



**115 Caldon House
Northolt, London UB5 6FN**

£229,995

CONTEMPORARY living in the popular Grand Union Village Development with local shops RESTAURANTS and PICTURESQUE walks along the Grand Union canal, Evans & Company are pleased to offer this spacious ONE BEDROOM apartment situated on the 5th with views over the local area. The property boast a MODERN KITCHEN with built in oven, hob and washing machine, white BATHROOM suite with shower, lounge double glazed Juliette balcony and laminate floors, central heating, outside there are communal gardens and UNDERGROUND PARKING, access to buses including the E6, with the A40 and M4 within easy reach via the Hayes By pass (A316) the property also is offered with no upper chain.

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Communal Entrance

Security entry phone system, stairs and lift to 5th Floor, communal hallway to Front door:-

Entrance Hall

Built in cupboard housing hot water tank and boiler, laminate wood flooring, double radiator, doors to:-

Lounge / Kitchen

24'10" x 10'4" (7.57 x 3.15)



Open plan Kitchen area with eye and base level storage units, roll edge work surfaces, built in 4 ring gas hob with overhead extractor hood, built in electric oven, integrated washing machine, tiled splash back,, single drainer one and a half bowl sink unit, power points, space for fridge/freezer, leading to Lounge Area with TV point, power point, double glazed double doors:-

Bedroom

11'3" x 9'2" (3.44 x 2.81)



Double glazed window, double radiator, built in wardrobes, power points:-

Bathroom



Comprising panel enclosed bath with mixer taps, power shower, low level wc, pedestal wash hand basin, splash backs.

Outside

Secure Underground Parking

Views Photo

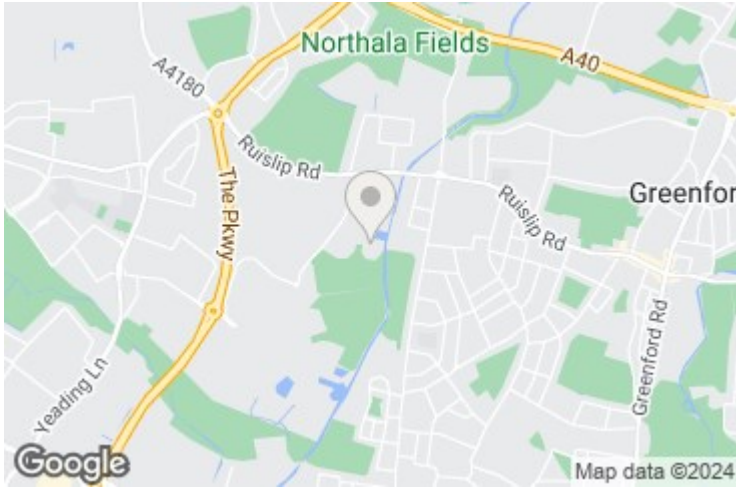


Car park

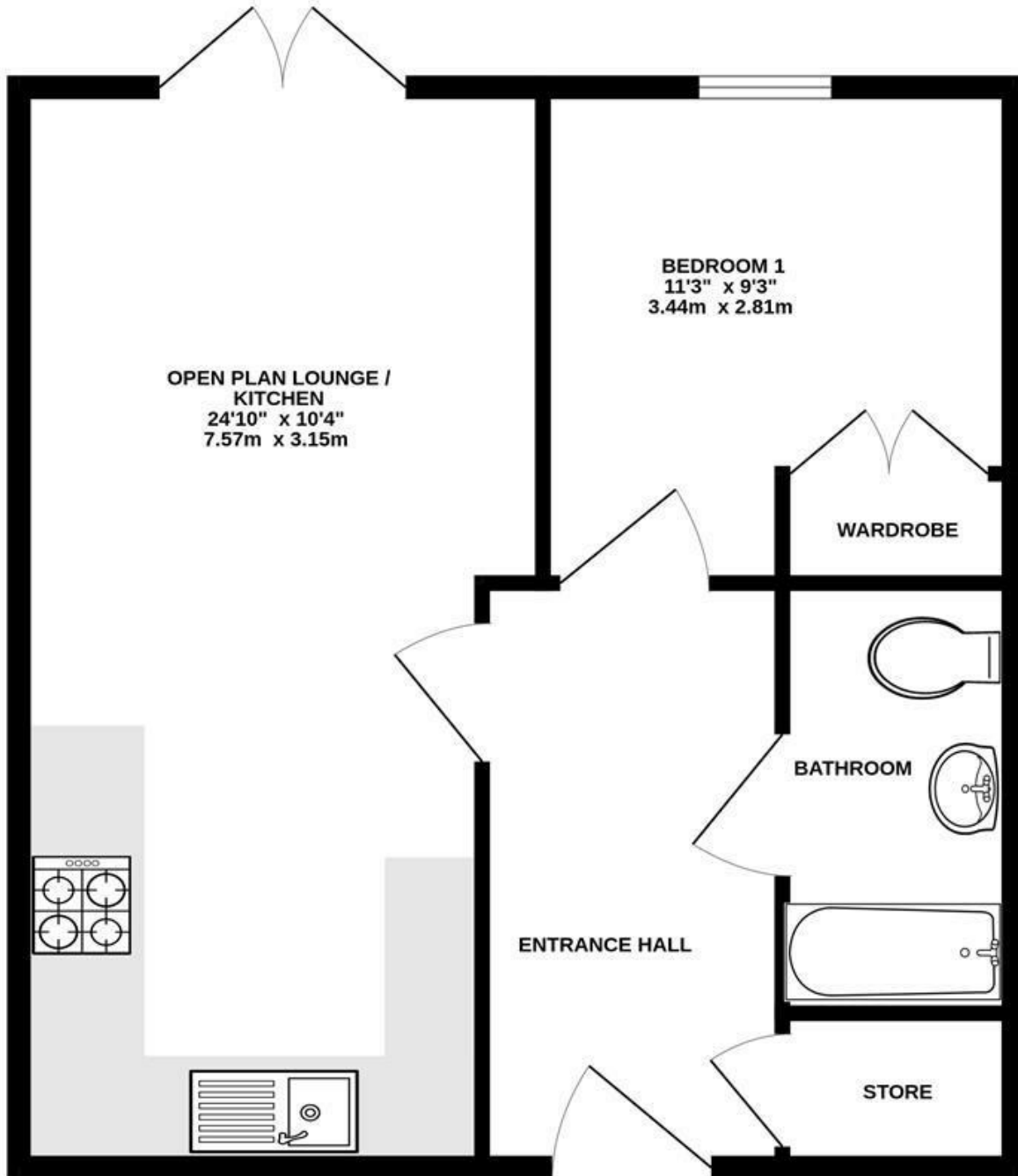


Marina Photo

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GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 484 sq.ft. (45.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
England & Wales	EU Directive 2002/91/EC	85	86

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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