

Cedrus Avenue, Southall, UB1

Asking Price: £338,000

Benham & Reeves

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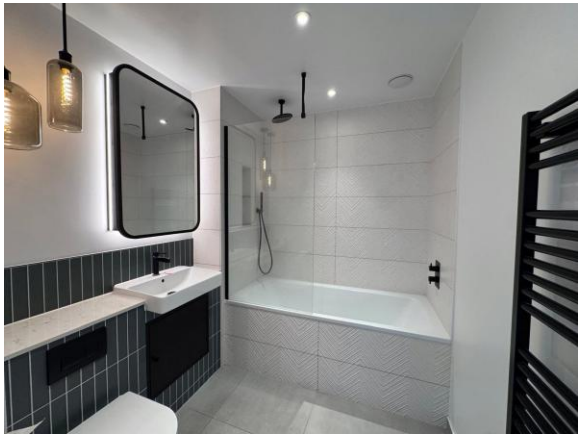
1 Bedroom (s) 1 Bathroom (s) Leasehold

A stylish one-bedroom apartment built by the esteemed Berkeley Group in the much-desired The Green Quarter development. The immaculate apartment is a spacious 515 square feet (approximately) with an open-planned living area that leads directly to a private balcony with 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.



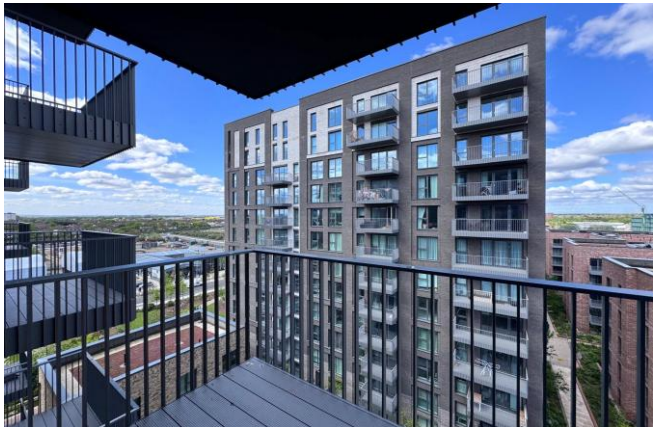




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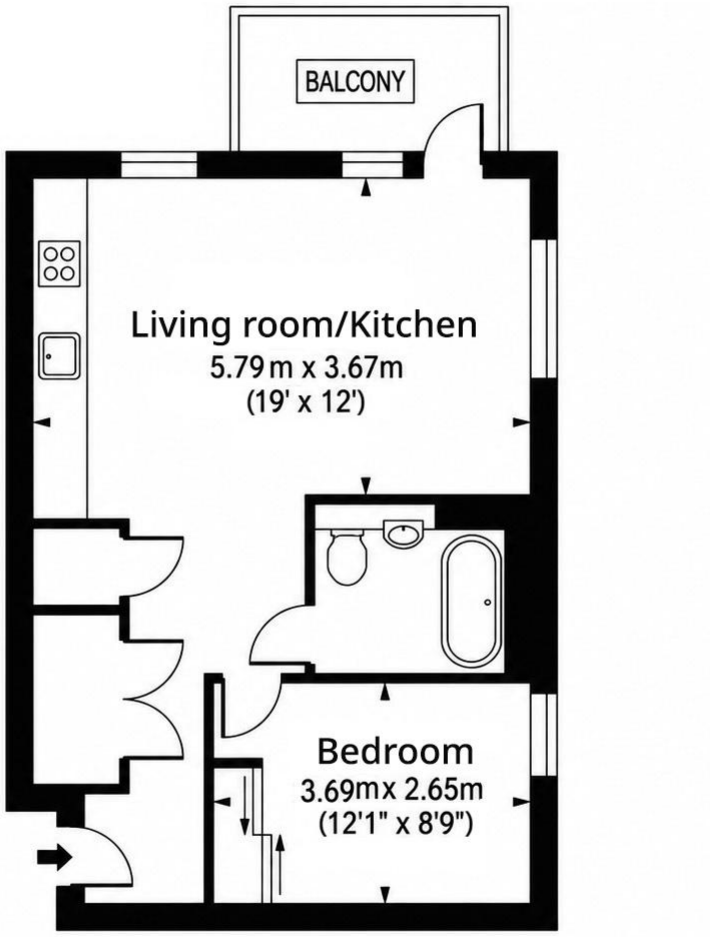
Property Features:

- Chain Free
- Stylish One Bedroom Apartment
- 515 Square Feet (Approx)
- Eighth Floor
- Southall Station (Elizabeth Line)
- Resident Only Gym, Screening Room & Co-Working Space
- Concierge Service
- On-site Sainsburys Local – Coming Soon

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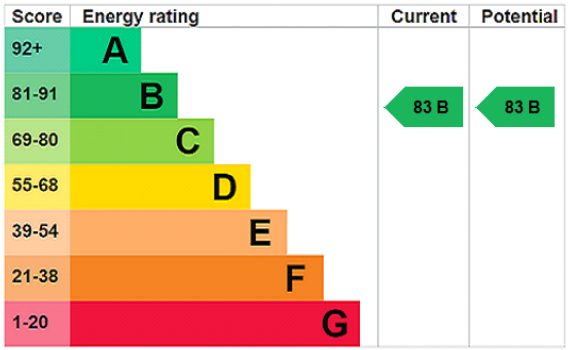
Total Gross Internal area

47.8 Sq/m - 515 Sq/ft



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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.



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Terms & Conditions:

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

Asking Price:	£338,000
Tenure:	Leasehold Expires 31/12/3021 Approximately 995 Years Remaining
Ground Rent:	£300.00 (per annum) For the year of 2026
Service Charge:	£2,415.70 (per annum) For the year of 2026
Anticipated Rent:	£1,650.00 pcm Approx. 5.9% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA260040

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