



## 12 Quay Walk, Wembley, HA0 1BE

**£750 Per Week**

FURNISHED ON REQUEST  
3 BED 2 BATHROOM APARTMENT LOCATED WITHIN THE POPULAR ST GEORGE BUILT "GRAND UNION" DEVELOPMENT

Our apartment is located on the 4th floor with views over the canal and is set over a generous 997 square feet. The accommodation comprises a spacious reception room with open plan fully fitted kitchen, access to a South facing balcony, the master bedroom benefits from a dressing room and en-suite bathroom. The additional two bedrooms are both doubles and have use of the family bathroom

Stonebridge Park Station (Zone 3) is nearby and there is an onsite supermarket.

Residents benefit from communal facilities which include 24 hour concierge, roof gardens, cinema, gym, co-working spaces, residents lounges and even a bowling alley

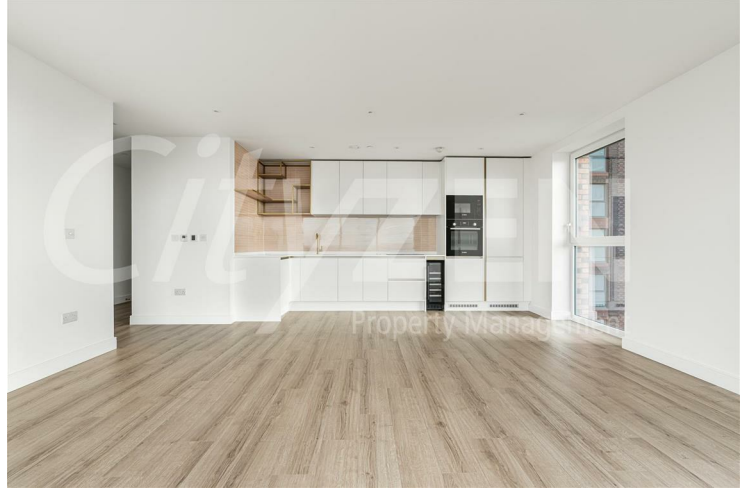
UN-FURNISHED  
FURNISHED UPON REQUEST  
AVAILABLE NOW

- PART OF GRAND UNION DEVELOPMENT
- 2 BATHROOMS
- CINEMA, MEETING ROOMS, RES LOUNGE & CO-WORKING SPACES
- VIEWS OVER CANAL & BEYOND
- BUILT BY ST GEORGE
- LOCATED ON THE 3RD FLOOR
- BOWLING ALLEY, CONCIERGE & ON SITE SUPERMARKET
- 3 DOUBLE BEDROOM APARTMENT
- EN-SUITE DRESSING ROOM & SHOWER ROOM TO MASTER
- SET OVER 997 SQ FEET

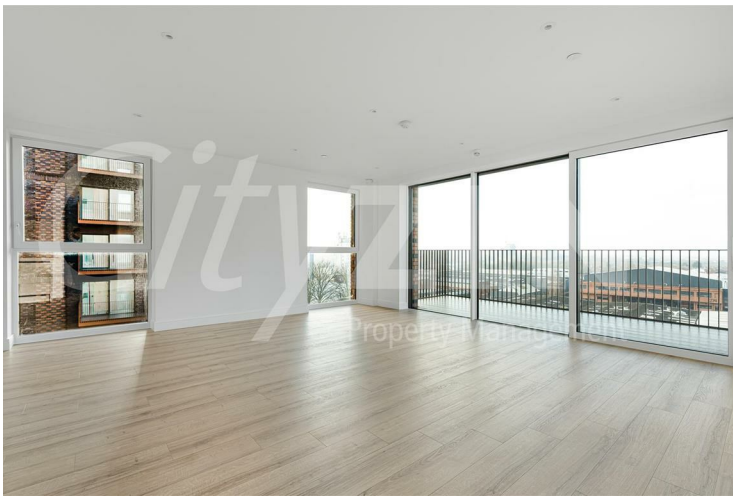
## 12 Quay Walk, Wembley, HA0 1BE



VIEW FROM BALCONY



RECEPTION



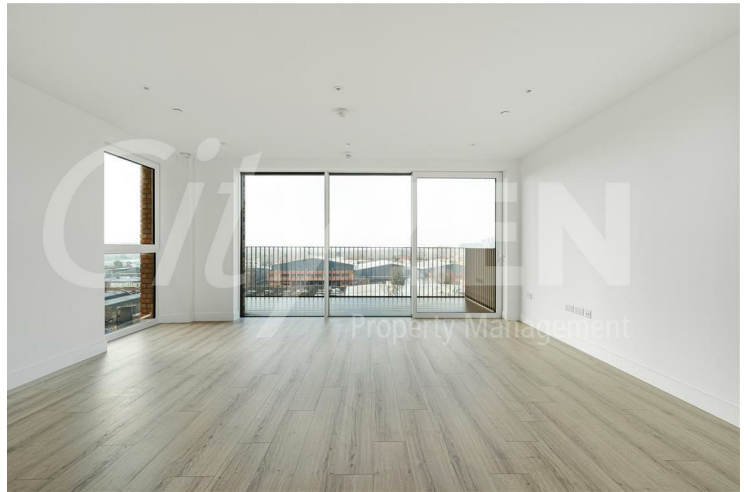
RECEPTION



KITCHEN



RECEPTION



RECEPTION

## 12 Quay Walk, Wembley, HA0 1BE



RECEPTION



BEDROOM



KITCHEN



BEDROOM

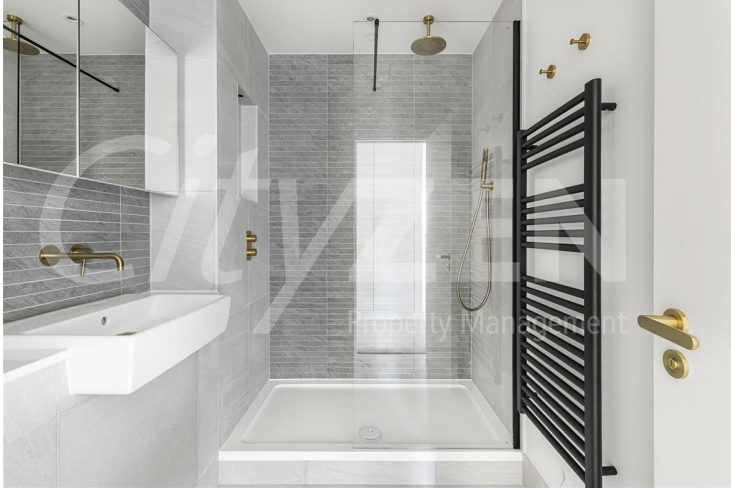


BEDROOM



EN-SUITE

## 12 Quay Walk, Wembley, HA0 1BE



EN-SUITE



BEDROOM



BATHROOM



BEDROOM



BATHROOM



BALCONY

## 12 Quay Walk, Wembley, HA0 1BE



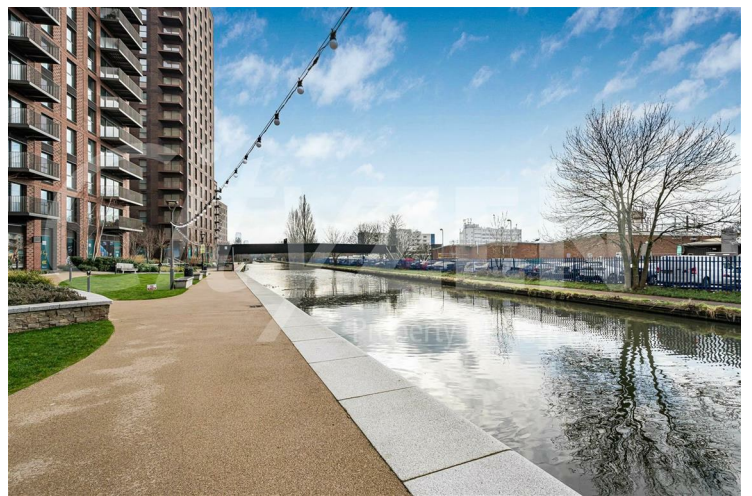
BALCONY



HALLWAY



VIEW FROM BALCONY



CANAL SIDE LOCATION



HALLWAY



CANAL SIDE LOCATION

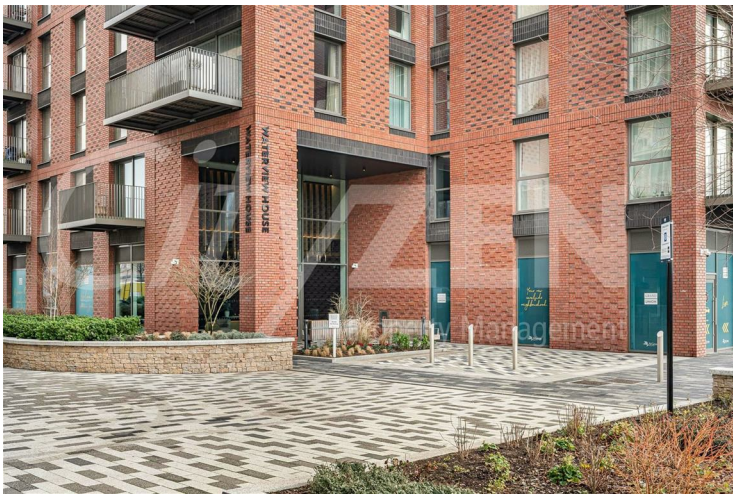
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WATERVIEW HOUSE



KITCHEN



WATERVIEW HOUSE

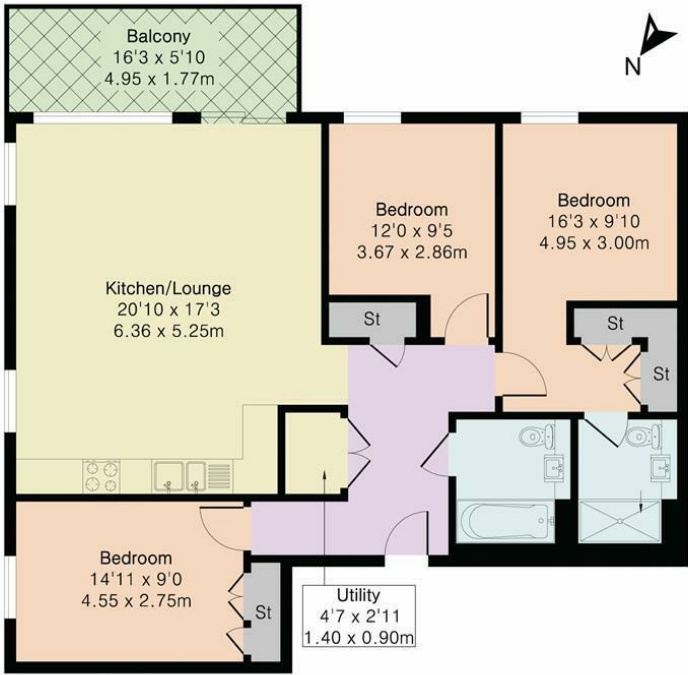


DRESSING ROOM



RECEPTION

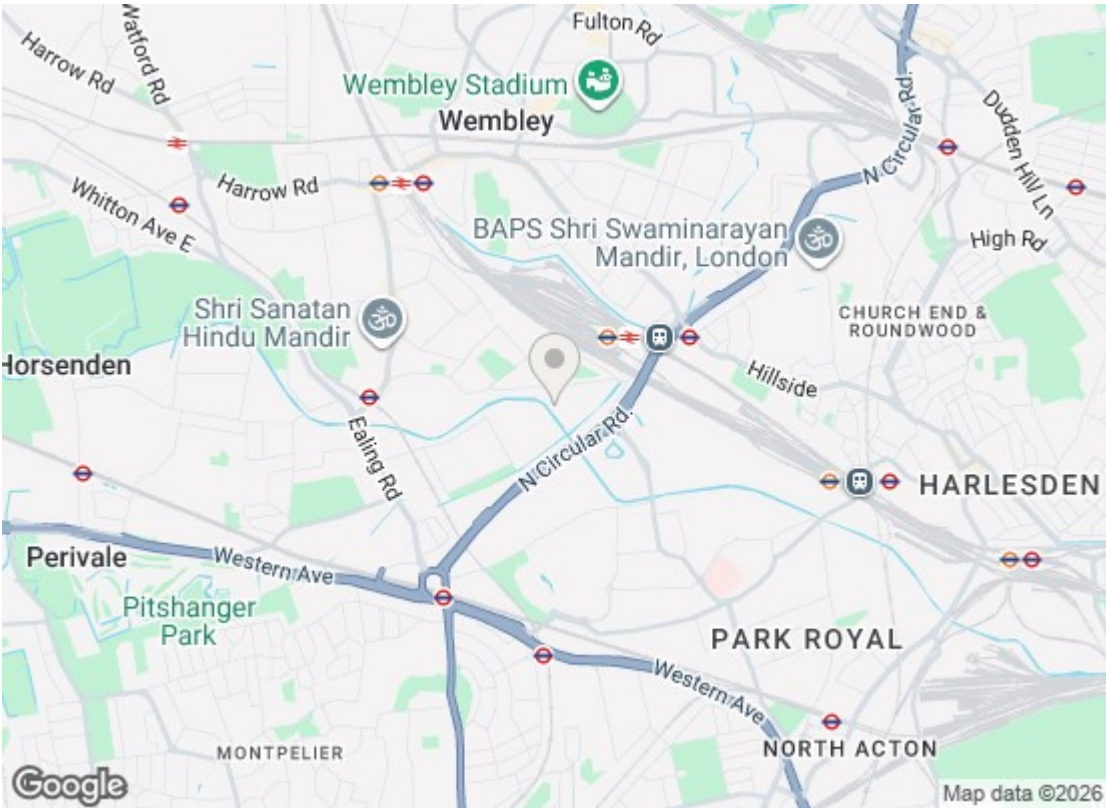
Approximate Gross Internal Area 997 sq ft - 93 sq m



Fourth Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



| Energy Efficiency Rating                                        |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       | 86      | 86                      |
| (69-80) C                                                       |         |                         |
| (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 |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.