

Lugus HOMES



84 Beresford Avenue, Wembley

Offers in excess of £599,950

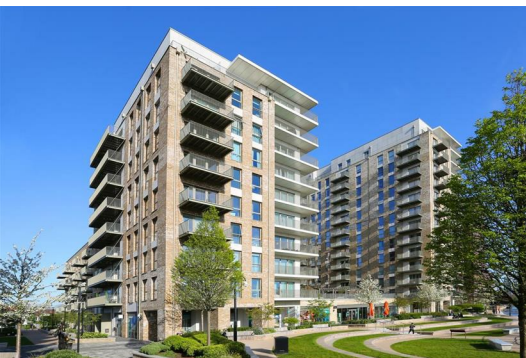


Situated on the second floor, this generously proportioned two-bedroom apartment spans approximately 864 sq ft and enjoys a north-west facing, dual-aspect position overlooking the communal gardens and the Grand Union Canal, with distant views of Wembley Stadium. Positioned on the corner of the development, it benefits from excellent natural light throughout and is one of the largest two-bedroom apartments in Affinity House.

The bright and spacious open-plan kitchen and living area is ideal for relaxing and entertaining, with floor-to-ceiling windows, underfloor heating throughout, and a full-width balcony that stretches across the living space. The contemporary kitchen is fully fitted 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 finishes.

The bedrooms are located at the rear of the apartment. The principal bedroom features fitted wardrobes, an en-suite bathroom and its own private balcony with views towards Wembley Stadium. A generously sized second bedroom and a modern family bathroom complete the accommodation.

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



Area Map



Floor Plans

Affinity House,
Beresford Avenue, Wembley, HA0 1PY
 Approx. Gross Internal Area 864 Sq Ft - 80.27 Sq M

Second Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
 www.interdesignphotography.com
 This floor plan should be used as general outline for guidance only.
 All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

Energy Efficiency Graph

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

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