



Caldon Boulevard, Grand Union, Wembley, HA0

Asking Price: £660,000

 Benham
& Reeves

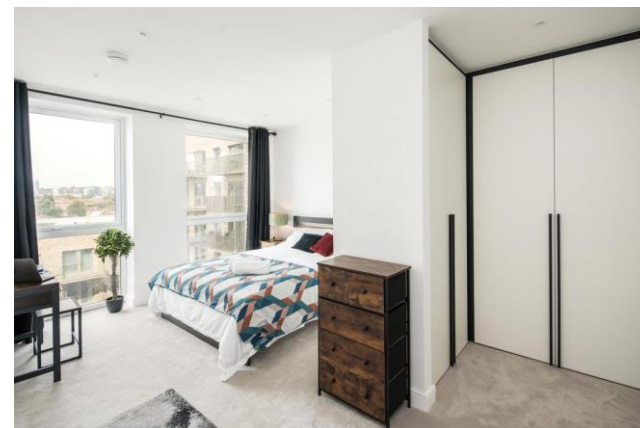
Caldon Boulevard, Grand Union, Wembley, HA0

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref# BEA230025

2 bedroom apartment spanning an impressive 893 square feet (Approx.) and situated on the sixth floor of Affinity Tower, Grand Union. The apartment boasts of attractive views of the Canal, the canalside Piazza and beautifully landscaped gardens. The very spacious apartment has 2 bathrooms, a stylish kitchen and utility room. It is fully furnished and kitted to a very high standard. You can just bring your personal effects!

Grand Union will be a truly pioneering Canalside neighbourhood. Located in Alperton, close to Wembley and with great connections into central London. At Grand Union, a new Waterside Piazza will offer a vibrant space animated with cafés, restaurants, bars and new community facilities. 14 acres of open space will include landscaped gardens and riverside walks and meadows surrounding over 3,350 new homes of the highest quality. The creation of a state-of-the-art multi-storey industrial hub and high quality workspace rounds off the numerous facilities at Grand Union, making this a new waterside destination in which to socialise, play and relax. There is a beautiful lounge with a bowling alley, movie theatre and private meeting rooms. It also has excellent transport links, less than 30 mins to Central London.





Property Features:

- Newly Completed
- 2 Bedroom Apartment
- 2 Bathrooms
- 893 Square Feet (Approx.)
- Sixth Floor
- A Waterfall Garden to Relax and Unwind In
- Residents' Facilities Including a lounge & Ten-Pin Bowling Alley
- Stonebridge Park (Bakerloo Line)



Total Gross Internal Area
83 Sq/m - 893 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Leasehold
Expires
Approximately 996 Years Remaining

Ground Rent: Peppercorn

Service Charge: £3348.75 approx. (per annum)
Estimated for the year of 2023

Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: BEA230025

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