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Belgrave Road, Wembley, Middlesex HA0 1NW

Asking Price £740,000 Leasehold



### KEY FEATURES:

Grand Union by St George is an exciting new canalside community in Wembley, offering a vibrant lifestyle with everything you need at your doorstep.

Waterview House at Grand Union is a sophisticated 15-storey residence in a prime waterside location, featuring luxurious homes designed for both relaxation and entertaining. Located within this unique, resort-style development, Waterview House offers an array of amenities right at your doorstep, including access to 'The Lock' residents' facilities, Anytime Fitness gym, Crepes + Coffee café, Co-op store, and Peapods nursery.

Residents can also enjoy a private rooftop terrace with sweeping views of the London skyline—a perfect setting for unwinding or staying active. With 14 acres of beautifully landscaped open space and just moments from Wembley Stadium's world-class entertainment, Grand Union is an exceptional canalside community, thoughtfully designed for modern living, working, and leisure.

Underground parking is also available to purchase.

GRAND UNION

Bedroom 1

En Suite

Bathroom

Bedroom 3/Study

Bedroom 2

Balcony

Kitchen/Din/Living Room

C

U

SUNRISE SUNSET

Grand Union, Waterview House - Property 417, Second Floor

Dimensions

Kitchen / Dining / Living	22' 11" x 15' 4"	6.98m x 4.67m
Bedroom 1	9' 10" x 12' 0"	3.00m x 3.66m
Bedroom 2	9' 0" x 14' 9"	2.75m x 4.48m
Bedroom 3	9' 0" x 13' 1"	2.75m x 3.99m
Balcony	17' 0" x 5' 11"	5.17m x 1.80m
Total Area	1,076 sq.ft	100 sq.m

Key

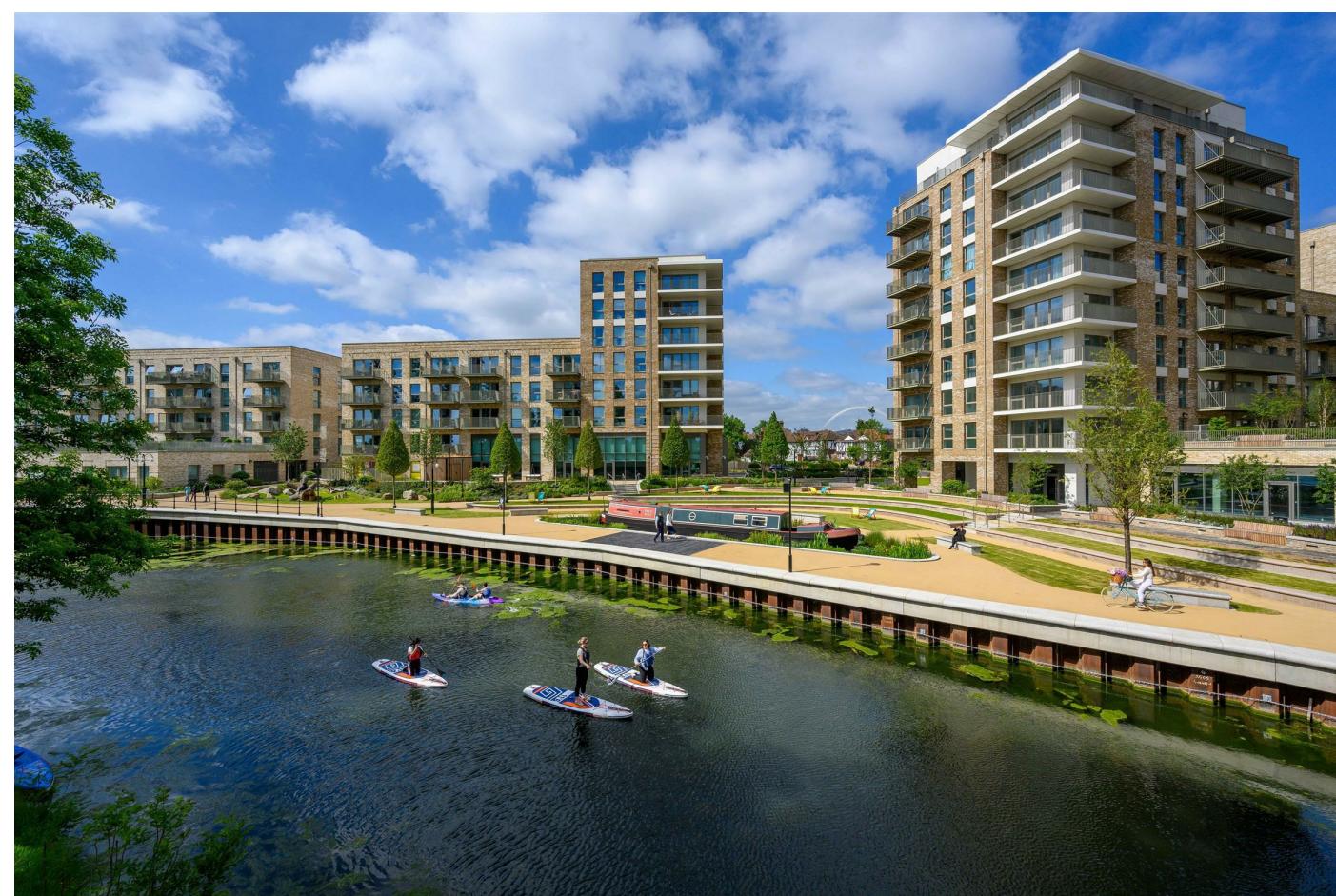
C Cupboard

U Utility

St George  
Designed for life

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**HARROW NORTHWOOD & PINNER** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.