



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

£370 Per Week

Studio suite for rent within 'Edwin House' part of Berkeley Homes luxury project known as "The Green Quarter" and is set amongst 13 acres of parkland and offering outdoor play areas, fitness trails and even an Amphitheatre

Residents of Edwin House benefit from a concierge service, gym, swimming pool, screening room, lounge and co working spaces.

The apartment is equipped to the highest standard and comprises living area with fully fitted kitchen incorporating Bosch appliances, access to a balcony, sleeping area with ample built in storage and a luxury shower room.

COMES FURNISHED. PROPERTY AVAILABLE FROM 23.10.2026

Marketing of On-Site Amenities and Agent Indemnity.

The Agent is authorised to market the building's on-site amenities by their client (the landlord), including but not limited to the concierge services and gym facilities (collectively, the "Amenities"), based strictly on descriptions and specifications provided by the Client & or the developer. The Agent acts solely as a marketing representative and exercises no operational control, management, or oversight over the Amenities and as such the amenities are subject to change or withdrawal by the freeholder/developer or their representatives.

- STUDIO SUITE
- SEPARATED LIVING/SLEEPING AREAS
- CONC, GYM, POOL, CINEMA
- 3RD FLOOR
- AVAILABLE FROM 23.10.2026
- ZONE 4 PLUS NEW CROSS RAIL
- 8 MIN TO HEATHROW
- PART OF "THE GREEN QUARTER"
- 13 ACRES OF PARKLAND
- 17 MIN TO CENTRAL LONDON

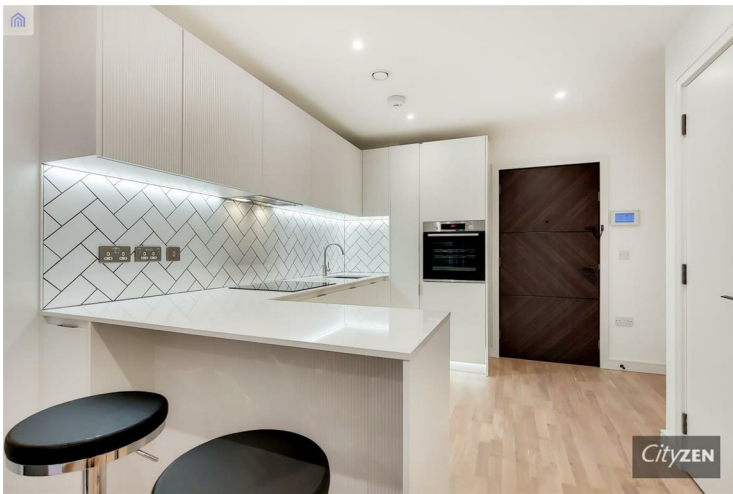
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STUDIO SUITE



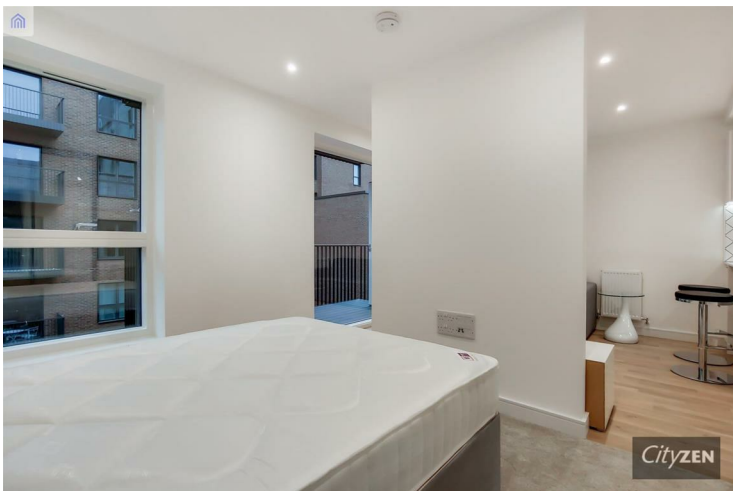
STUDIO SUITE



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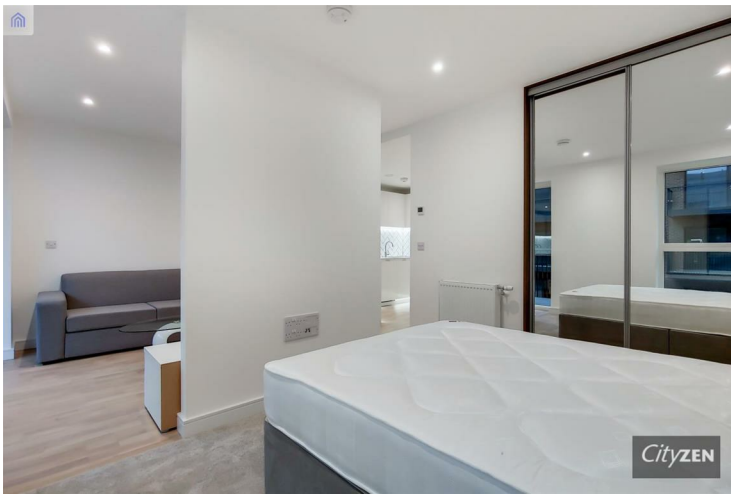
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STUDIO SUITE



BALCONY



STUDIO SUITE



VIEW FROM BALCONY



SHOWER ROOM

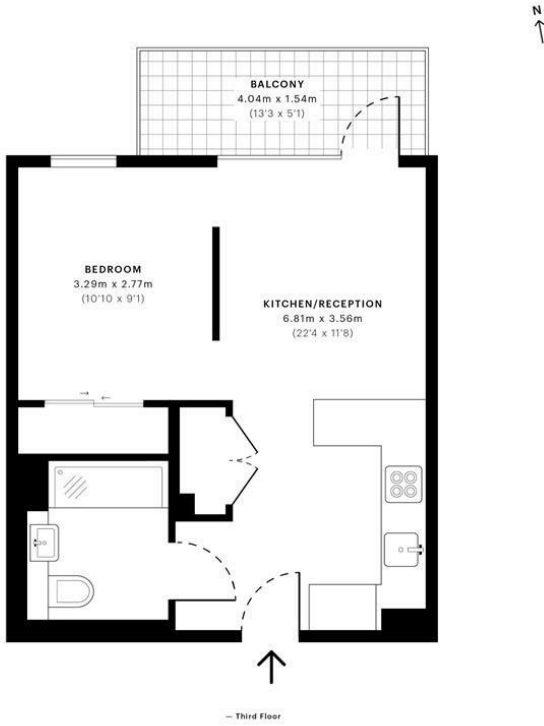


THE GREEN QUARTER

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EDWIN HOUSE



GROSS INTERNAL AREA (GIA)
The footprint of the property
37.73 sqm / 406.12 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes mezzanines, restricted head height
35.97 sqm / 387.18 sqft

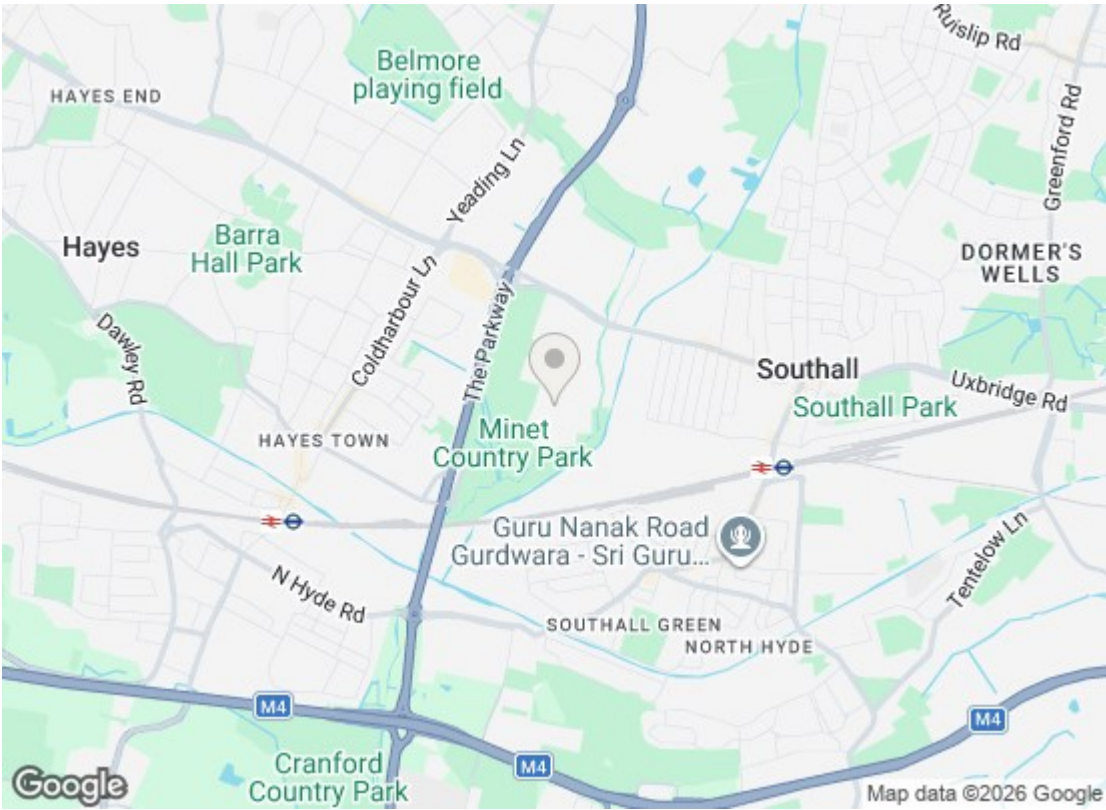
EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
6.17 sqm / 66.41 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 44.78 sqm / 482.01 sqft
IPMS 3C RESIDENTIAL: 43.50 sqm / 466.23 sqft
IPMS ID: 6023ac4bdfefc3b0a3047cc80



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.