



PENNSULA HOUSE, GRAND UNION, BERESFORD AVENUE, WEMBLEY, HA0
£401K TO £410K LEASEHOLD 999 YEARS

ONE BEDROOM LUXURY LIFESTYLE OPPORTUNITY WATERSIDE LOCATION

- GROUND RENT PEPPERCORN
- SERVICE CHARGE APPROX £2,270 PER ANNUM

Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk

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Step into modern luxury with this beautifully designed one-bedroom apartment in the heart of Grand Union, Wembley. Boasting a high-spec finish and a stylish open-plan layout, these homes blend comfort and elegance. Enjoy the warmth of underfloor heating, a private balcony (approx. 50 sq ft), and integrated white goods. Residents benefit from a host of exclusive amenities, including a private bowling alley, e-darts lounge, a gym, supermarkets and eateries, a soft play, nursery, and an entertainment room. Iconic Wembley Stadium sets the stage for world-class events, while excellent transport links via Stonebridge Park Station put the whole of London within easy reach. Westfield London, one of Europe's largest shopping destinations, is also nearby, along with some of the capital's most highly rated universities and schools. Whether you're a first-time buyer, a savvy investor, or simply looking to upgrade your lifestyle in one of NW London's most exciting regeneration areas, Grand Union is must-see. Two and three bedroom apartments also available upon request. Book your personal tour of the show home today and experience all that this vibrant new community has to offer. Secure your new home in the 2027 phase for just £2,000 deposit. *Please note that the photos advertised are of the show home.*



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FLOORPLAN COMING SOON

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 999 years

Service Charge: £2270 per annum approx.

Ground Rent: PEPPERCORN

Council Tax Band: TBC

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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