

ERNEST-BEY
INTERNATIONAL

Unison House, Grand Union, Beresford Avenue, HA0 1NW

Price:
£ 480,000

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Price: £ 480,000 2 bedroom house

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OVERVIEW

A superb, well positioned, 4th floor apartment situated in Unison House, Grand Union. Compiled over (803 Sq. Ft) with a private balcony offering views toward the iconic, Wembley Stadium.

Unison 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 Alperton, 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.

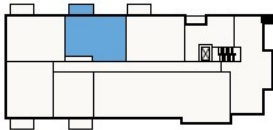
KEY FEATURES

- Large two bedroom apartment
- 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: £3400 per annum
- Tenure: Leasehold 999 years
- Estimated completion: Q2/Q3 2022



TOTAL INTERNAL AREA	74.6 SQ M	803 SQ FT
TOTAL EXTERNAL AREA	7.5 SQ M	81 SQ FT
Kitchen / Dining / Living Room	6.63m x 4.68m	21'9" x 15'5"
Master Bedroom	4.99m x 2.83m	16'5" x 9'3"
Bedroom 2	5.79m x 2.73m	12'6" x 9'0"
Balcony	1.78m x 4.23m	5'10" x 13'11"

FLOOR 01 SHOWN



- ◁ ▷ MEASUREMENT POINTS
- U UTILITY CUPBOARD
- ⊠ WASHING MACHINE
- ⊠ FRIDGE FREEZER

NORTH ELEVATION



