



Connells

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

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for sale
£560,000



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

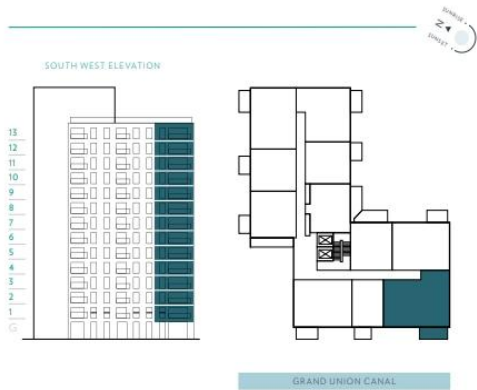
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Three bedroom home

| | | | | | | | | | | | | | |
|-----------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Apartment | 403 | 414 | 425 | 436 | 447 | 458 | 469 | 480 | 491 | 502 | 513 | 524 | 535 |
| Floor | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |

This stylish apartment has three elegant double bedrooms, one of which could easily be used as a study, nursery or work-from-home space. The open plan living area has been carefully designed with a fully integrated kitchen that comes complete with a fan-assisted electric oven, microwave and induction hob. The large balcony has room for outdoor seating and enjoys stunning views over the Grand Union Canal.



- ◆ Measurement points
- U Utility cupboard
- C Cupboard
- Privacy screen
- Washing machine
- Built in appliances

| | | |
|---------------------------|---------------|---------------|
| TOTAL INTERNAL AREA | 95 sq m | 1,026 sq ft |
| TOTAL EXTERNAL AREA | 9 sq m | 98 sq ft |
| Kitchen / Dining / Living | 5.24m x 6.33m | 17'2" x 20'9" |
| Bedroom 1 | 3.00m x 3.06m | 9'10" x 10'0" |
| Bedroom 2 | 2.75m x 4.00m | 9'0" x 13'0" |
| Bedroom 3 / Study | 2.85m x 3.67m | 9'4" x 12'0" |
| Balcony | 5.06m x 1.80m | 16'7" x 5'11" |



Floorplans are created individually for this page and are not necessarily shown on the same scale as other plans. Floorplans shown for Ground Floor are for approximate measurements only. Each layout and color may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet size, appliance sizes or items of furniture. Furniture layouts are indicative only. Please ask Sales Consultant for further information.



To view this property please contact Connells on

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view this property online [connells.co.uk/Property/HRW312492](https://www.connells.co.uk/Property/HRW312492)

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.

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Property Ref: HRW312492 - 0003