



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

£495 Per Week

ALLIUM HOUSE IS ONE OF THE LATEST BUILDINGS TO COMPLETE IN THE CANAL SIDE COMMUNITY OF GRAND UNION DEVELOPED BY THE BERKELEY GROUP IN ALPERTON WEMBLEY

This 2 bedroom, 2 bathroom apartment is situated on the upper area with 2 balconies with good lighting.

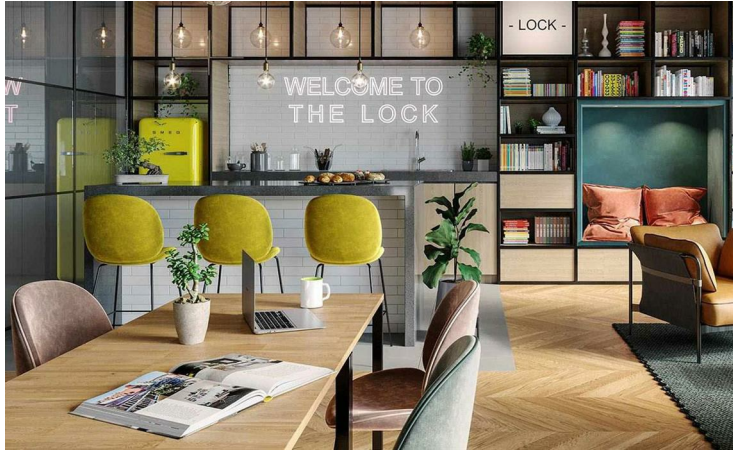
The accommodation is set over 769 square feet (71 SQ M) and comprises a spacious and bright living room with access to a balcony with views over the canal, a fully equipped kitchen, master bedroom with own dressing room, En-suite and second balcony, a spacious double second bedroom as well as nicely 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 (some of the amenities may not be fully completed)

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

- 2 BEDROOMS 2 BATHROOMS
- STONEBRIDGE PK STATION
- AVAILABLE FROM NOW
- CONCIERGE, LOUNGES & BOWLING ALLEY
- PART OF GRAND UNION
- ZONE 3 LOCATION
- 769 SQ FEET / 71 SQ METERS
- CANAL SIDE LIVING
- 14 ACRES OF OPEN SPACE
- CANAL VIEWS FROM 2 BALCONIES

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RESIDENTS LOUNGE



RECEPTION



RESIDENTS LOUNGE



KITCHEN

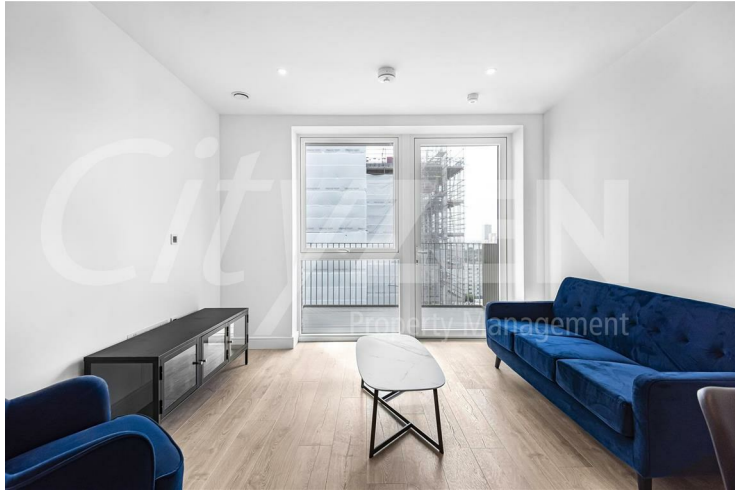


RESIDENTS BOWLING ALLEY

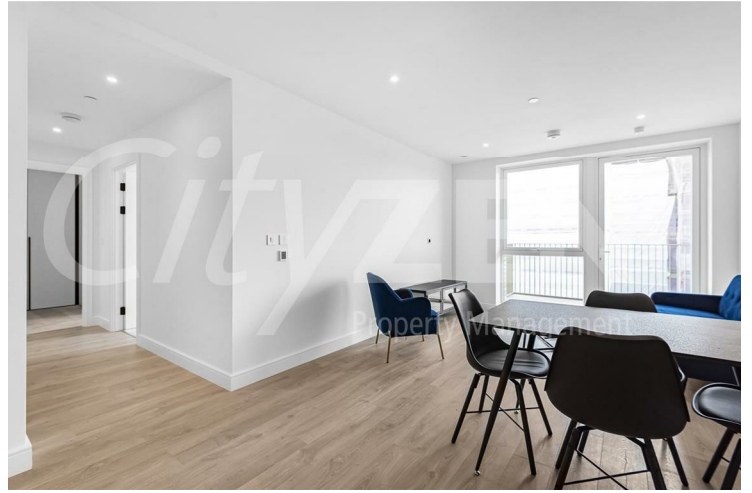


KITCHEN

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



RECEPTION



RECEPTION



RECEPTION



BEDROOM



RECEPTION



BEDROOM

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DRESSING ROOM/EN-SUITE



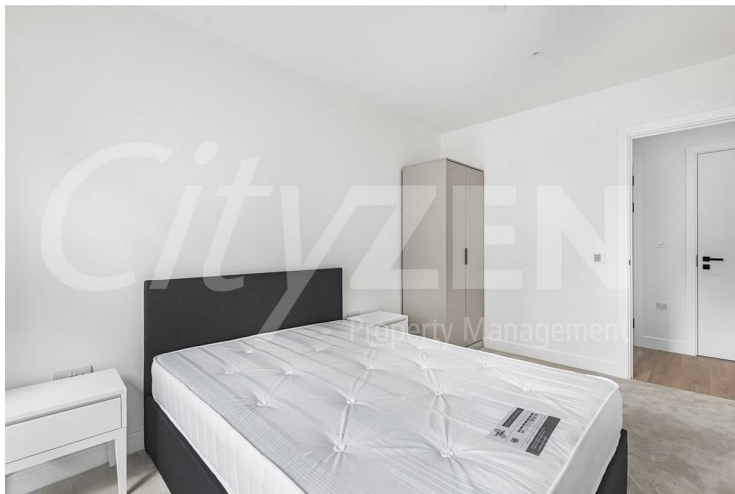
BEDROOM



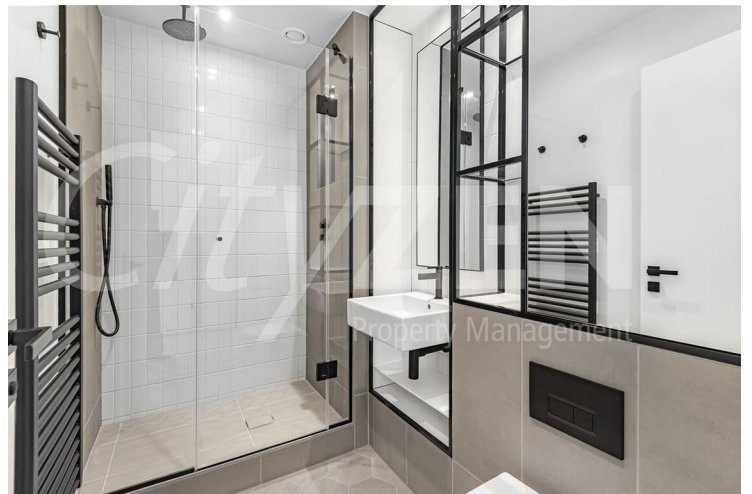
DRESSING ROOM



BATHROOM



BEDROOM



EN-SUITE

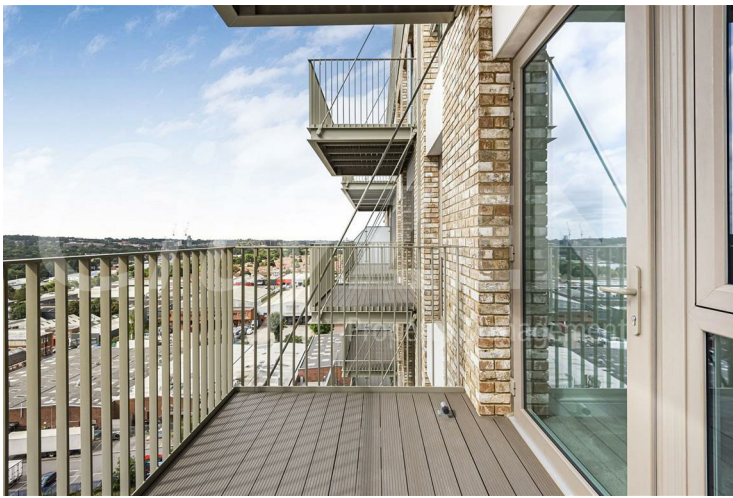
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BALCONY 1



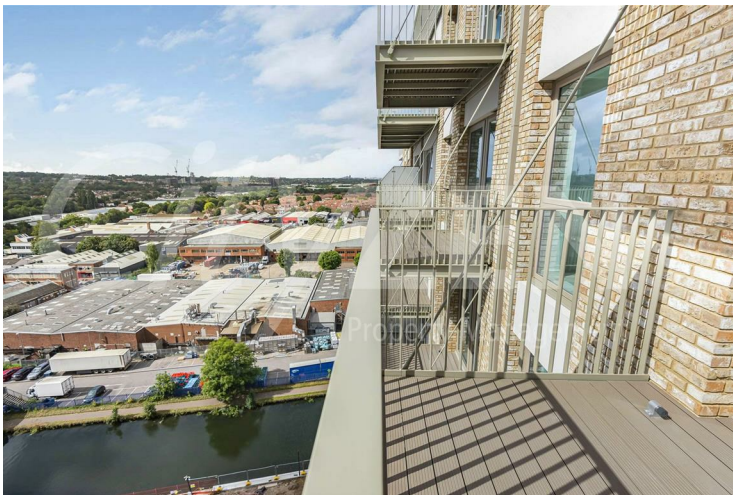
GRAND UNION



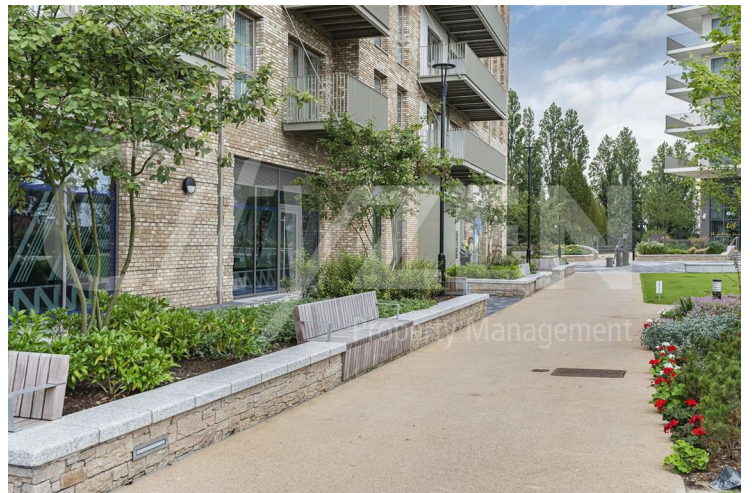
BALCONY 2



ALLIUM HOUSE

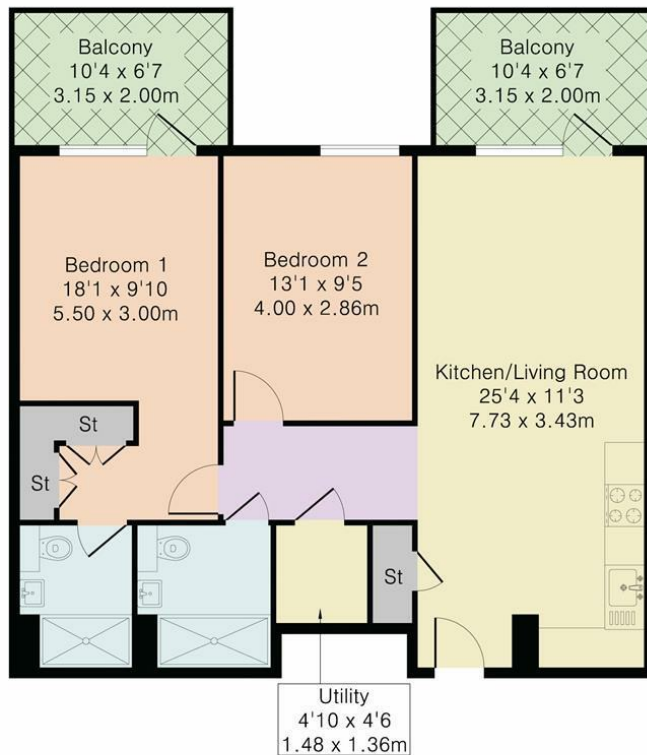


VIEW OF CANAL FROM BALCONY

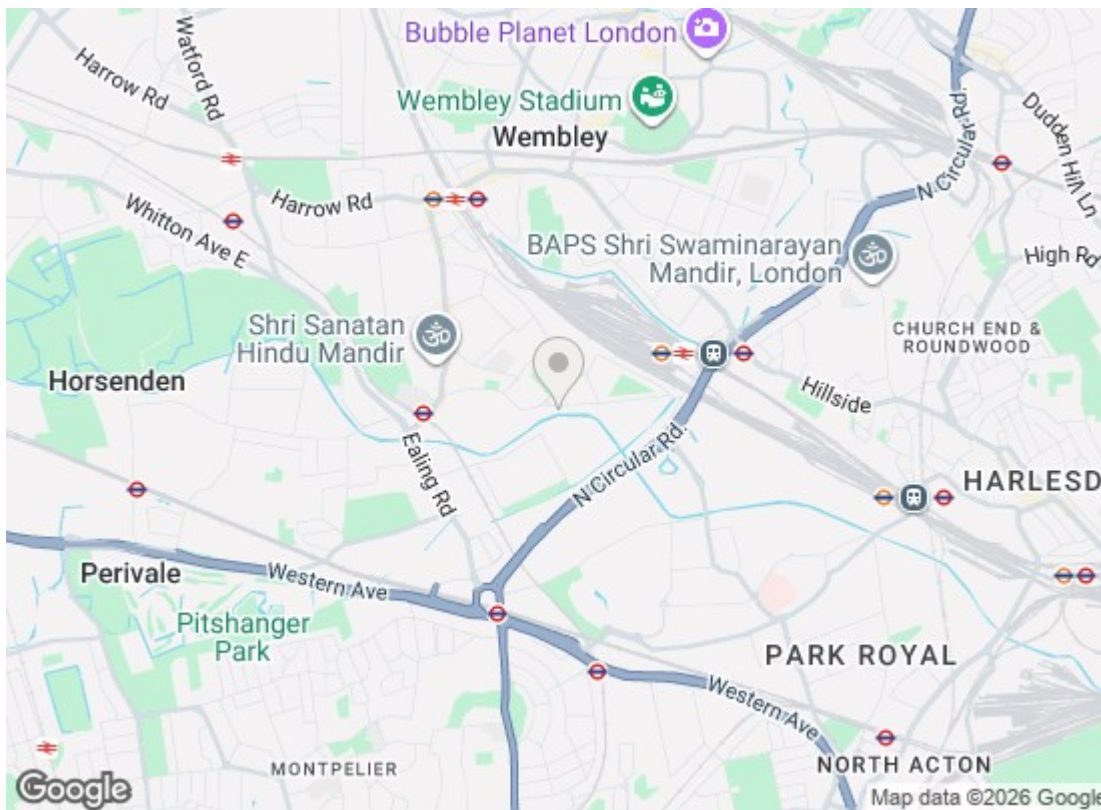


ALLIUM HOUSE

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 | | |
| EU Directive 2002/91/EC | | |
| 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 | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| 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.