

Lugus
HOMES



Affinity House 84 Beresford Avenue, London, HA0 1PY

Asking price £475,000





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Affinity House 84 Beresford Avenue

London, HA0 1PY

- 864 sq ft internal size
- Dual-aspect corner position
- Excellent natural light
- Dual balconies
- Residential amenities (co-working spaces, bowling and cinema)
- Recently Reduced – Exceptional Value
- Canal & stadium views
- Open-plan living space
- Principal en-suite bedroom
- Zone 3 location within 0.6 miles from Stonebridge Park Underground Station

PRICED FOR AN IMMEDIATE SALE. Morning coffee tastes better with a canal view. Perfectly positioned on the corner of Affinity House, this exceptional apartment overlooks the Grand Union Canal, offering a peaceful waterside setting that's rarely found so close to Central London.

Situated on the second floor, this generously proportioned two-bedroom apartment spans approximately 864 sq ft and enjoys a desirable north-west facing, dual-aspect position overlooking the communal gardens and the Grand Union Canal, with distant views of Wembley Stadium. One of the largest two-bedroom apartments in the development, the property benefits from an abundance of natural light throughout.

The bright and spacious open-plan kitchen and living area is ideal for both relaxing and entertaining, featuring floor-to-ceiling windows, underfloor heating throughout and direct access to a full-width private balcony. The contemporary kitchen is finished to a high specification with integrated A and A+ rated appliances, including an induction hob, fan-assisted oven, microwave, wine cooler, fridge-freezer and dishwasher, all complemented by sleek modern finishes.

The bedrooms are positioned at the rear of the apartment, creating a peaceful retreat. The principal bedroom benefits from fitted wardrobes, a stylish en-suite bathroom and its own private balcony with views towards Wembley Stadium. A generous second double bedroom and a contemporary family bathroom complete the accommodation.

Residents of Grand Union enjoy an exceptional range of on-site amenities, including landscaped rooftop gardens, a residents' lounge, screening room, bowling alley, interactive games room, an on-site Co-op supermarket and an Anytime Fitness gym.

Ideally located in Zone 3, Affinity House is just 0.6 miles from Stonebridge Park Station and 0.8 miles from Alperton Station, providing excellent connections via the Bakerloo, London Overground and Piccadilly lines, with easy access to Central London.



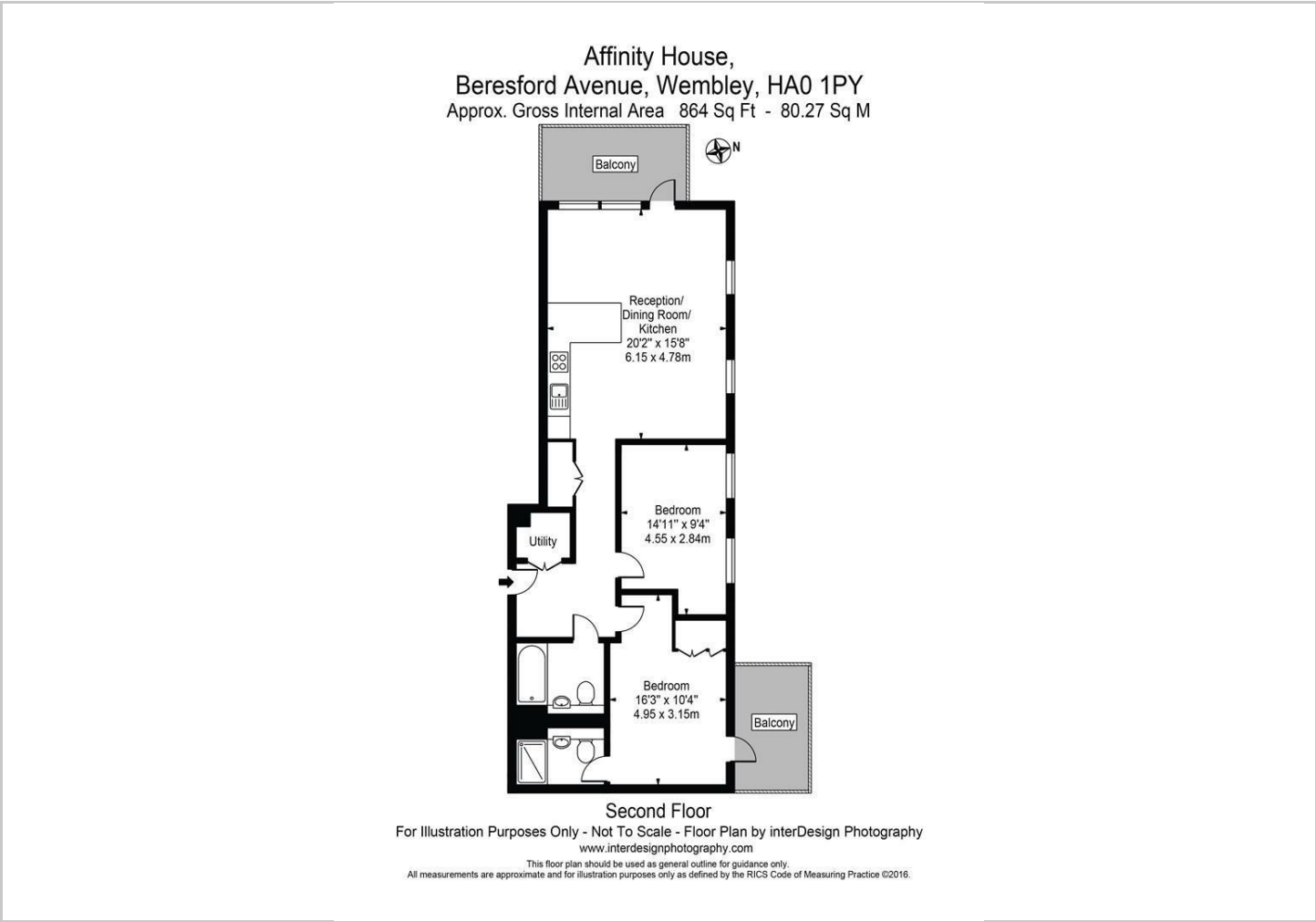


Directions





Floor Plans



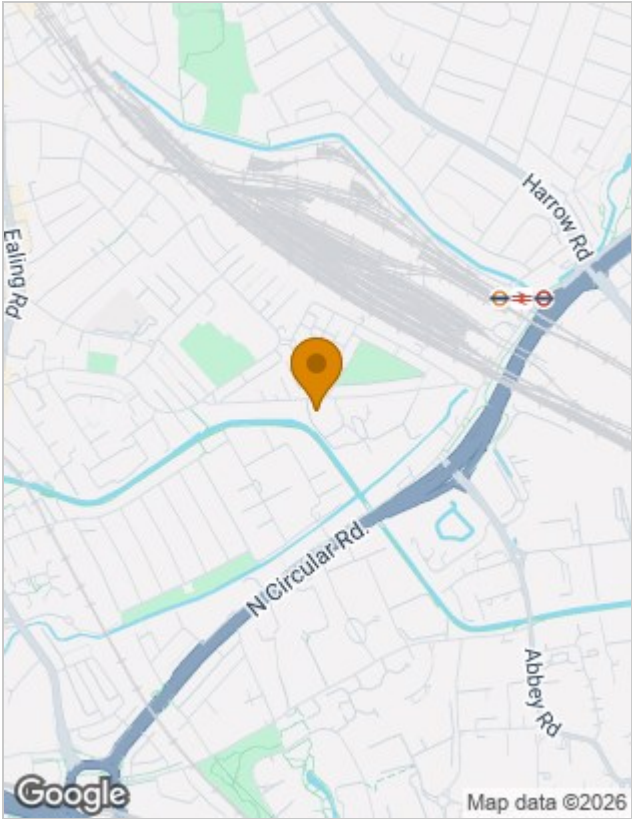
Viewing

Please contact our Lugus Homes Office on 07787 560885 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

