



## **Allium House, 2 Caldon Boulevard, London, HA0 1BD**

**£588,000**

ALLIUM HOUSE IS LOCATED IN THE CANALSIDE COMMUNITY OF GRAND UNION DEVELOPED BY THE BERKELEY GROUP IN ALPERTON WEMBLEY

CURRENTLY LET AT £27,300 per annum 4.6% return

This 2 bedroom, 2 bathroom apartment is situated in the upper area with 2 balconies and lots of natural light

The accommodation is set over 769 square feet (71 SQ M) and comprises a spacious and bright living room with access to a balcony with views over the canal, a fully equipped kitchen, master bedroom with own dressing room, En-suite and second balcony, a spacious double second bedroom as well as nicely appointed family bathroom.

There is ample storage including a utility cupboard and residents facilities include 24 hour concierge, residents lounge, residents bowling alley and use of a gym.

Outdoors residents can enjoy over 14 acres of open space including landscaped gardens, riverside meadows and canal side walkways.

- 2 BEDROOMS 2 BATHROOMS
- PART OF GRAND UNION'S CANAL SIDE LIVING
- 2 BALCONIES & LOCATED IN UPPER AREA OF DEVELOPMENT
- STONEBRIDGE PK STATION
- ZONE 3 LOCATION
- 14 ACRES OF OPEN SPACE
- FOR SALE
- 769 SQ FEET / 71 SQ METERS
- CANAL VIEWS FROM 2 BALCONIES
- CONCIERGE, LOUNGES & BOWLING ALLEY

# Allium House, 2 Caldon Boulevard, London, HA0 1BD



GRAND UNION



KITCHEN



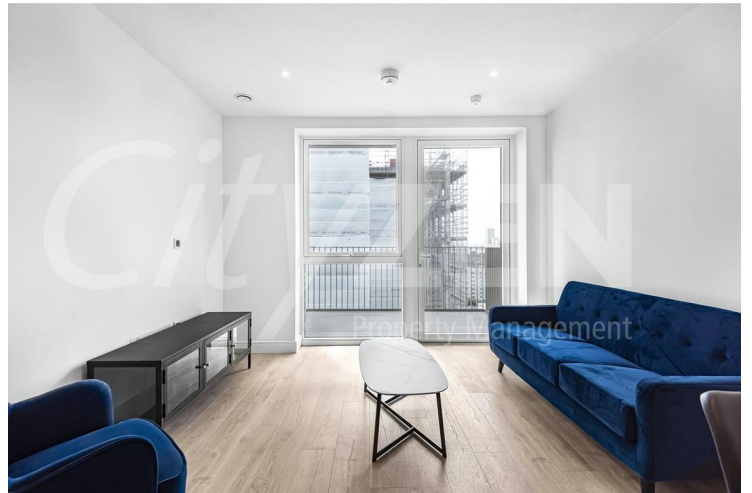
RECEPTION



KITCHEN



BEDROOM



RECEPTION

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**RECEPTION**



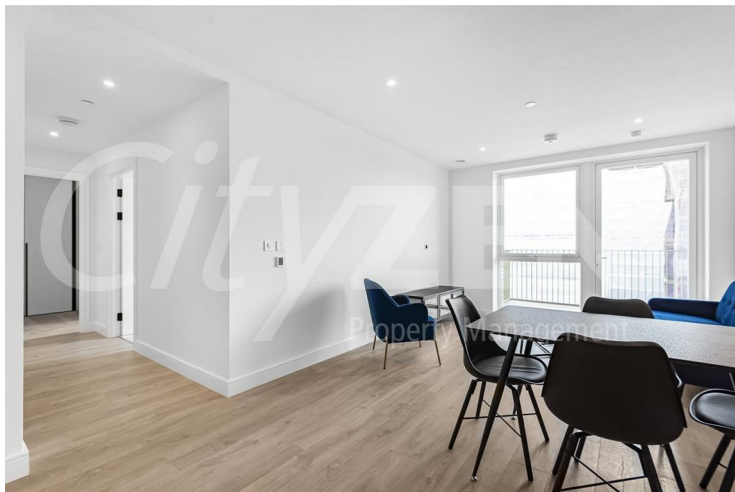
**BEDROOM**



**RECEPTION**



**DRESSING ROOM/EN-SUITE**

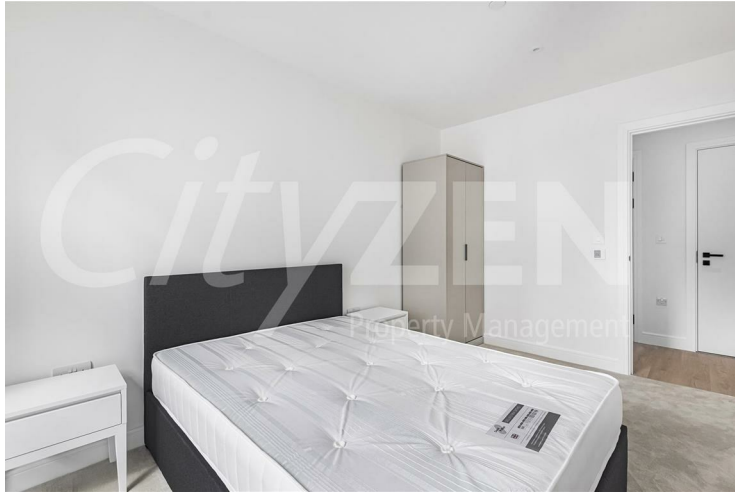


**RECEPTION**



**DRESSING ROOM/BEDROOM**

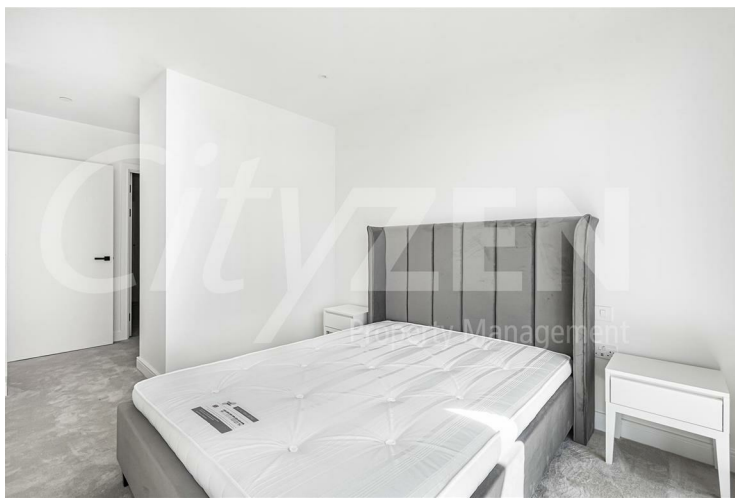
**Allium House, 2 Caldon Boulevard, London, HA0 1BD**



**BEDROOM**



**EN-SUITE**



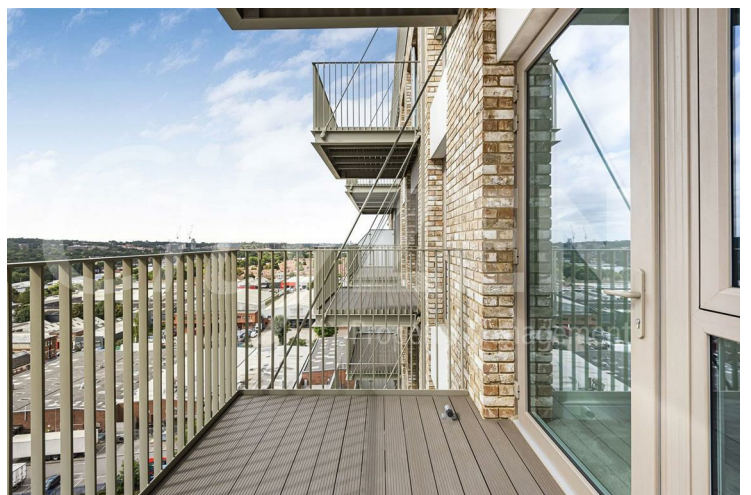
**BEDROOM**



**BALCONY**



**BATHROOM**



**BALCONY**

# Allium House, 2 Caldon Boulevard, London, HA0 1BD



VIEW FROM BALCONY



BOWLING ALLEY



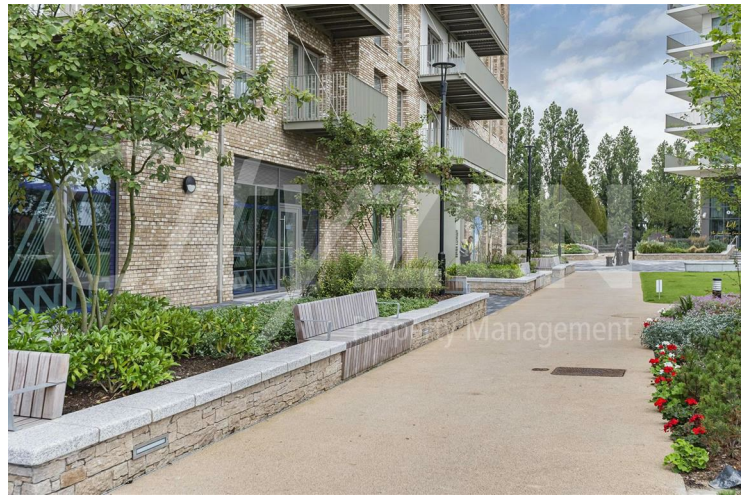
COMMUNAL AREAS



ALLIUM HOUSE

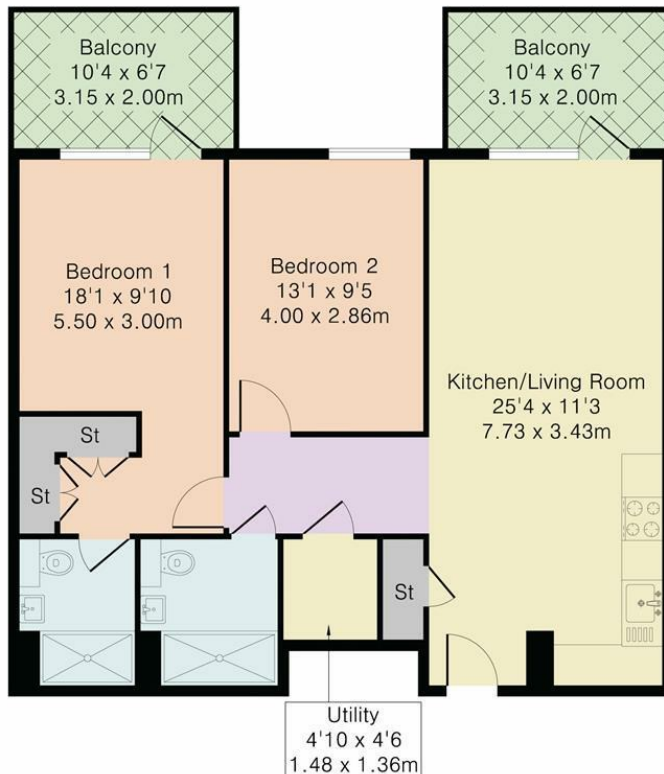


COMMUNAL AREAS

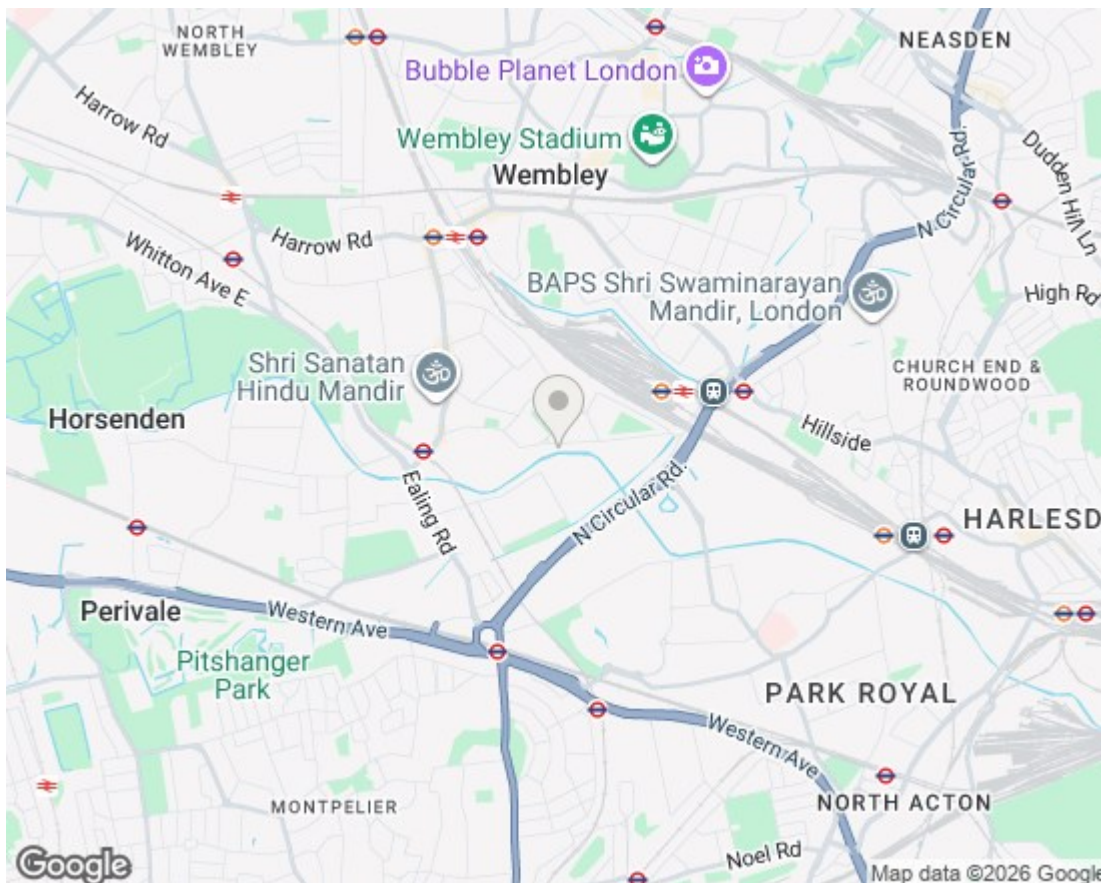


ALLIUM HOUSE

Approximate Gross Internal Area 769 sq ft – 71 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  | 86                      | 86        |
| (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   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.