



# Accolade Avenue, Southall, UB1

Asking Price: £315,000

 Benham  
& Reeves



# Accolade Avenue, Southall, UB1

🏠 Studio      🚿 1 Bathroom (s)      🔑 Leasehold

REF#: BEA240022

**\*\*Right To Park Included\*\*** A stylish studio apartment in the prestigious The Green Quarter development, built by the esteemed Berkeley Group. Approximately 443 square feet, the well-kept apartment has an open-concept living area with direct access to a south facing private balcony, and a custom-designed kitchen with integrated appliances. The tastefully designed three-piece bathroom, fitted wardrobes, and carpeting are all features of the well-organized bedroom. A video entry system, resident-only gardens, and a utility cupboard with plenty of storage are additional features of the property.

The Green Quarter in West London is one of the most ambitious biodiverse residential projects in the UK – a transformed landscape with wetlands, parks, community areas, and acres of green open spaces. Residents at this sustainable, unique and nature-rich place can enjoy beautiful gardens and community areas. Exclusive on-site facilities include a fully equipped gym, private cinema, meeting room, lounge, playground, padel court, bike hire scheme, 24-hour concierge, community shops - and much more to come, including a swimming pool. Situated conveniently in zone 4, adjacent to the Southall Crossrail station on the Elizabeth line, providing fast and easy access to Central London and to Heathrow Airport.



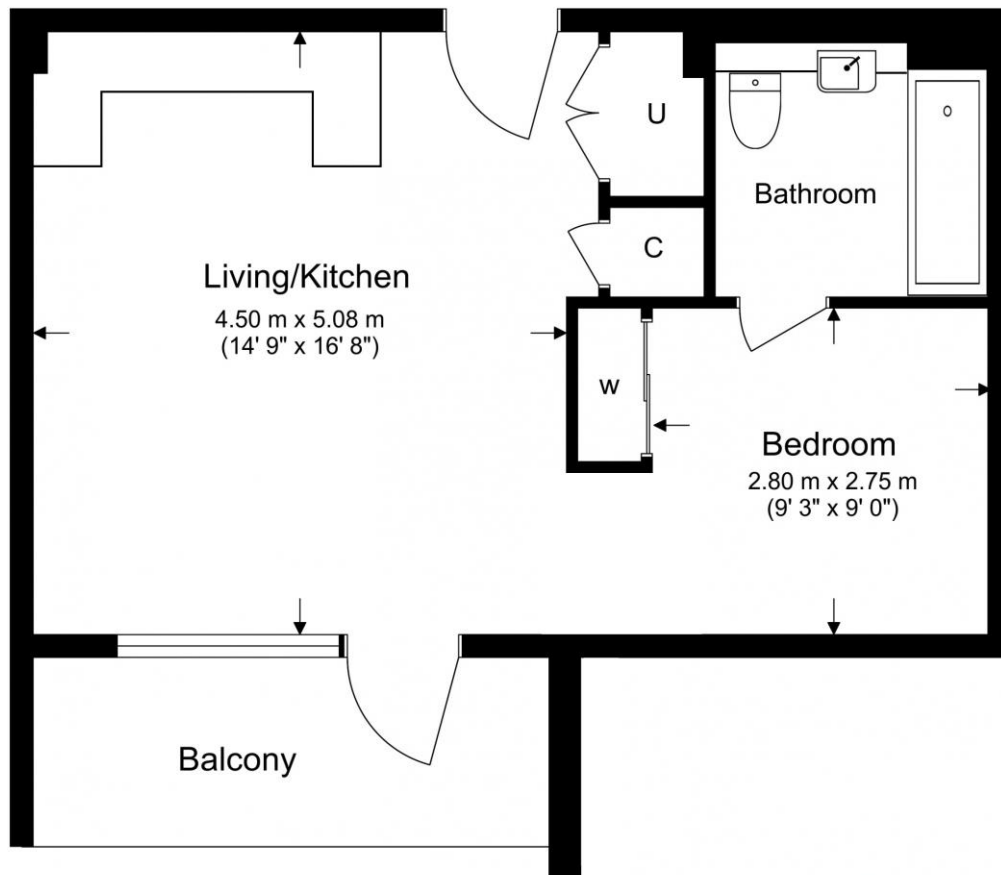


## Property Features:

- Right To Park Included
- Stylish Studio Apartment
- Fourth Floor
- 443 Square Feet (Approx.)
- Private South Facing Balcony
- 24 Hour Concierge Desk
- Resident Only Gym, Screening Room & Co-Working Space
- Southall Station (Elizabeth Line)



Total Gross Internal Area  
41.1 Sq/m - 443 Sq/ft



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	

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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.

Asking Price:	£315,000
Tenure:	Leasehold Expires 31/12/3018 Approximately 993 Years Remaining
Ground Rent:	Peppercorn For the year of 2024
Service Charge:	£2,452.19 approx. (per annum) For the year of 2024
Anticipated Rent:	£1,400.00 pcm Approx. 5.3% Yield

## Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA240022

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