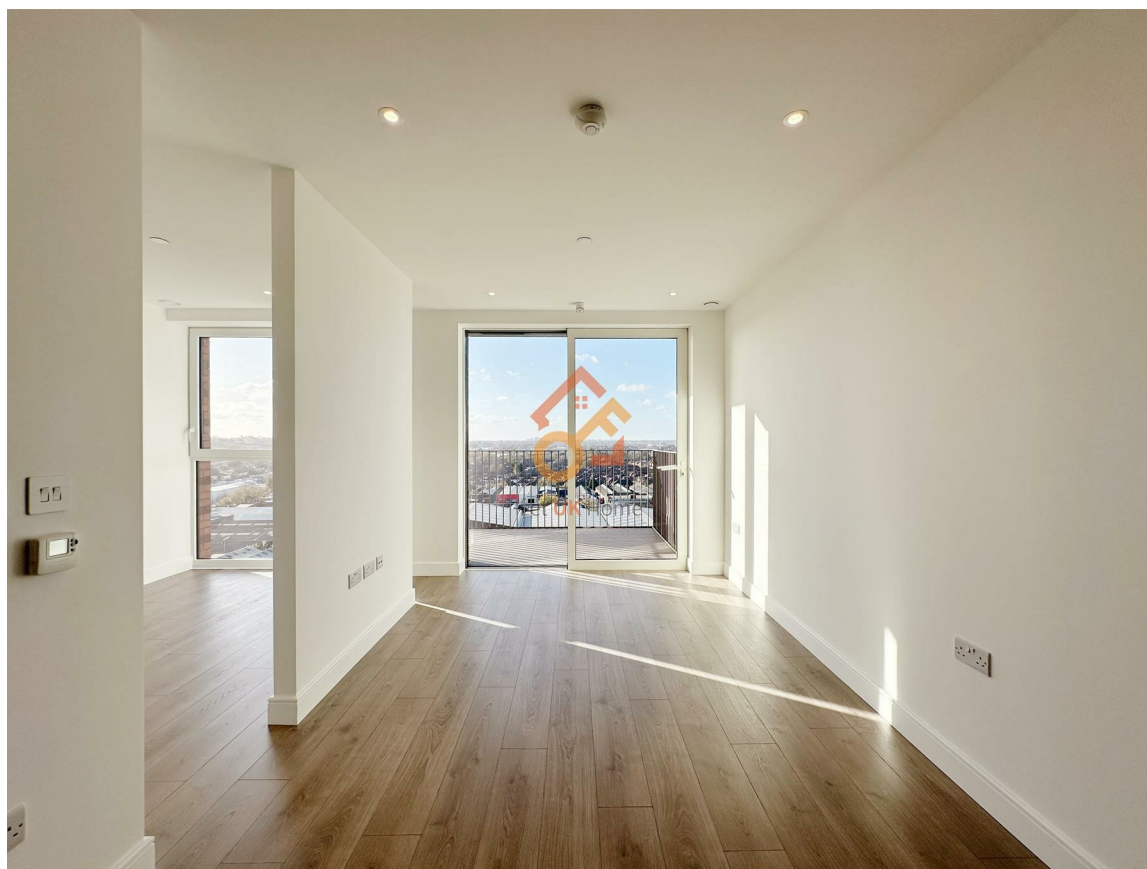
<https://www.letukhome.co.uk/>

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.

12 Quay Walk Wembley

£1,600 Per Month

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

- Concierge Service
- Cinema & Game Room
- Residents Lounge



Manhattan home



↓ VIEWS OF THE GRAND UNION CANAL

➤ Measurement points	■ Privacy screen	
U Utility cupboard	⊠ Washing machine	
C Cupboard	⊠ Built-in appliances	
TOTAL INTERNAL AREA	40 sqm	434 sq ft
TOTAL EXTERNAL AREA	5 sqm	59 sq ft
Kitchen / Dining / Living	2.72m x 7.52m	8'11" x 24'8"
Bedroom	2.40m x 5.04m	7'11" x 16'5"
Balcony	3.04m x 1.80m	9'11" x 5'11"



Dimensions are stated individually on the page and are not necessarily shown at the same scale as other plans. Dimensions shown for Grand Union are for approximate measurements only. Exact figures and sizes may vary. All measurements may vary without notice of 5%. The dimensions are not intended to be used for carpet, room, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Please ask Sales Consultants for further information.



Let **UK** Home

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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) A		
(81-91) B		
(69-80) C	84	84
(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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