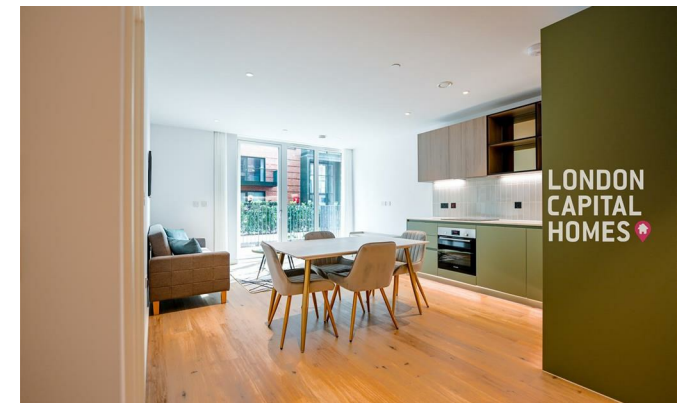


**LONDON
VICTORIA
GROUPS**



Iris House, 2 Cedrus Avenue

, Southall UB1 1GA

- 1 Bedroom 1 Bathroom Apartment
- Open-Plan Living & Dining
- Secure Entry & Lift Access
- EPC-B
- Fully Integrated Kitchen
- Underfloor Heating
- Walking Distance to Southall Station
- CTB-B

£330,000 Leasehold

Local Authority **Ealing**
 Council Tax Band **B**
 EPC Rating **B**

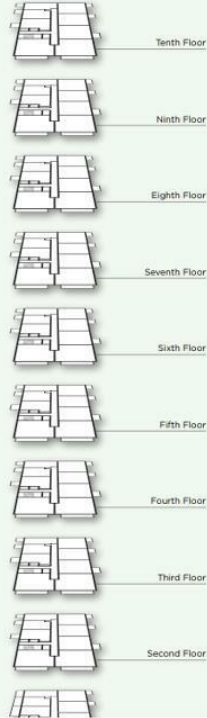
THE HARRIS



TOTAL AREA	50.54 sq m / 544.0 sq ft	Kitchen	1.85m x 3.10m	6' 1" x 10' 2"
Terrace total area	11.39 sq m / 122.6 sq ft	Living / Dining	4.10m x 2.60m	13' 6" x 8' 6"
		Bedroom	2.75m x 3.10m	9' 0" x 10' 2"
		Terrace	6.78m x 1.70m	22' 3" x 5' 7"

1 BEDROOM

TYPE: P10
 APARTMENT **DO-01**



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