



Grand Union, Wembley, HA0

Asking Price: £370,000

 Benham
& Reeves

Grand Union, Wembley, HA0

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

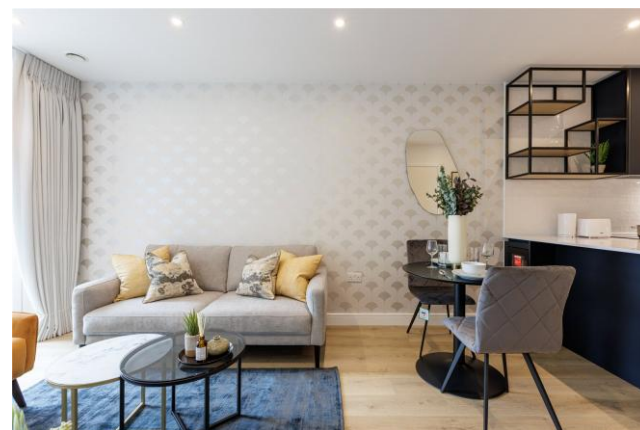
An excellent opportunity to acquire a brand-new one-bedroom apartment at Peninsula House, Berkeley's Grand Union development in Alperton, Wembley.

Situated on the third floor and extending to approximately 557 sq ft, the apartment features a private south-facing balcony with views towards the River Brent.

Offered at £370,000, £20,000 below the original contract price of £390,000 (approximately 5.1%), this contract assignment offers an opportunity to secure a home within this sought-after waterside development ahead of handover.

Available by contract assignment, subject to contractual terms and any required approvals. Further details available upon enquiry.

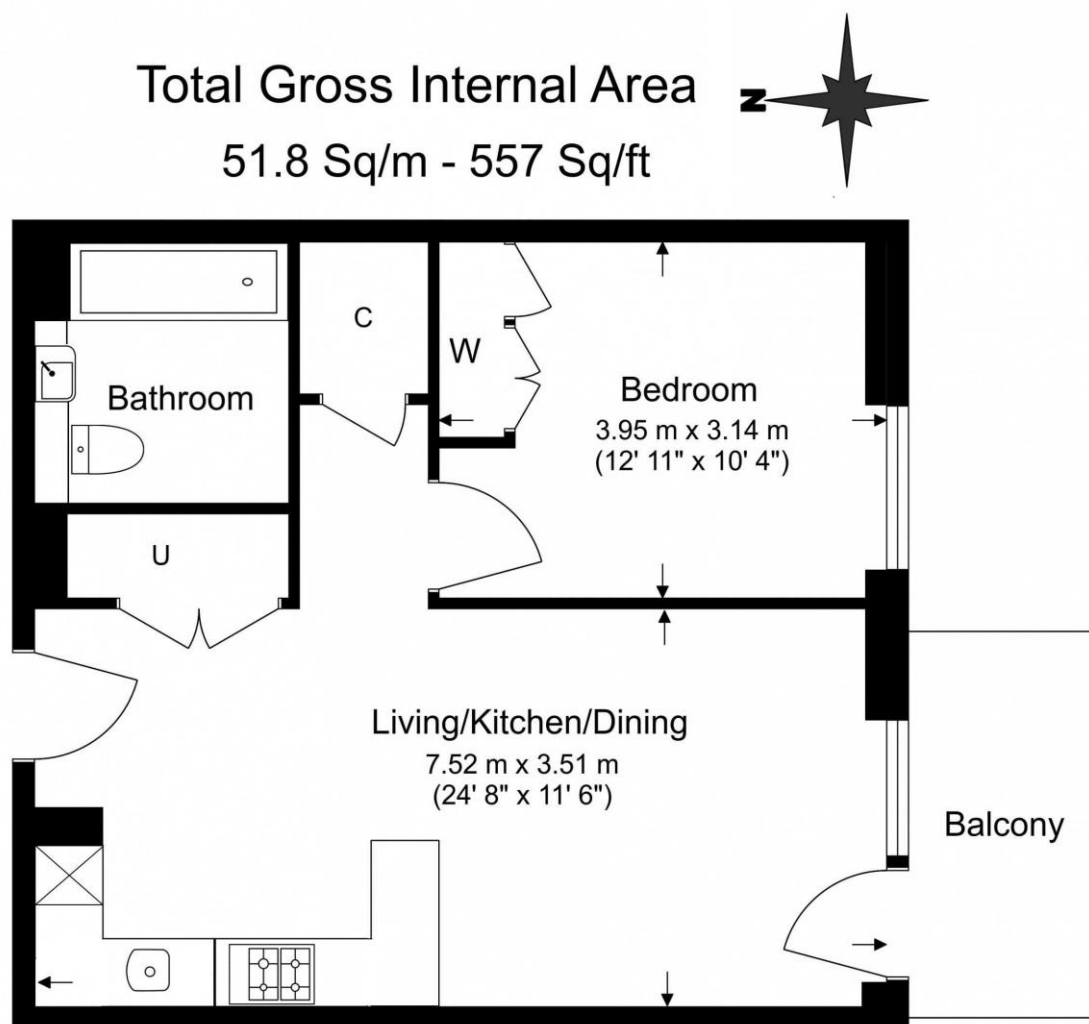
Please note: Images are for marketing and illustrative purposes only and may not represent the exact apartment being offered.





Property Features:

- One-bedroom apartment, approximately 557 sq ft
- Third-floor position with south-facing balcony
- Contemporary fitted kitchen with integrated Bosch appliances
- Modern bathroom and fitted bedroom wardrobe
- Access to landscaped gardens, riverside walks and residents' facilities
- 999-year lease from 2021
- Excellent connections to central London
- Contract assignment prior to handover



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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£370,000
Tenure:	Leasehold Expires 31/12/3019 Approximately 993 Years Remaining
Ground Rent:	Nil
Service Charge:	£2,690.31 (per annum) Estimated as of 2026.

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA260352

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Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

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