



Ready to Move Into

Beresford Avenue, London, HA0 1NW

Price Range £725,000

Subject to Contract

- Two double bedroom, two bathroom apartment
- Completed and ready to move into
- Set within landscaped gardens and waterside walks
- 13th floor
- Less than a mile to Stonebridge Park Station (Zone 3)
- Residents' facilities including a lounge and ten-pin bowling alley
- A waterfall garden to relax and unwind in

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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## Beresford Avenue, HA0 1NW

### Waterview House at Grand Union – Modern Living by the Water

Discover Waterview House, a stunning 15-storey residence in the heart of Grand Union, Alperton's flagship canalside development. Just moments from Wembley, with excellent connections to the West End and City, this is where contemporary design meets tranquil riverside living.

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Each home features a bespoke kitchen with integrated appliances including a dishwasher, fridge freezer, and wine cooler, while the stylish bathrooms offer power showers, premium porcelain tiling, and custom vanity units. Step onto your spacious private balcony and enjoy calming views over the Grand Union Canal.

Residents can unwind on the private rooftop terrace with panoramic views across London or explore 14 acres of landscaped gardens, riverside meadows, and walkways just outside their door.

With cafés, restaurants, shops, and leisure facilities within the development, Waterview House offers the ultimate resort-style lifestyle – a perfect place to live, relax, and connect.

**Tenure** Leasehold

**Price** Price Range £725,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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