



 **2**  
Bedrooms

 **2**  
Bathrooms



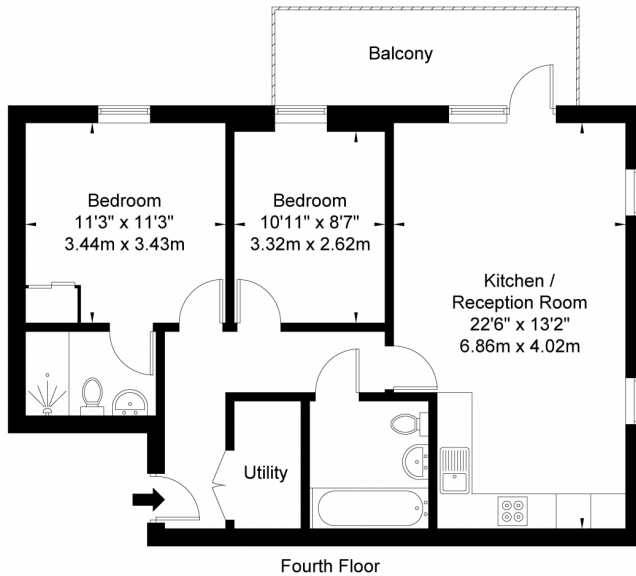


**\*\*\*SHARED OWNERSHIP\*\*\*** Located just a short distance from Alperton and Stonebridge Stations and only being Two Years old is this fantastic Two Bedroom, Two Bathroom Flat. Internally the property is presented in a very modern condition with Two Double bedrooms, Two Bathrooms (en-suite to master), 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.

**\*\*SHARED OWNERSHIP\*\*** 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.

## Waterfront Heights Mount Pleasant Wembley HA0 1HJ

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




Ref

Copyright

**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.  
Copyright © BLEUPLAN

### Energy Efficiency Rating

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

Address: Waterfront Heights, Mount Pleasant, Wembley, Middlesex







TRADER Wembley

Sakonis

Stanley Corner Medical Centre

Shri Sanatan Hindu Mandir

Alperton Community School (Upper Site)

Diu Bar & Restaurant

Apply4U

Alperton Community School

Ace Cafe London

A4005

Alperton

London Shootfighters

Polos

Beresford Ave

WOW Workspaces Wembley

Markaz Us-Sunnah

Sainsbury's Petrol Station

River Brent

N Circular Rd

Loon Fung Alperton

Carlyon Rd

Travelodge London Wembley

Hoo Hing - Park Royal

Cazoo Customer Centre Wembley

Genesis Gym

Ealing Rd

Abbey Ave

Abbey Estate Open Space

Bamford Ave

Brentvale Ave

Elvedon

Tudor Es