



Accolade Avenue, Southall, UB1

Price Reduced to: £385,000

 Benham
& Reeves

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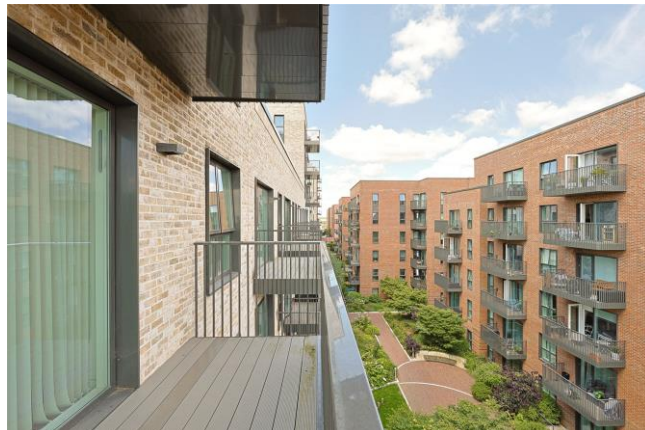
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Ref#: BEA230312

A bright and airy one-bedroom apartment built by the esteemed Berkeley Group in the much-desired The Green Quarter development. The stylish apartment is a spacious 528 square feet (approximately) with an open-planned living area that leads directly to a private balcony with northern views and a custom-designed kitchen with integrated appliances. The bedroom is a well-organized space with carpeting, fitted wardrobes, and a chic, three-piece bathroom. 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.

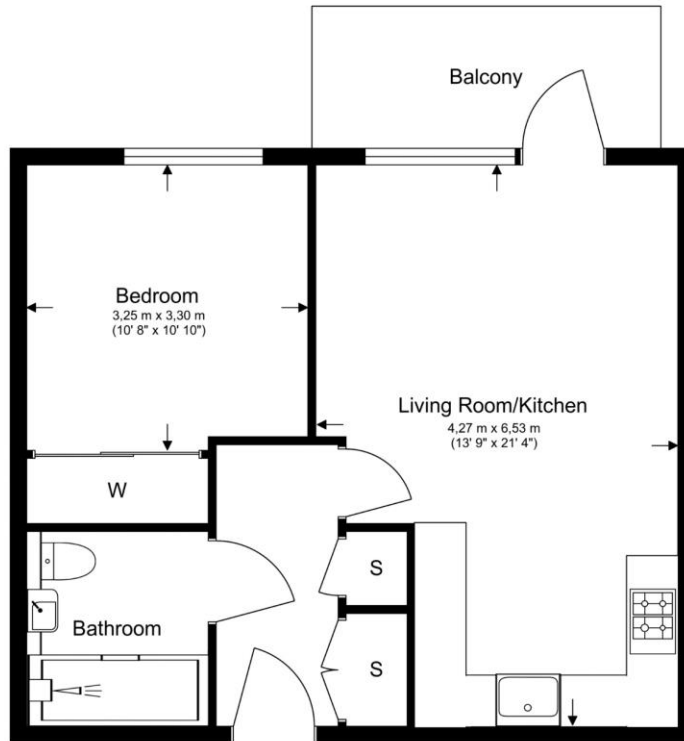





Property Features:

- Immaculate One Bedroom Apartment
- Right To Park Included
- Private Balcony
- 528 Square Feet (Approx.)
- Fourth Floor
- Southall Station (Elizabeth Line)
- Resident Only Gym, Screening Room & Co-Working Space
- Concierge Service

Total Gross Internal Area
49.1 Sq/m - 528 Sq/ft 



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(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	

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 £385,000
to:

Tenure: Leasehold
Expires 31/12/3018
Approximately 994 Years Remaining

Ground Rent: £350.00 (per annum)
For the year of 2024

Service Charge: £2,885.00 approx. (per annum)
For the year of 2024

Anticipated Rent: £1,550.00 pcm
Approx. 4.8% Yield

Viewings:

All viewings are by appointment only
through our Ealing Office.

Our reference: BEA230312

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W: www.benhams.com

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