



Cedrus Avenue, Southall, UB1

Asking Price: £360,000

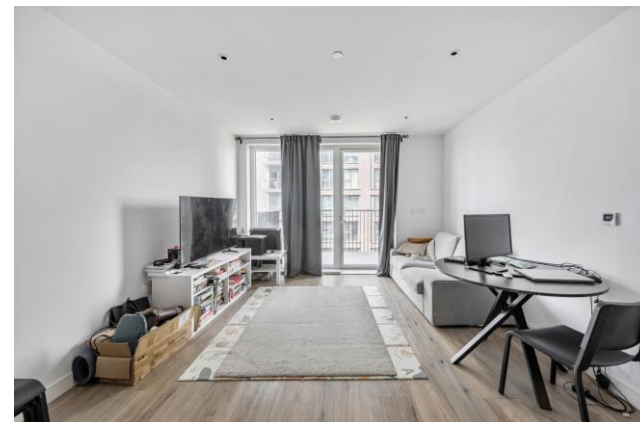
 Benham
& Reeves

Cedrus Avenue, Southall, UB1

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A modern one bedroom apartment in the highly sought after The Green Quarter development, constructed by the prestigious Berkeley Group. The well presented apartment spans a generous 564 square feet (approx.) and offers a custom designed kitchen with integrated appliances, open planned living room with direct access to a private balcony offering western views. The bedroom is neatly tucked away and offers carpet flooring, fitted wardrobes and a stylish three piece bathroom. The property also benefits from a utility cupboard with ample storage, video entry system and residents only gardens.

The Green Quarter is one of the biggest 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.



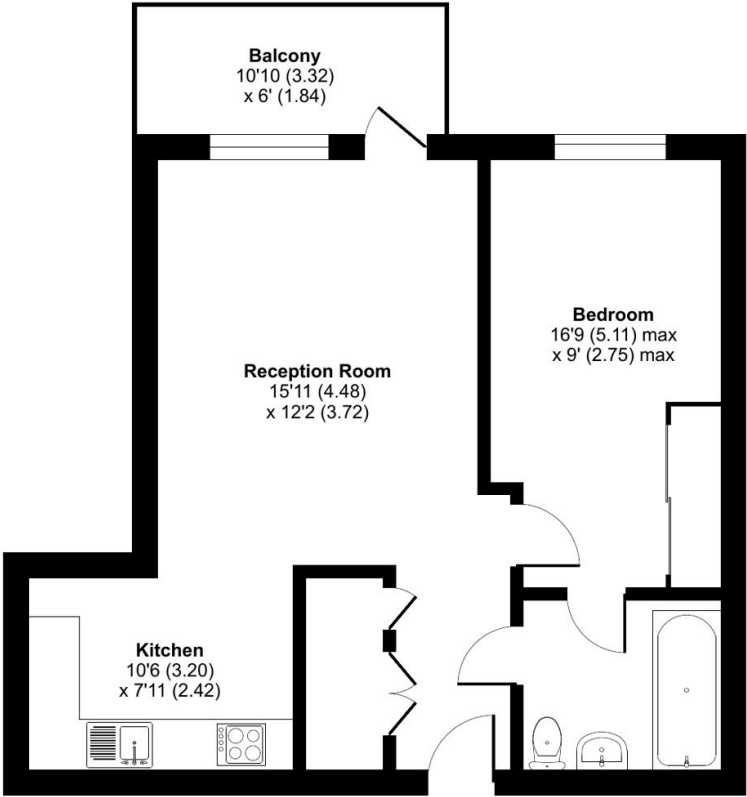


Property Features:

- Modern One Bedroom Apartment
- 564 Square Feet (Approx.)
- Sixth Floor
- Western Aspect
- Private Balcony
- Concierge Desk
- Resident Only Gym, Screening Room & Co-Working Space
- Southall Station (Elizabeth Line)

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Approximate Area = 564 sq ft / 52.3 sq m
For identification only - Not to scale



SIXTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

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

Asking Price:	£360,000
Tenure:	Leasehold Expires 31/12/3021 Approximately 995 Years Remaining
Ground Rent:	Nil
Service Charge:	£2,588.20 (per annum) For the year of 2026
Anticipated Rent:	£1,700.00 pcm Approx. 5.7% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA260174

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