



## 31 CALDON HOUSE

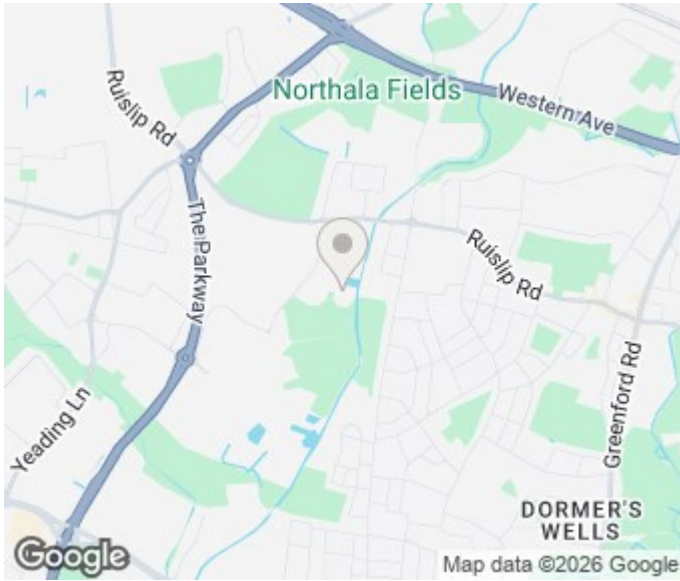
NORTHOLT, UB5 6FN

£1,750 PCM

AVAILABLE NOW! A newly refurbished two bedroom, third floor UNFURNISHED flat (with lift) in the popular waterside setting of Northolt's Grand Union Village, with its wharf and attractive moorings. The bright and contemporary accommodation includes a spacious double-aspect lounge-diner with two Juliet balconies, brand new open-plan kitchen, with range of integrated appliances, Master Bedroom with fitted wardrobes and ensuite shower room, second bedroom with fitted wardrobes and additional main shower room off the hallway. The property boasts many modern features, including electric sockets with built-in USB ports, and further benefits include all new matching fitted carpets, gas central heating and allocated parking space in a secure gated private car park under the building.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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/tenants are advised to recheck the measurements

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