



### Directions

### Viewings

Viewings by arrangement only. Call 02033696888 to make an appointment.

### EPC Rating

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	
(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	



CH12, Flat 49 Affinity House, 84 Beresford Avenue, Wembley, HA0 1PY

£438 Per Week

# 84 Beresford Avenue, Wembley HA0 1PY

\*\*\*Please quote reference JC26062095 when contacting the office\*\*\* Available now\*\*\*

JCLiving is proud to present this spacious one-bedroom, one-bathroom apartment at Affinity House, 84 Beresford Avenue, Wembley HA0.

Located within the prestigious Grand Union development by St George, this contemporary apartment overlooks the serene Grand Union Canal and enjoys excellent on-site amenities including a 24-hour concierge, a fully equipped gym, residents' lounge, bowling alley, cinema room, and beautifully landscaped communal gardens.

The apartment features an open-plan living and dining area, a fully integrated modern kitchen, a double bedroom with built-in wardrobe, a stylish bathroom, and a private balcony with canal views.

Stonebridge Park Station (Zone 3, Bakerloo Line and Overground) is a 10-15 minute walk, reaching Paddington in approx. 20 minutes and Oxford Circus in 26 minutes. Wembley Stadium, Wembley Park and London Designer Outlet are also within easy reach.

1 1 1 B

Council Tax Band:

