



2 Bedrooms

Flat

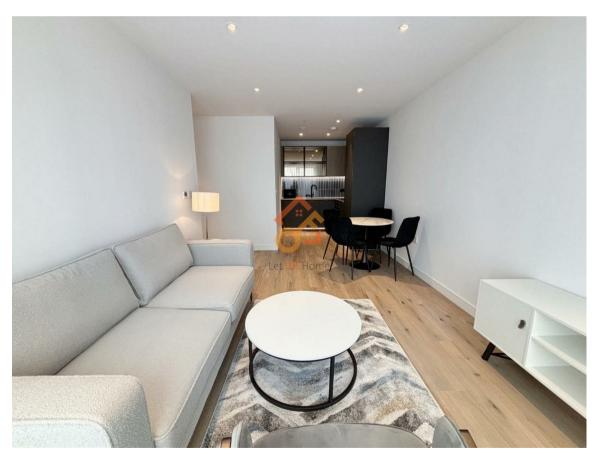
Located in Southall

£2,000 Per Month





Flat 81 Iris House, 2 Cedrus Avenue Southall | UB1 1GA



Let UK Home are excited to offer this spectacular two-bedroom apartment in the heart of Iris House part of The Green Quarter development.

This property comprises a large bright open plan kitchen and living room leading to a large private balcony with great views, two double bedrooms(master with wardrobe and en-suite), a large family sized bathroom and ample storage.

Residents of this exceptional development have exclusive use of the gym, indoo swimming pool, screen room, meeting room, lounge and co-working space Furthermore, residents will also benefit from a 24 hour concierge and an unrivalled selection of shops, hars, restaurants, leisure facilities and heautiful countyards.

Southall is known as an oasis of tranquility in west London, with 116 parks and green spaces. Brent Lodge Park, Hanwel Zoo, Gunnersbury Park, and Walpole Park are all famous parks in London. The apartment is within walking distance o Southall Broadway, a vibrant shopping and food district known for its diverse Asiar restaurants and grocery stores. Residents can experience authentic Indian Pakistani and Bangladeshi cuisine here. Ealing Broadway is also not far from the apartment, offering a wealth of shopping, dining and entertainment options. There are various retail stores, supermarkets, cinemas and restaurants in the center to meet the daily needs of residents.

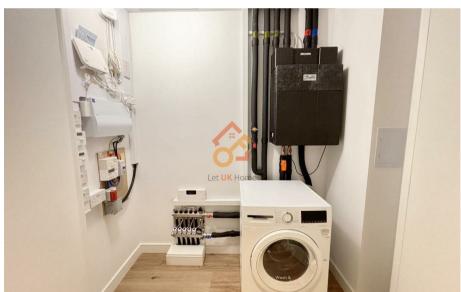
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- 10th Floor
- 24h Security
- The Gym
- Co-working Space

- Concierge Service
- Swimming Pool
- Cinema & Game Room
- Residents Lounge









Council Tax Band: C **Local Authority:**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 83 | 83 |
| (69-80) | | |
| (55-68) | | |
| (39-54) | | |
| (21-38) | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |



6/F Two Kingdom Street

London

W2 6BD

020 4534 8145 pmadmin@letukhome.co.uk

https://www.letukhome.co.uk/