



## **Unison House, 90 Beresford Avenue, London, HA0 1PR**

**£475,000**

A TWO BEDROOM CANAL FACING APARTMENT FOR SALE LOCATED IN THE BERKELEY HOMES DEVELOPMENT 'GRAND UNION' HA0

Grand Union is a collection of Canalside homes surrounded by 14 acres of open land including landscaped gardens & riverside walks. The developments has on site amenities such as a pub, café, supermarket, residents screening room and its own ten pin bowling alley!

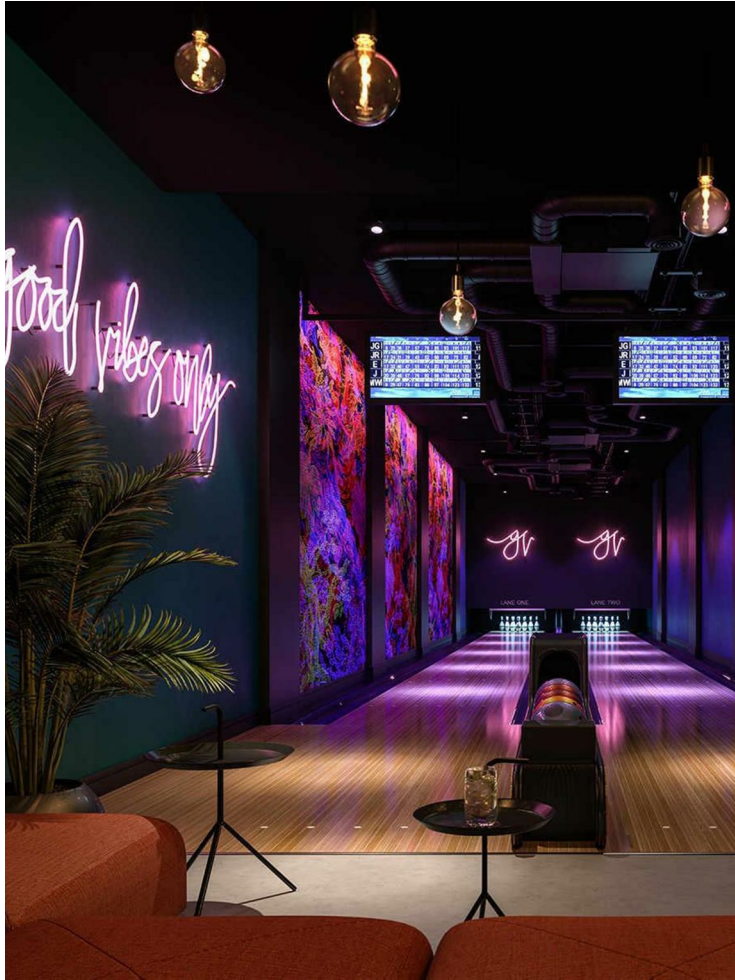
The apartment is located on the 3rd floor in Unison House and comprises of 810 square feet of light and bright space. The accommodation comprises reception room with wood flooring, access to the balcony, open plan fully equipped kitchen, balcony with views onto Canal and waterside piazza, double bedroom with fitted wardrobes and en-suite shower room, good size second bedroom and luxury bathroom suite. Off the hallway is a walk in utility cupboard and further storage.

Nearby Wembley offers shopping centre, market, and many restaurants and bars as well as excellent transport links to the City and the West end

GROUND RENT £400 PA / SERVICE CHARGE £4114 PA / LEASE 995 YEARS \*the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

- ALLOCATED PARKING SPACE
- RESIDENTS GYM, CONCIERGE
- 14 ACRES OF OPEN SPACE
- CLOSE TO WEMBLEY
- PART OF GRAND UNION
- RESIDENTS BOWLING ALLEY
- FURNISHED
- TWO BED 2 BATH
- AVAILABLE FROM 1ST AUGUST
- CANAL SIDE NXT TO PIAZZA

# Unison House, 90 Beresford Avenue, London, HA0 1PR



RESIDENTS BOWLING ALLEY



UNISON HOUSE



BEDROOM



RESIDENTS FACILITIES



BEDROOM



RESIDENTS FACILITIES

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EN SUITE SHOWER ROOM



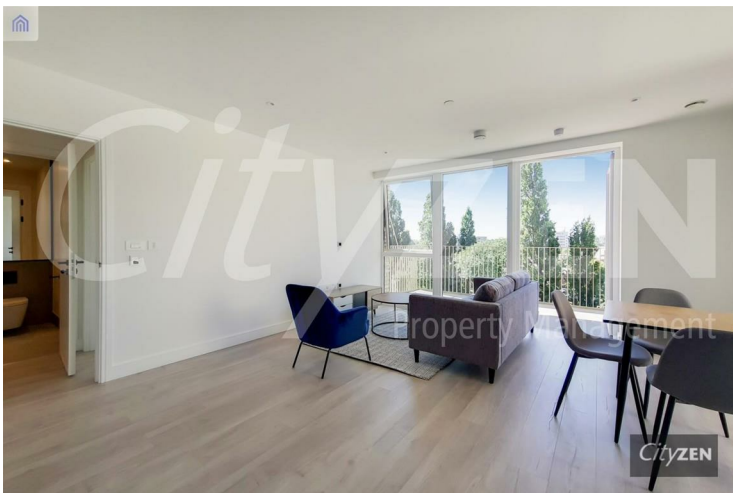
RECEPTION ROOM



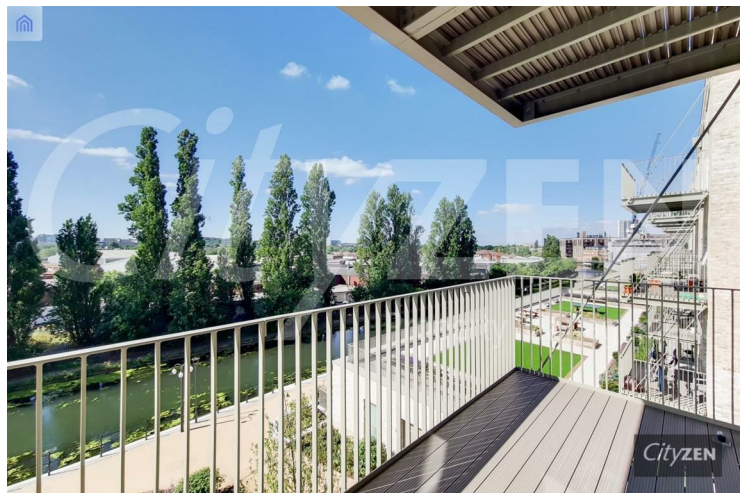
KITCHEN



VIEW



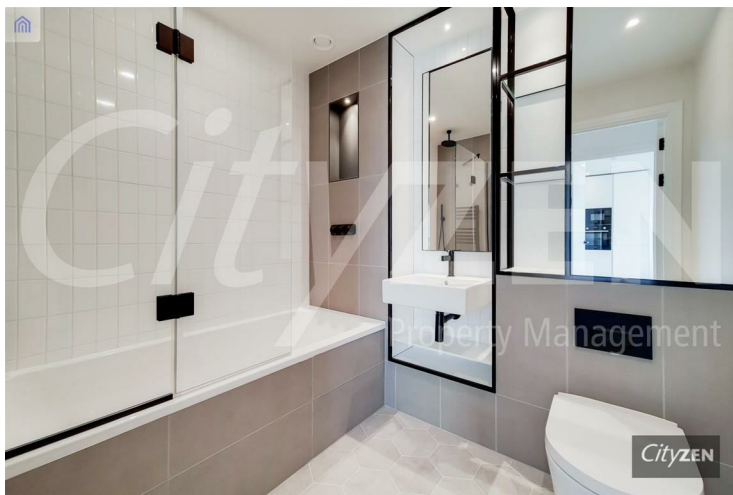
RECEPTION ROOM



TERRACE



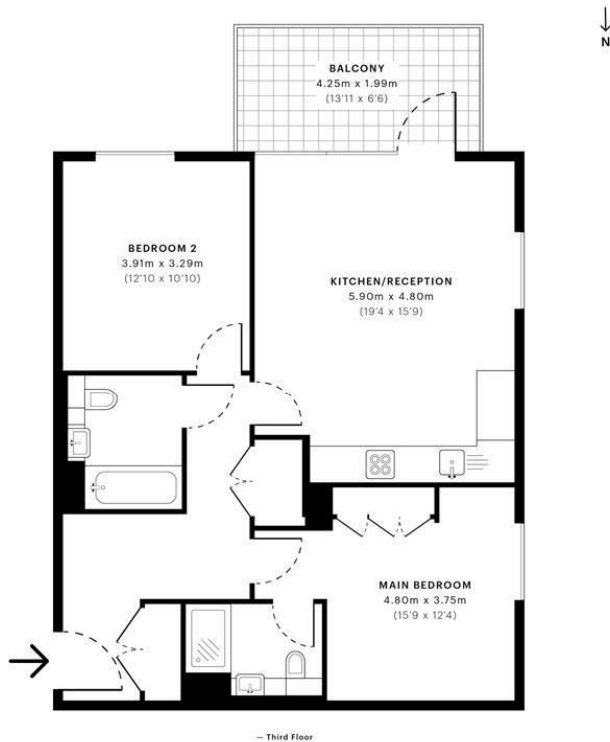
BEDROOM 2



BATHROOM



BEDROOM



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
76.45 sqm / 822.90 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes swimming, restricted head height  
72.56 sqm / 781.03 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc  
8.36 sqm / 89.99 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.9m  
0.00 sqm / 0.00 sqft

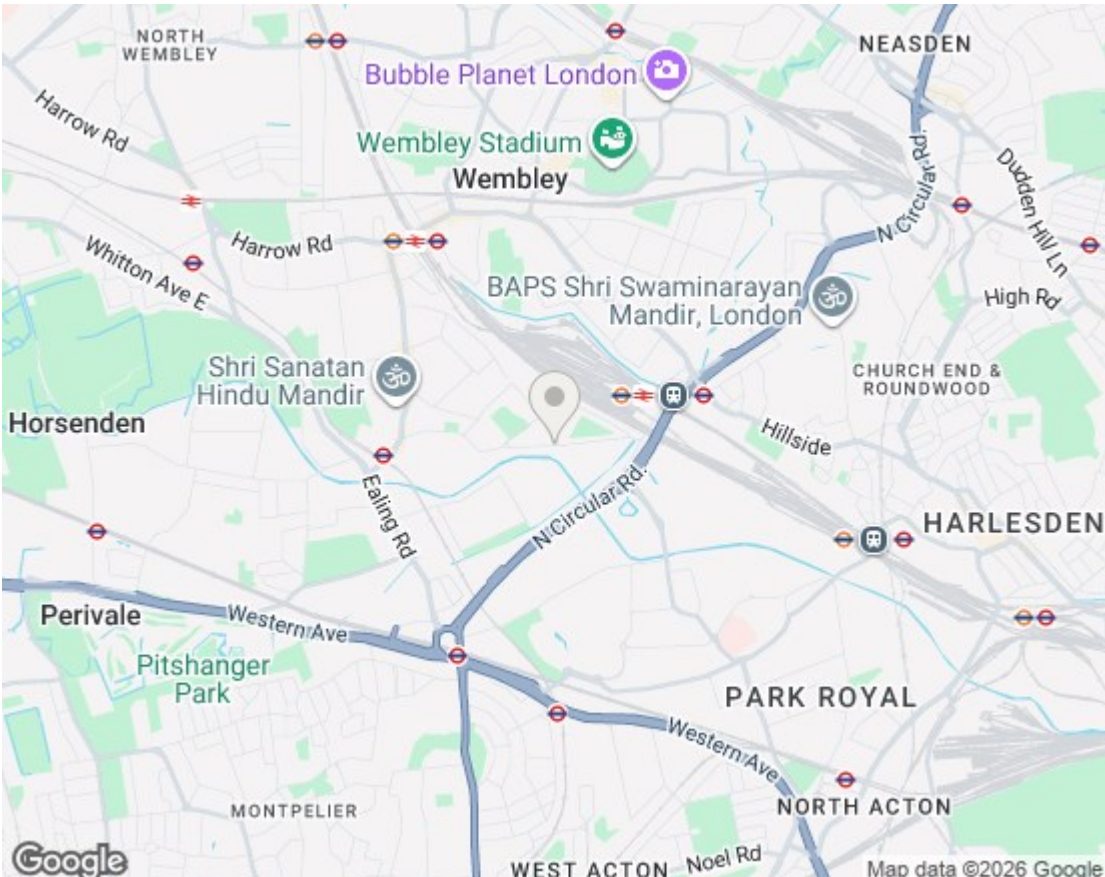
spec Verified

RICS Certified Property Measurer

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 84.51 sqm / 909.66 sqft  
IPMS 3C RESIDENTIAL: 81.15 sqm / 873.49 sqft

wrc id: 82a72b7a120be30ac32740d4



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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.