



 2

Bedrooms

 2

Bathrooms

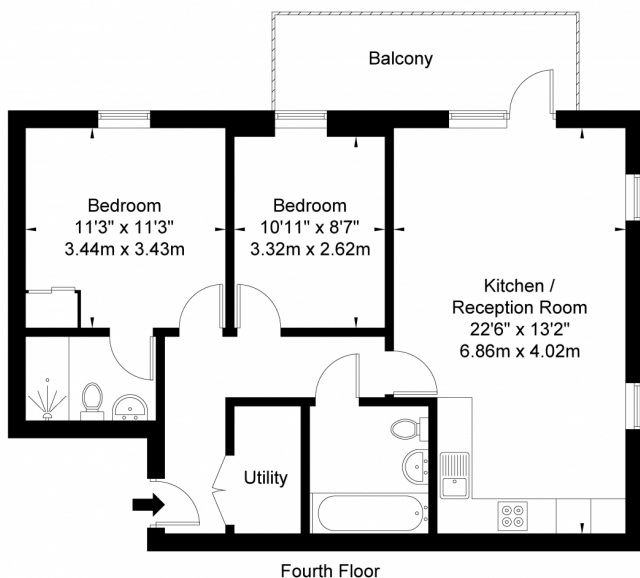


Located just a short distance from Alperton and Stonebridge Stations and only being Two Years old is this fantastic Two Bedroom, Two Bathroom Flat. Internally the property is presented in a very modern condition with Two Double bedrooms, Two Bathrooms (en-suite to master), family lounge with open plan kitchen and a beautiful balcony which offers views of the Grand Union Canal and looking further across London. Other benefits include a long lease, the remaining term of the NHBC warranty and secure parking.

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Waterfront Heights Mount Pleasant Wembley HA0 1HJ

Approx. Gross Internal Area = 67.4 sq m / 725 sq ft



Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Waterfront Heights, Mount Pleasant, Wembley, Middlesex





Popat Stores

Mumbai Local Wembley



Alperton Community School (Upper Site)

Lyon Park Primary School

Shri Sanatan Hindu Mandir



Stanley Ave



Woodstock Rd



Apply4U



Diu Bar & Restaurant

Ace Cafe London



Alperton Community School



London Shootfighters



Polos



Tariq Halal Meat Wholesale

A4005

Alperton

London Motorcycle Centre (LMC)



Sainsbury's Petrol Station



Loon Fung Alperton

Brentvale Ave
Bamford Ave

Travelodge London Wembley



N Circular Rd

River Brent

Ealing Rd

Abbey Ave

Hoo Hing - Park Royal



Cazoo Customer Centre Wembley



ESSO EG ALPERTON



Abbey Estate Open Space

Kolak Snackfood



Tudor Es