



Cedrus Avenue, Southall, UB1

Price Reduced to: £510,000

Benham
& Reeves

Cedrus Avenue, Southall, UB1

🏠 2 Bedroom (s) 🚿 2 Bathroom (s) 🔑 Leasehold

****Right To Park Included**** A superb two bedroom apartment built by the esteemed Berkeley Group in the much-desired The Green Quarter development. The immaculate apartment spans a comfortable 757 square feet (approximately) with an open-planned living area that leads directly to a private balcony with far reaching southern views and a custom-designed kitchen with integrated appliances. Both bedrooms are a well-organized space with carpeting, with bedroom one having the added luxury of built in wardrobes and ensuite. The property also has resident-only gardens, a video entry system, and a utility cupboard with plenty of storage.

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.

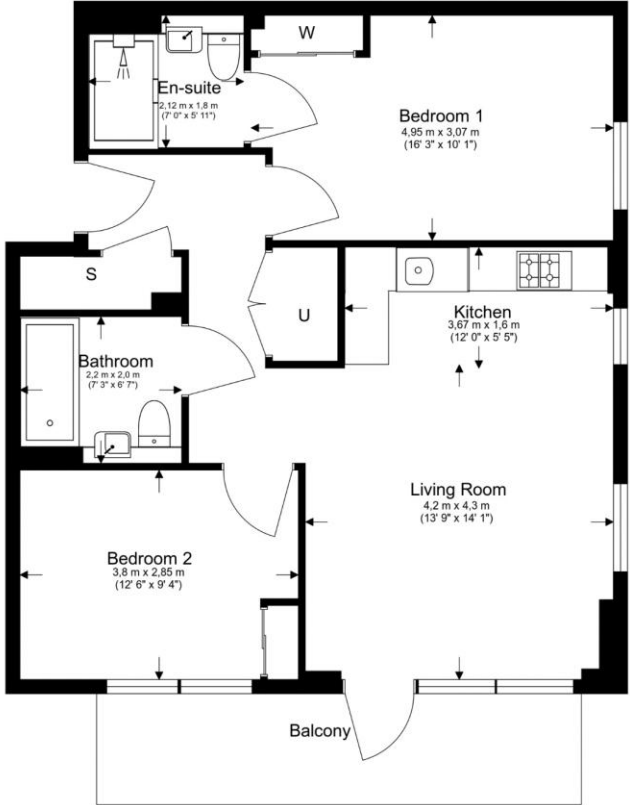




Property Features:

- Secure Car Parking Space Included
- Stylish Two Bedroom Apartment
- Two Bathrooms
- Circa. 757 Square Feet
- Ninth Floor
- Private South Facing Balcony
- Resident Only Gym, Screening Room & Co-Working Space
- Southall Station (Elizabeth Line)

Total Gross Internal Area
70.3 Sq/m - 757 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

Price Reduced £510,000

to:

Tenure: Leasehold

Expires 31/12/3021

Approximately 995 Years Remaining

Ground Rent: Nil

Service Charge: £1,815.62 approx. (per annum)

For the year of 2025

Anticipated Rent: £2,100.00 pcm

Approx. 4.9% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA250273

T: 020 8280 0140

E: ealing.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

