



# Cedrus Avenue, Southall, UB1

Asking Price: £400,000

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& Reeves

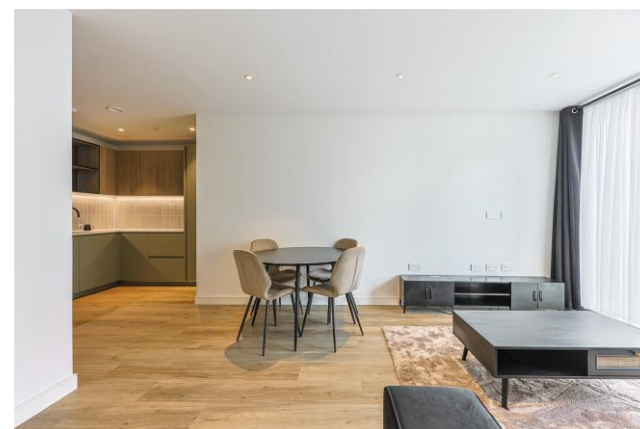


# Cedrus Avenue, Southall, UB1

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A modern one-bedroom apartment in the highly sought-after development, The Green Quarter. Constructed by the prestigious Berkeley Group. The well-presented apartment spans a generous 550 square feet (approx.) and offers a custom-designed kitchen with integrated appliances, an open-plan living room with direct access to a private balcony offering western views. The bedroom is neatly tucked away and offers carpeted flooring, fitted wardrobes and a stylish three-piece bathroom. The property also benefits from a utility cupboard with ample storage, a video entry system and residents only gardens.

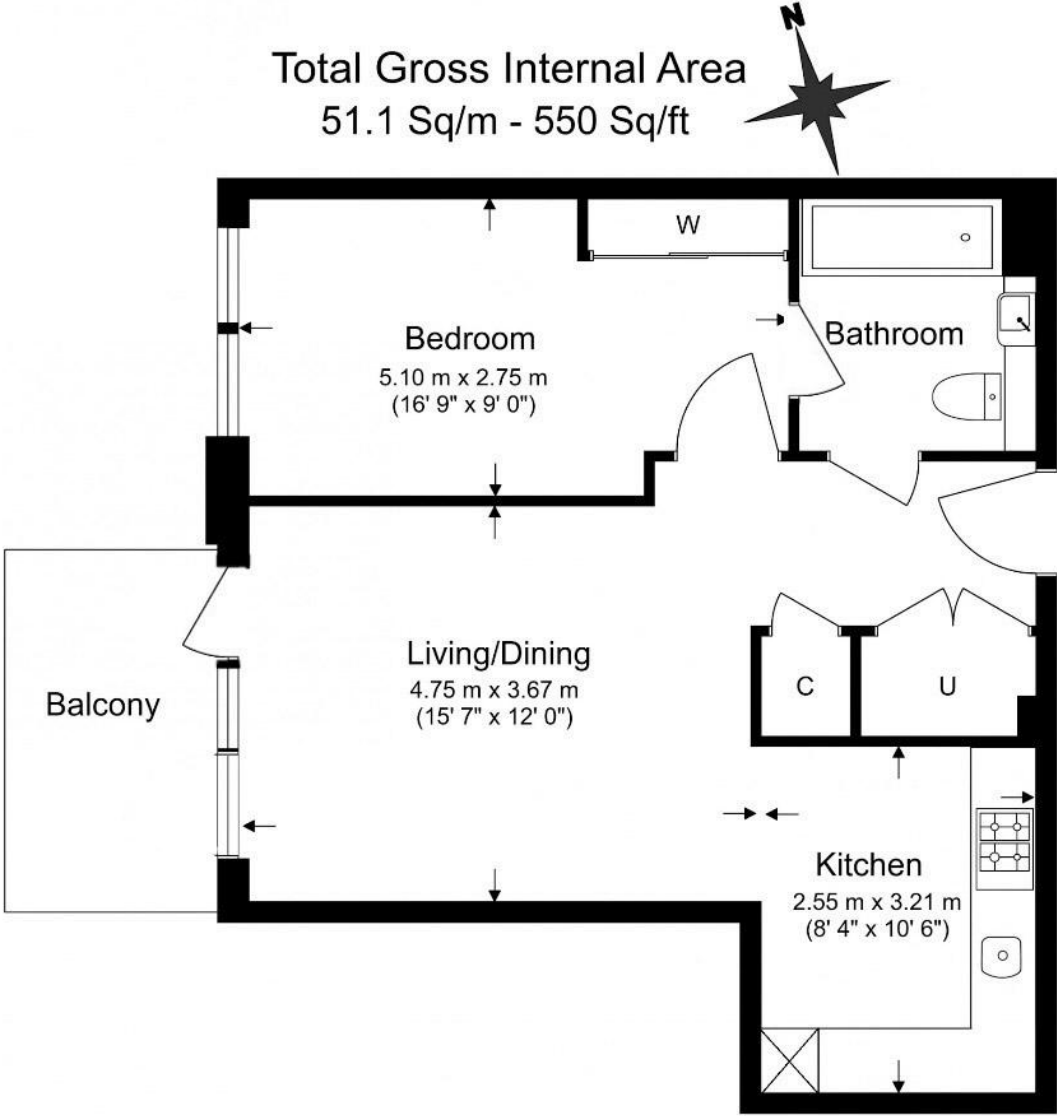
The Green Quarter is one of the most significant regeneration projects in west London, transforming a former gas works and overflow airport car park into a sustainable, unique and nature-rich place where communities thrive. With nature and biodiversity at its heart, residents at The Green Quarter can enjoy acres of green open spaces, including two new parks, wetlands, beautifully landscaped gardens and new community areas. Exclusive on-site residents' facilities including a fully equipped gym, private cinema, meeting room, residents' lounge and much more to come. Situated conveniently in zone 4, adjacent to the Southall Crossrail station on the Elizabeth line, providing easy access to Central London and to Heathrow Airport.





## Property Features:

- Chain Free
- One Bedroom
- 550 Square Feet ( Approx.)
- One Bathroom
- Tenth Floor
- Private West-Facing Balcony
- Residents' Gymnasium, Screening Room & Co-Working Space
- Southall Station (Elizabeth Line)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(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	

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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.



## Terms & Conditions:

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

Asking Price:	£400,000
Tenure:	Leasehold Expires 31/12/3021 Approximately 996 Years Remaining
Ground Rent:	Nil
Service Charge:	£5,183.52 approx. (per annum) For the year of 2025
Anticipated Rent:	£1,650.00 pcm Approx. 5.0% Yield

## Viewings:

All viewings are by appointment only through our Ealing Office.

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