



Accolade Avenue, Southall, UB1

Price Reduced to: £640,000

 Benham
& Reeves

Accolade Avenue, Southall, UB1

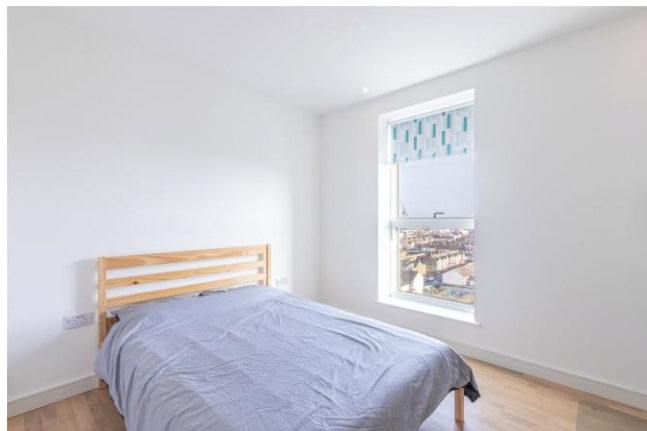
 3 Bedroom (s)  2 Bathroom (s)  Leasehold

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.



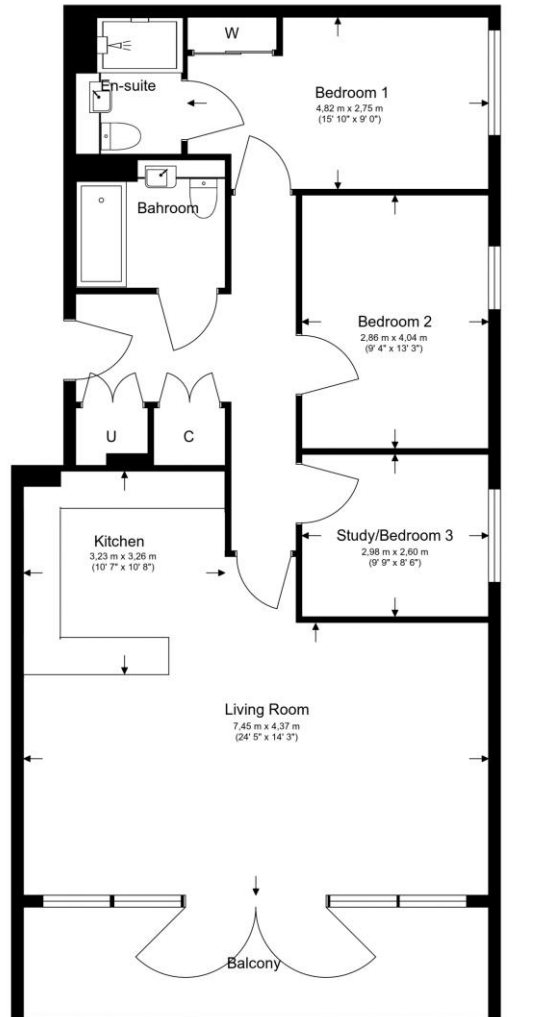


Property Features:

- 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+) A		
(81-91) B	83	83
(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	

Terms & Conditions:

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

Price Reduced £640,000

to:

Tenure: Leasehold

Expires 31/12/3018

Approximately 993 Years Remaining

Ground Rent: £450.00 (per annum)

For the year of 2024

Service Charge: £5,065.95 approx. (per annum)

For the year of 2024

Anticipated Rent: £2,500.00 pcm

Approx. 4.7% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA240027

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

