

# Affinity House, Grand Union, HA0 1NW

**Asking Price £335,000**

## Full Description

**\*Selling Under Original Purchase Price Unique Layout\*** A superb, well positioned 4th floor, 1 bedroom suite bedroom (488 sq.ft) situated in Grand Union, HA0. Affinity House is located at the heart of Grand Union, part of St George's exclusive development, Unison House has views towards the Grand Union Canal or the arch of Wembley Stadium to the North. Grand Union will create a vibrant new canalside neighbourhood. Located in Alpertown, close to Wembley with great connections into Central London. Enjoy a waterside piazza with cafes, restaurants, bars and a community centre at its heart. With 11 acres of landscaped gardens, riverside meadows and waterside pathways, Grand Union will be a unique waterside destination to play, work and relax. Grand Union offers London canal side living at its best. A place where people and communities can come together and thrive, with a vibrant new waterside piazza with cafes, restaurants, bars and new community facilities. Residents and visitors can escape the hustle and bustle of London life and relax in 11 acres of public green spaces, including stunning landscaped gardens and riverside walks and meadows surrounding the new homes. Great minds will come together in the state-of-the-art multi-storey industrial hub and workspaces, making this a unique waterside destination to live, work and connect in. Travel Stonebridge Park and Alpertown stations are a short stroll 0.4 miles and 7 minutes' walk and Alpertown 0.6 miles and 12 minutes' walk -offering direct lines into central London. Whether it's London, national or international, you can travel in any direction with ease. Education Within close proximity to Grand Union, there are a wide range of good and outstanding schools such as Perivale Primary School, Alpertown Community School. Perfectly placed for fast access to well-known universities such as Imperial College, University of Westminster, and University College London. Culture Within minutes of Grand Union is Wembley with a wealth of world-class entertainment, vibrant amenities including boutique shops, designer outlets, fine dining and Wembley Stadium and SSE Arena home of the best global events. These particulars are not intended to form part of any contract. Photographs may depict general images of the development and may not show the actual apartment for sale.

## Features

- 1 Bedroom suite
- Private balcony
- New Canalside neighbourhood
- Residents gym, lounge & bowling alley
- Easy access to the City & West End
- Stonebridge Park Station (Zone 3)
- Estimated service charge: £33.60 per Sq. Ft
- Ground rent: £3200
- Tenure: Leasehold 999 years
- Estimated completion: Q3/Q4 2022

## Contact Us

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