

Lugus

HOMES



84 Beresford Avenue, Wembley

Asking price £525,000

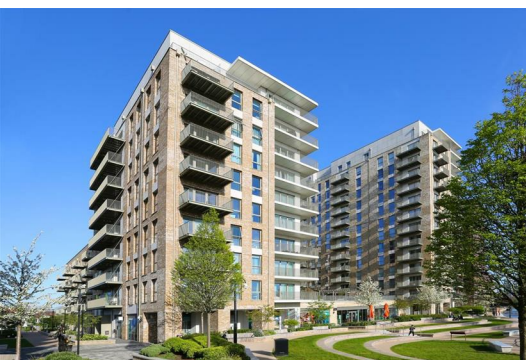


Morning coffee tastes better with a canal view. Perfectly positioned on the corner of Affinity House, this exceptional apartment overlooks the Grand Union Canal, offering a peaceful waterside setting that's rarely found so close to Central London.

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.

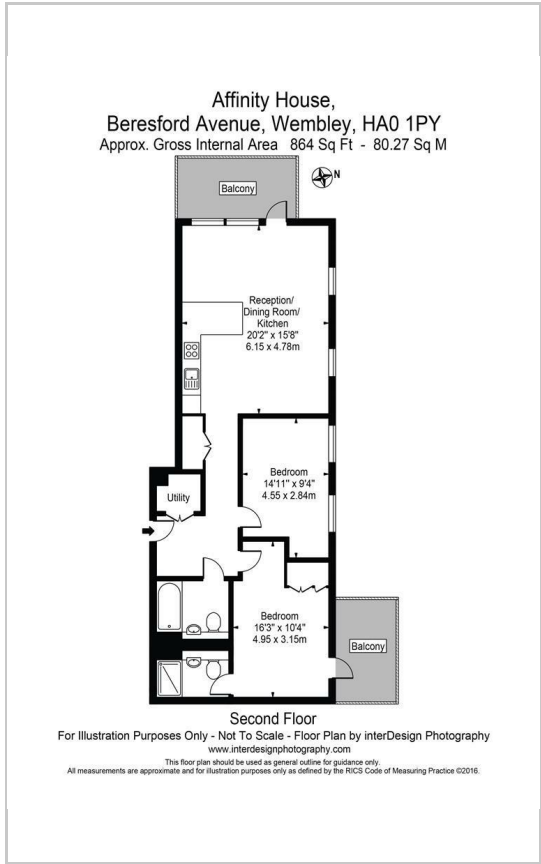
The bedrooms are positioned at the rear of the apartment, creating a peaceful retreat. The principal bedroom benefits from fitted wardrobes, a stylish en-suite bathroom and its own private balcony with views towards



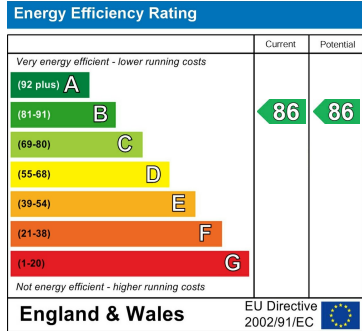
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

24 Lower Downs Road, Raynes Park, London, SW20 8QG
 Tel: 07787 560885 Email: info@lugushomes.co.uk lugushomes.co.uk