



Accolade Avenue, Southall, UB1

Asking Price: £320,000

 Benham
& Reeves

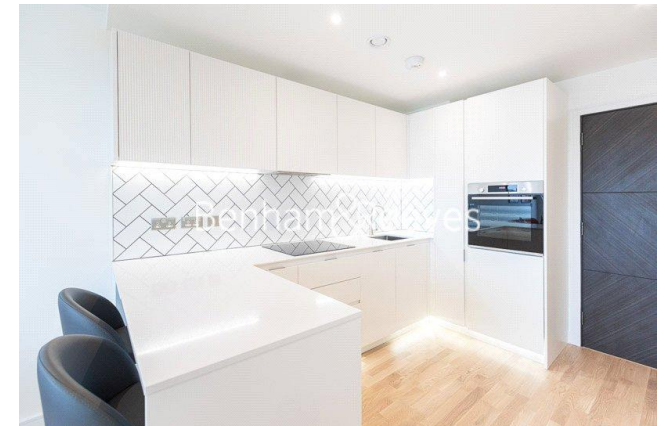
Accolade Avenue, Southall, UB1

 Studio  1 Bathroom (s)  Leasehold

REF#: BEA250066

A stylish studio suite in the prestigious The Green Quarter development, built by the esteemed Berkeley Group. Approximately 409 square feet, the well-kept apartment has an open-concept living area with direct access to a north 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.

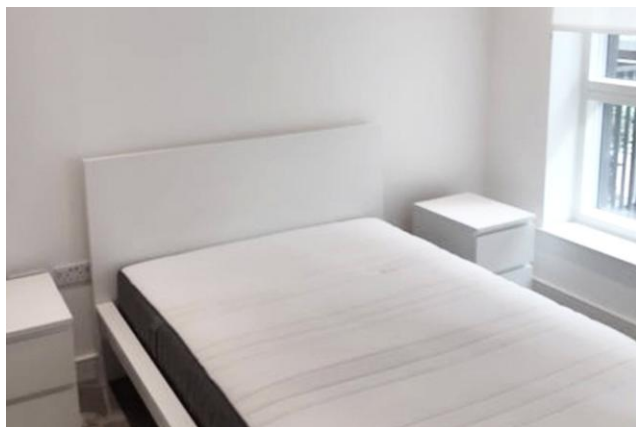
The Green Quarter in West London is one of the most ambitious biodiverse residential projects in the UK – a transformed landscape with wetlands, parks, community areas, and acres of green open spaces. Residents at this sustainable, unique and nature-rich place can enjoy beautiful gardens and community 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:

- Chain Free
- Stylish Studio Suite
- First Floor
- 409 Square Feet (Approx.)
- Private Balcony
- 24 Hour Concierge Desk
- Resident Only Gym, Screening Room & Co-Working Space Southall Station (Elizabeth Line)



Total Gross Internal Area
38.01 Sq/m - 409 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

Asking Price:	£320,000
Tenure:	Leasehold Expires 31/12/3018 Approximately 993 Years Remaining
Ground Rent:	£250.00 (per annum) For the year of 2025
Service Charge:	£2,145.68 approx. (per annum) For the year of 2025
Anticipated Rent:	£1,350.00 pcm Approx. 5.1% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA250066

T: 020 8280 0140

E: ealing.sales@benhams.com

W: www.benhams.com

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