



Viewing by appointment only  
Allen Goldstein - Bloomsbury  
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Tel: 020 7183 4101 Email: [enquiries@allengoldstein.com](mailto:enquiries@allengoldstein.com) Website: <https://www.allengoldstein.com>



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# Affinity House, Beresford Avenue, Wembley

£760,000 Leasehold

3 bedroom apartment for sale

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## Description

Situated on the 8th floor with superb views is this generously proportioned, open-plan living area is providing ample space for relaxation and entertainment. Large windows flood the space with natural light, creating a bright and inviting atmosphere. Kitchen is equipped with high-end appliances and sleek, integrated cabinetry. It offers a perfect setting for preparing delicious meals, whether for a quiet night in or entertaining guests.

Complemented by a large private balcony that provides a serene escape overlooking landscaped gardens and waterside walks.

Residents of Grand Union have access to a range of amenities, residents lounge, including landscaped gardens, concierge service, enhancing your lifestyle and convenience.

Excellent transport links, including nearby Alperton Underground Station, Stonebridge Park Underground Station and Wembley Park with its array of shops, restaurants, and entertainment options are



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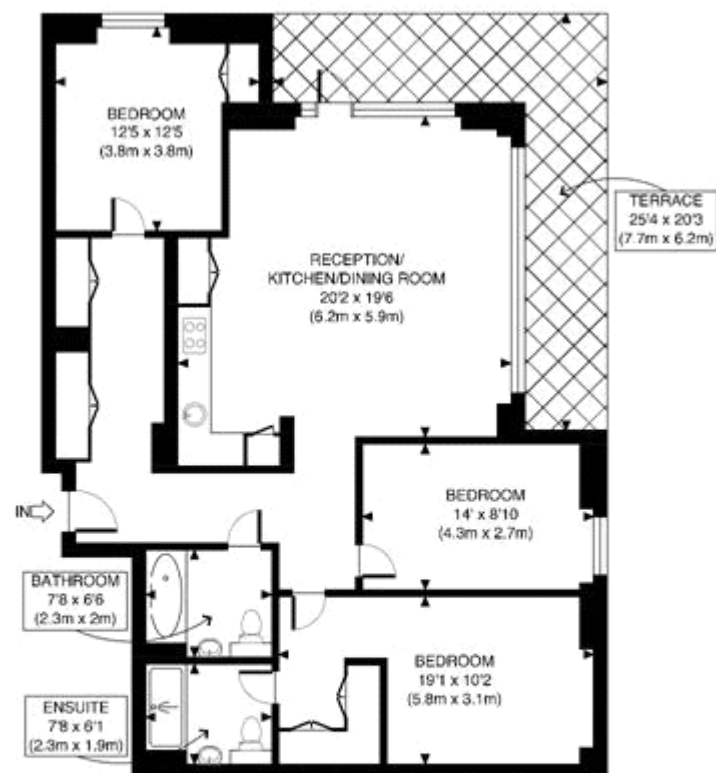
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EIGHTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 1172 SQ FT



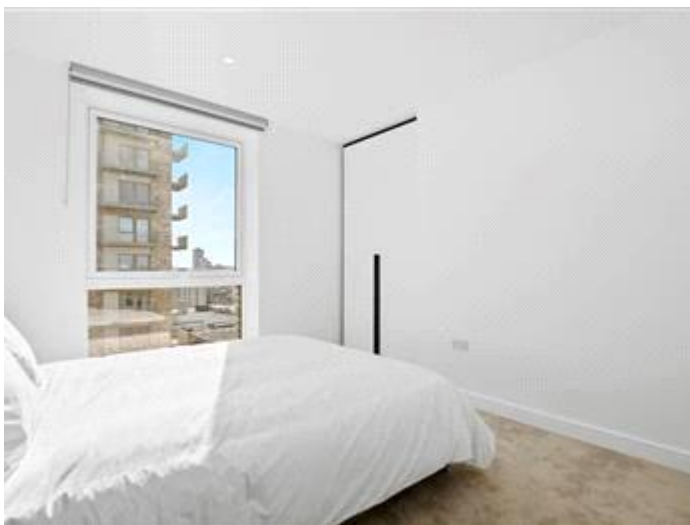
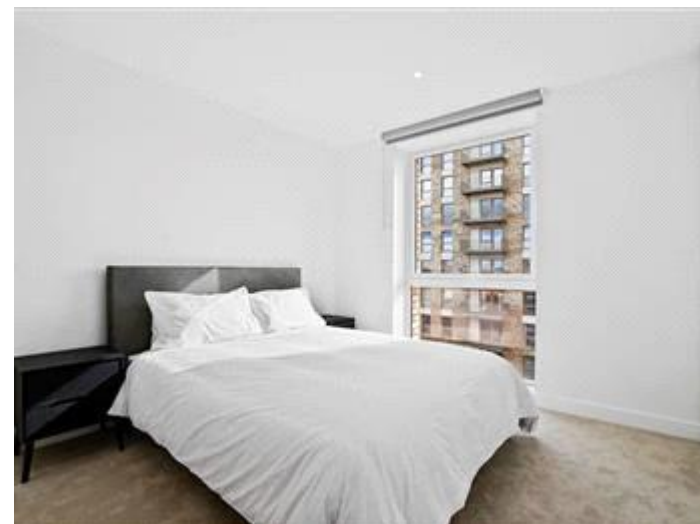
<p>APPROX. GROSS INTERNAL FLOOR AREA 1172 SQ FT / 109 SQM</p>	<p>Affinity House</p>
<p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	<p>date: 27/02/24</p> <p>photoplan </p>

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</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>		

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