



# Parkfields

Estates



## 2 Accolade Avenue , Southall, UB1 1FS

Welcome to this modern apartment located at 2 Accolade Avenue in the vibrant area of Southall. Built in 2020 by Berkeley Homes, this property offers a contemporary living experience, perfect for those seeking comfort and convenience.

The apartment features a well-designed layout, comprising one spacious reception room that serves as an ideal space for relaxation or entertaining guests. The bedroom is thoughtfully sized, providing a peaceful retreat at the end of the day. Additionally, there is a stylish bathroom that meets all your needs.

One of the standout features of this property is the underground parking, ensuring that your vehicle is secure and easily accessible. With a remarkable lease of 994 years, you can enjoy long-term peace of mind in your new home.

**Asking Price £350,000**

## 58 Edwin House 2 Accolade Avenue , Southall, UB1 1FS

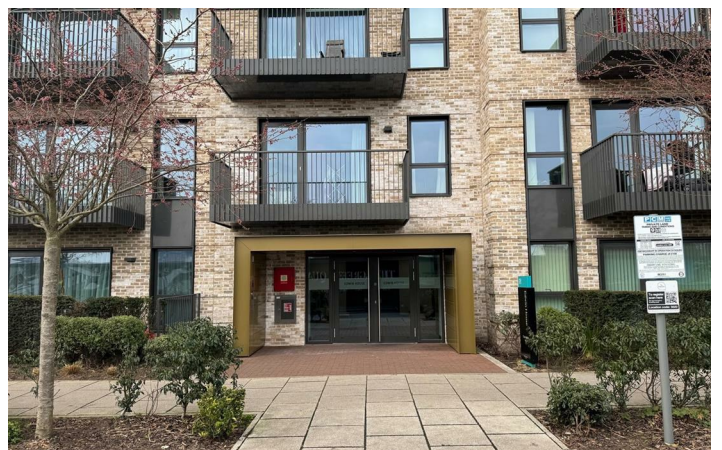
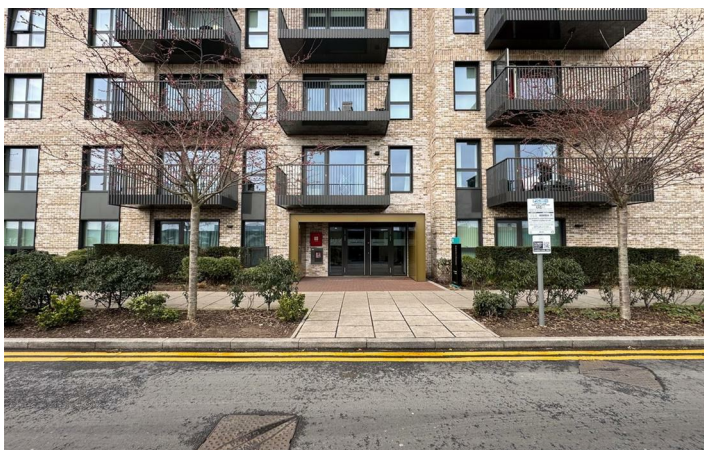
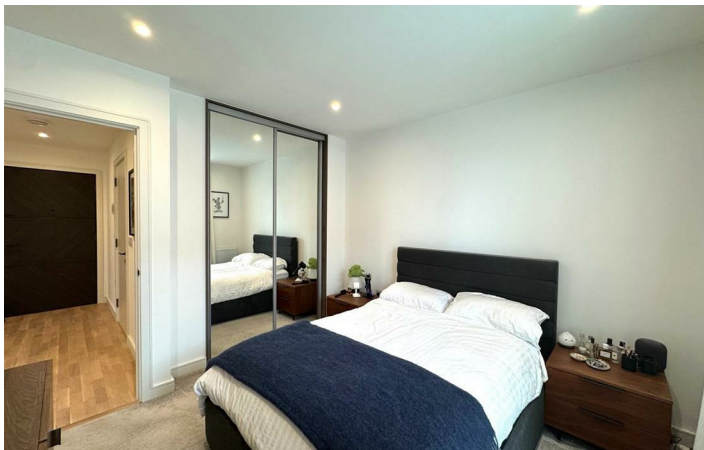


- BUILT 2020 BY RESPECTED DEVELOPERS BERKLEY HOMES
- 994 YEAR LEASE
- FOURTH FLOOR WITH NORTH FACING ASPECT
- OPEN PLAN LOUNGE / KITCHEN
- DOUBLE BEDROOM
- BATHROOM / WC
- UNDERGROUND PARKING
- EASY WALK TO ELIZABETH LINE
- NO CHAIN



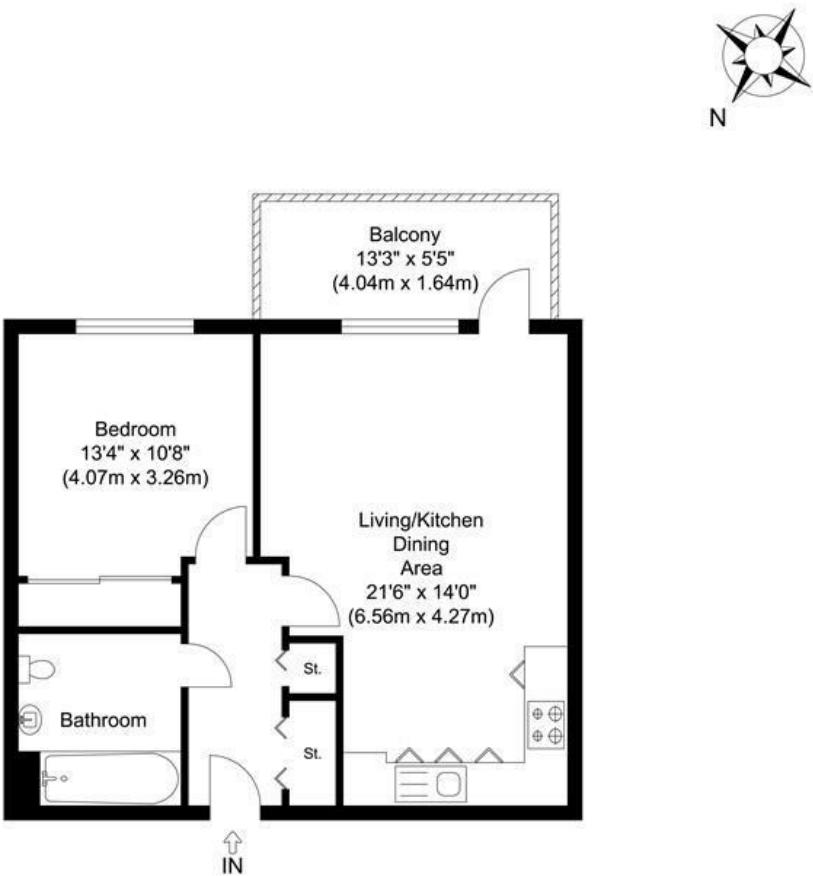
Directions







Floor Plan



Fourth Floor  
Approximate Floor Area  
538.73 sq. ft.  
( 50.05 sq. m)

Edwin House, Accolade Avenue, Southall, UB1

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		