



1

Bedroom



1

Bathroom



Located within this highly popular block a short distance from Alperton Station and siding onto the grand union canal is this one bedroom fifth floor flat. Internally the property is offered in good condition with a modern feel throughout and having the added benefit of a balcony directly off the large open plan lounge providing you views over London. Externally you will find the property is set within this development which has a number of green spaces and children's parks. All in all this is one not to be missed.



TOTAL APPROX. FLOOR AREA 523 SQ.FT. (48.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(92-100) 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





VB & Sons Wembley

One Tree Hill
Recreation
Ground

Alpertons Cemetery

Shri Vallabh Nidhi
Mandir - Ealing Road

Alpertons Community
School (Upper Site)

Alpertons
Community School

London Shootfighters

London Motorcycle
Centre (LMC)

Sainsbury's

Sainsbury's Petrol Station

Alpertons Police Base

Abbey Estate
Open Space

Viglen House
Business Centre

Goals Wembley

McDonald's Alpertons