



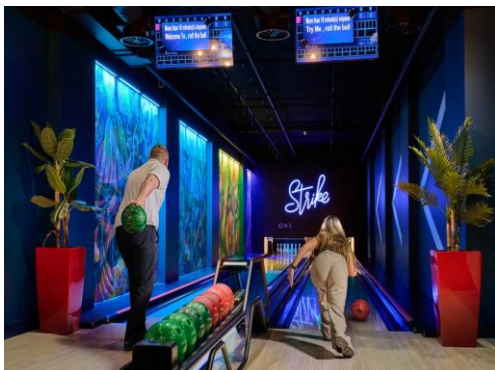
**Connells**

Peninsula House, Peninsula House, Grand Union, Wembley,  
Ha0  
Wembley

# Peninsula House, Peninsula House, Grand Union, Wembley, Ha0

## Wembley HA0 1NW

for sale  
**£391,000**



### Property Description

Peninsula House, part of the prestigious Grand Union by St George Berkeley, offers a stunning collection of Manhattan studios, one and two-bedroom apartments nestled between the serene Grand Union Canal and the picturesque River Brent. Each home is thoughtfully designed with open-plan layouts, high-quality finishes, and large windows that maximise natural light and capture beautiful views of the surrounding waterways.

Located in Wembley with convenient connections to the West End and City, Grand Union is a unique place to socialise, relax and play.

As part of the expansive 14-acre Grand Union development in Wembley, residents enjoy access to beautifully landscaped gardens, peaceful meadows, rooftop podium gardens, and scenic riverside walks. This unique setting provides a perfect balance of vibrant city living and tranquil natural surroundings, creating a sanctuary to relax, exercise, and socialise.

The new Canalside Piazza offers an energetic community place offering cafés, a waterside restaurant and an array of facilities.

The creation of a state-of-the-art multi-storey industrial hub and high quality workspace makes Grand Union a truly exceptional waterside destination

### Outstanding Facilities

Enjoy exclusive access to 'The Lock' - a private residents' hub offering:

- Co-working lounge and private meeting room
- Cinema screening room and bowling alley with e-darts (available for private hire)
- Anytime Fitness gym
- Waterside bar and restaurant
- Peapods nursery
- On-site Co-op supermarket

24/7 concierge  
Community Hub with regular events

### Connections & Convenience

Stonebridge Park station (Zone 3) is a short walk away, with trains to:  
Paddington in approx. 21 minutes  
Oxford Circus in approx. 26 minutes

Easy access to the North Circular and scenic canal-side cycling to Little Venice and Paddington in around 30 minutes.

### Outstanding Facilities

Enjoy exclusive access to 'The Lock' - a private residents' hub offering:

- 24-hour concierge service
- Private ten pin bowling alley, interactive darts, and cinema screening room (all available for private hire to residents)
- Anytime Fitness Gym
- Co-working lounge and private meeting room (available for private hire to residents)
- 14 acres of landscaped gardens, meadows & riverside walks
- Canal-side Piazza with cafés and waterside restaurant
- On-site restaurant, bar & Co-op supermarket
- Vibrant community centre offering gym classes, workshops & garden activities
- Award-winning nursery facilities & Full of Beans soft play

### Local Highlights

Moments from Wembley Stadium and the London Designer Outlet, home to



80+ shops, cafés, restaurants and a Cineworld cinema. Major headliners like Taylor Swift and Coldplay perform nearby - offering the best of London entertainment just minutes from your door.

## Peace Of Mind

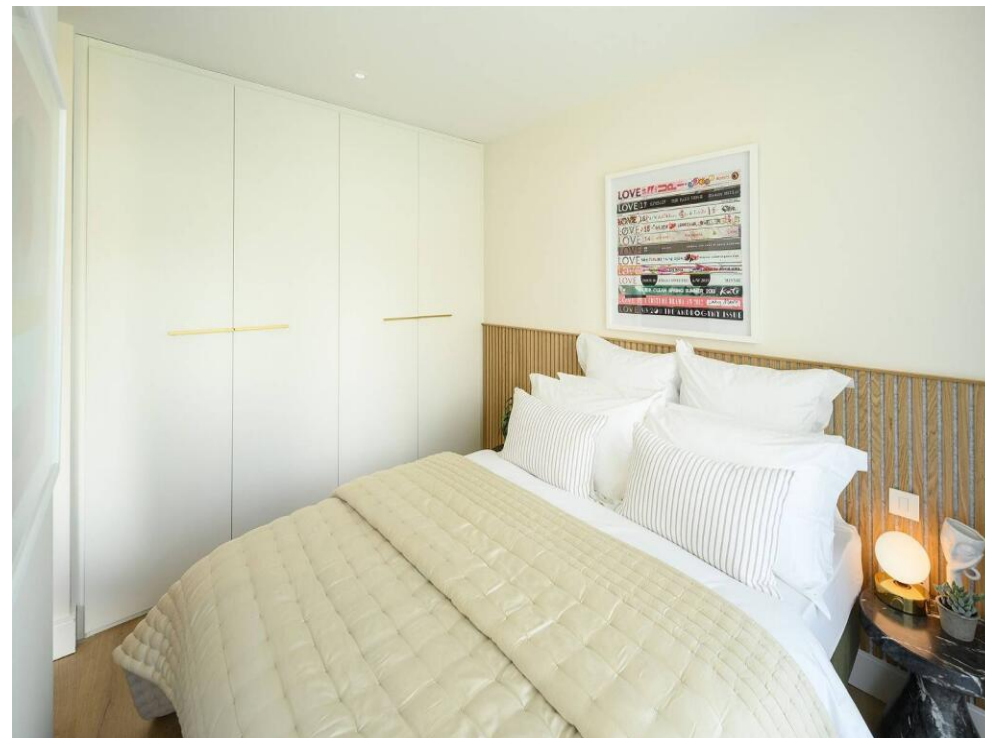
999-year lease from 2021  
10-year new home warranty  
2-year St George warranty  
Video entry system

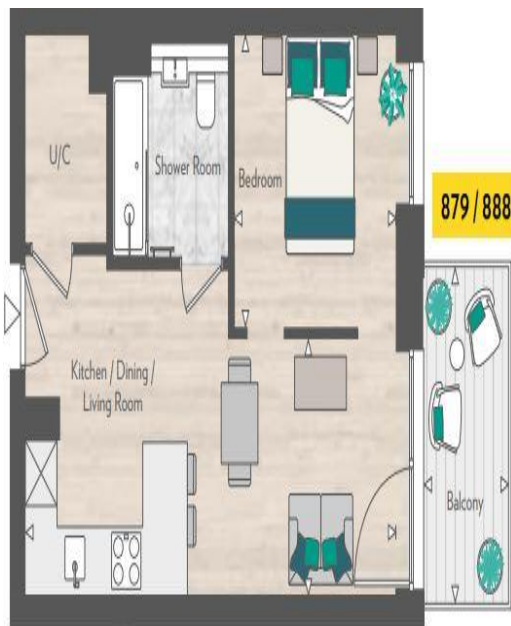
## Something For Everyone

This exceptional development offers a contemporary lifestyle with easy access to everything you need for work, leisure, and relaxation. With a variety of apartment layouts, there is something for everyone, whether you're a first-time buyer or an investor. Secure your new home at Grand Union today.

## Disclaimer

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**view this property online [connells.co.uk/Property/HRW311974](https://www.connells.co.uk/Property/HRW311974)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

EPC Rating:  
Exempt

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: HRW311974 - 0002