

LEASEHOLD



Flat (EPC Rating: B)

64, ALLIUM HOUSE 2 CALDON
BOULEVARD, WEMBLEY, HA0 1BD

£795,000 LEASEHOLD



HAYMILLS
Expertise Experience Engagement



3



3



1



B

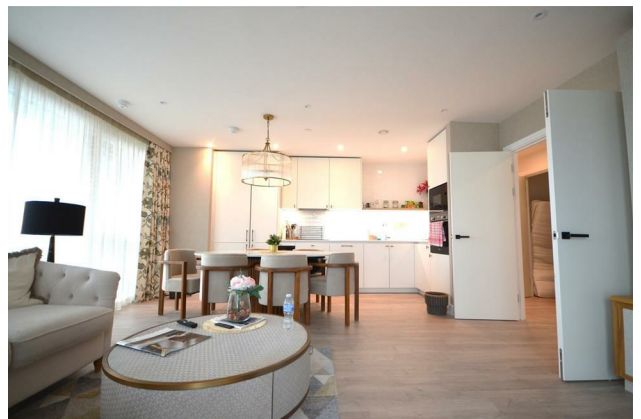
3 Bedroom, 3 bathroom flat in Wembley. HA0

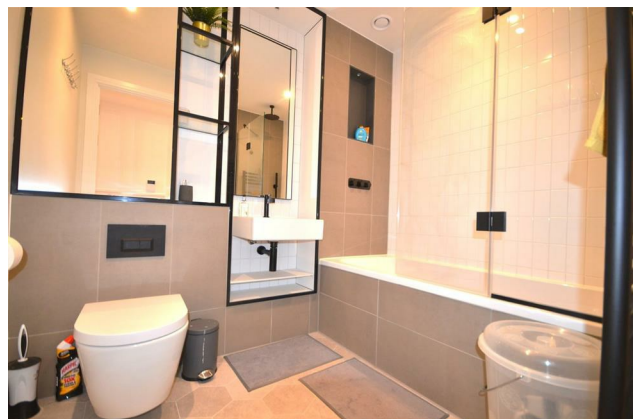
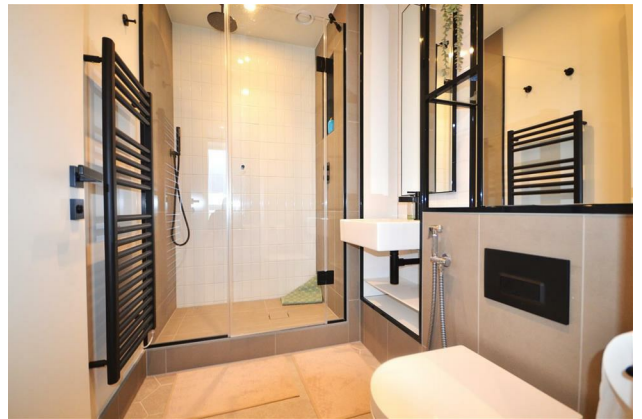
A beautifully presented and exceptionally spacious three-bedroom, three-bathroom apartment set on the 9th floor with great views in the prestigious Allium House offered with vacant possession and no upper chain.

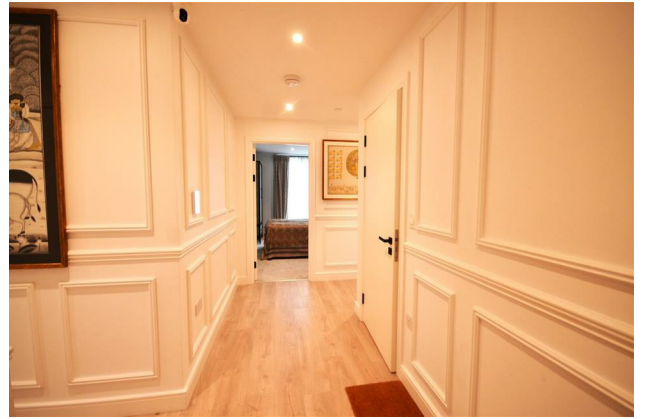
This impressive property features a bright and expansive open-plan living and dining area, complemented by a contemporary fully fitted kitchen with integrated appliances. All three bedrooms are generously proportioned two of which have their own en-suite bathrooms, offering an ideal balance of comfort, convenience, and privacy.

Finished to a high specification throughout, the apartment boasts stylish modern interiors, abundant natural light, and excellent storage solutions. Residents also enjoy secure entry, lift access, and a superb location close to a wide range of local amenities, including shops, cafés, and restaurants.

Excellent transport links are within easy reach, with Alperton and Stonebridge Park stations providing fast and convenient access to Central London with the A406 North Circular Road offering easy access to the M1 & A40 (M). This outstanding home is perfectly suited to families and professionals seeking modern, high-quality living in a highly desirable location. VIEWINGS HIGHLY RECOMMENDED.







Council Tax Band E

Lease 900+

Service Charge: £4,200 PA

Ground Rent: £500

Energy Performance Graph

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		
England & Wales	EU Directive 2002/91/EC	

Call us on

0208 904 8822

info@haymills.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.