



Cedrus Avenue, Southall, UB1

Offers Over: £400,000

 Benham
& Reeves

Cedrus Avenue, Southall, UB1

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

****Right To Park Included**** A magnificent one-bedroom apartment built by the esteemed Berkeley Group in the much-desired The Green Quarter development. The immaculate apartment is a spacious 533 square feet (approximately) with an open-planned living area that leads directly to a private balcony with south western 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.

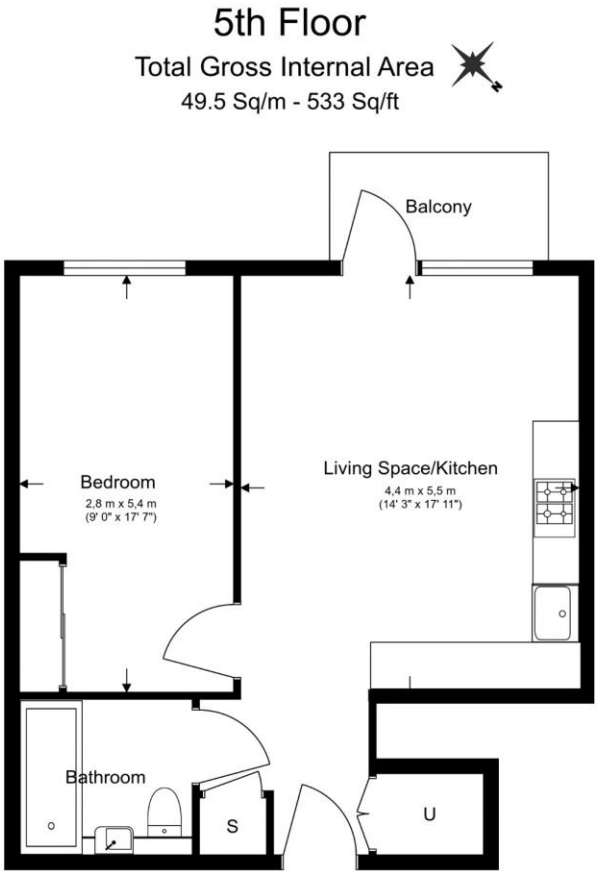
The Green Quarter is one of the biggest regeneration projects in west London, transforming a former gas works and overflow airport car park into a sustainable, unique and nature-rich place where communities thrive. With nature and biodiversity at its heart, residents at The Green Quarter can enjoy acres 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:

- Luxury One Bedroom Apartment
- Circa. 533 Square Feet
- Fifth Floor
- South West Facing Balcony
- Right To Park Included
- Southall Station (Elizabeth Line)
- Resident Only Gym, Screening Room & Co-Working Space
- Concierge Service



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.

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Tenure: Leasehold
Expires 01/01/3017
Approximately 992 Years Remaining

Ground Rent: £300.00 (per annum)
For the current term of 2024.

Service Charge: £2,419.64 approx. (per annum)
For the current term of 2024.

Anticipated Rent: £1,750.00 pcm
Approx. 5.2% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA240180

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W: www.benhams.com

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