



# Accolade Avenue, Southall, UB1

Price Reduced to: £620,000

 Benham  
& Reeves

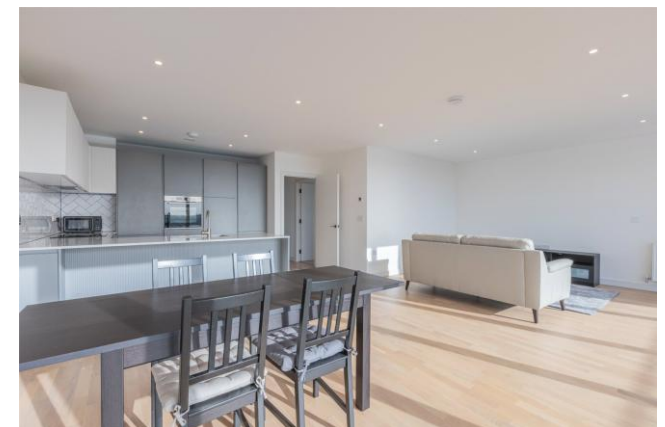
# Accolade Avenue, Southall, UB1

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref# BEA240027

A luxurious three bedroom apartment on the sixth floor of Edwin House, The Green Quarter. This eighth floor apartment spans an impressive 1062 square feet (approx.) and boasts a fully custom-designed kitchen with handleless soft close units, Silestone worktops, feature herringbone tiled splashback and integrated Bosch appliances including a wine cooler. The reception room is flooded with natural light due to its full width south facing windows. All three bedrooms are carpeted with bedroom one having the added benefit of a built in wardrobe and en-suite shower room. The ensuite and family bathroom are stylishly fitted with tiling to wet area walls and floor, Roca sanitaryware throughout, tiled countertop and splashback with ceramic wash basin and polished chrome Hansgrohe monoblock thermostatic mixer tap to wash basin. Further benefits include engineered timber floor throughout living area, kitchen and hallway, south facing balcony with far reaching views and parking for one car in the secure gated car park.

The Green Quarter is one of the biggest regeneration projects in west London, transforming a former gasworks 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 onsite 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.



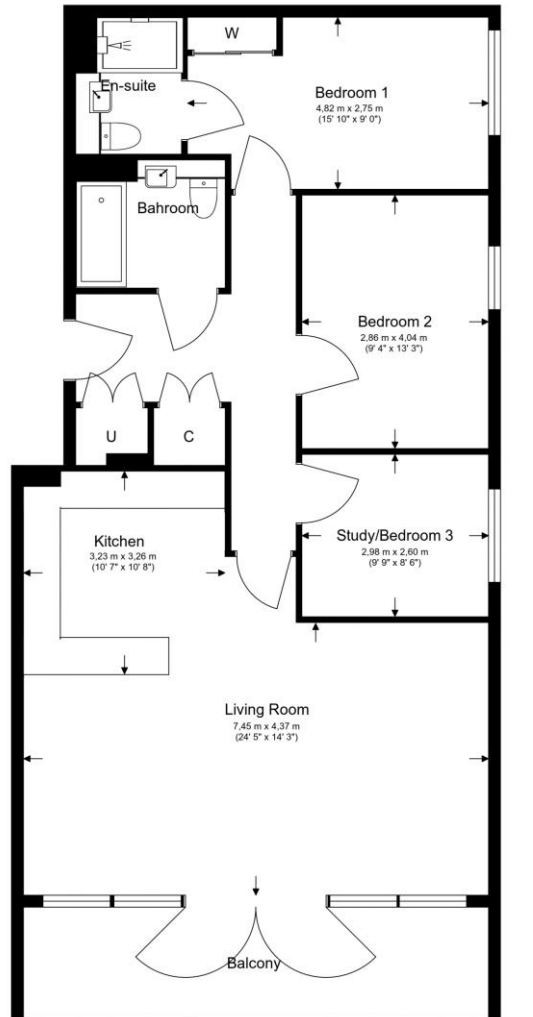


## Property Features:

- Luxury Three Bedroom Apartment
- Two Bathrooms
- Circa. 1,062 Square Feet
- Eighth Floor
- South Facing Balcony
- Right To Park Included
- Southall Station (Elizabeth Line)
- Resident Only Gym, Screening Room & Co-Working Space

## 8th Floor

Total Gross Internal Area  
98.71 Sq/m - 1,062 Sq/ft



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

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

Price Reduced £620,000

to:

Tenure: Leasehold

Expires 31/12/3018

Approximately 993 Years Remaining

Ground Rent: £450.00 (per annum)

For the year of 2025

Service Charge: £5,367.64 approx. (per annum)

For the year of 2025

Anticipated Rent: £2,500.00 pcm

Approx. 4.8% Yield

## Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA240027

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