



FOR SALE · APARTMENT · 7TH FLOOR, LIFT ACCESS

Iris House

2 Cedrus Avenue, Southall, UB1 1GA

OFFERS IN REGION OF

£450,000



2

BEDROOMS

2

BATHROOMS

671

SQ FT

Apartment

PROPERTY TYPE

The Property

IRIS HOUSE, 2 CEDRUS AVENUE · UB1 1GA

Luxury Living at The Green Quarter — a superb modern apartment in Berkeley Group's prestigious The Green Quarter, offering high-specification interiors and an exceptional lifestyle. The property features a bright open-plan living space, fully integrated Bosch kitchen and private balcony, with premium finishes throughout.

Residents benefit from an outstanding range of exclusive lifestyle facilities, including a swimming pool, residents' gym, Padel courts, concierge service, residents' lounges, co-working spaces and landscaped communal areas.

Ideally positioned for Southall Elizabeth Line (Crossrail) station, providing fast connections across London and easy access to Heathrow Airport. Contemporary luxury, first-class amenities and outstanding connectivity — an exceptional opportunity not to be missed.

KEY FEATURES

- Two Bedroom Luxury Apartment
- The Green Quarter By Berkeley Group
- Bright Open-Plan Living Space
- Fully Integrated Bosch Kitchen
- Private Balcony
- Concierge Service & Residents' Gym
- Swimming Pool & Padel Courts
- Seventh Floor Apartment With Lift Access
- Southall Elizabeth Line Station Nearby



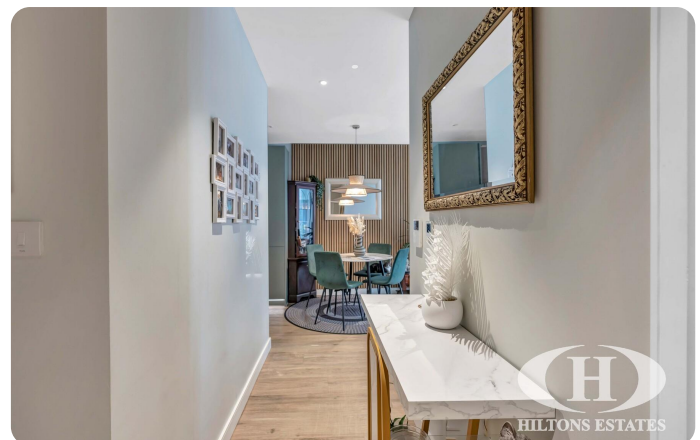
LIVING ROOM



DINING AREA



KITCHEN



HALLWAY

Bedrooms

IRIS HOUSE, 2 CEDRUS AVENUE · UB1 1GA



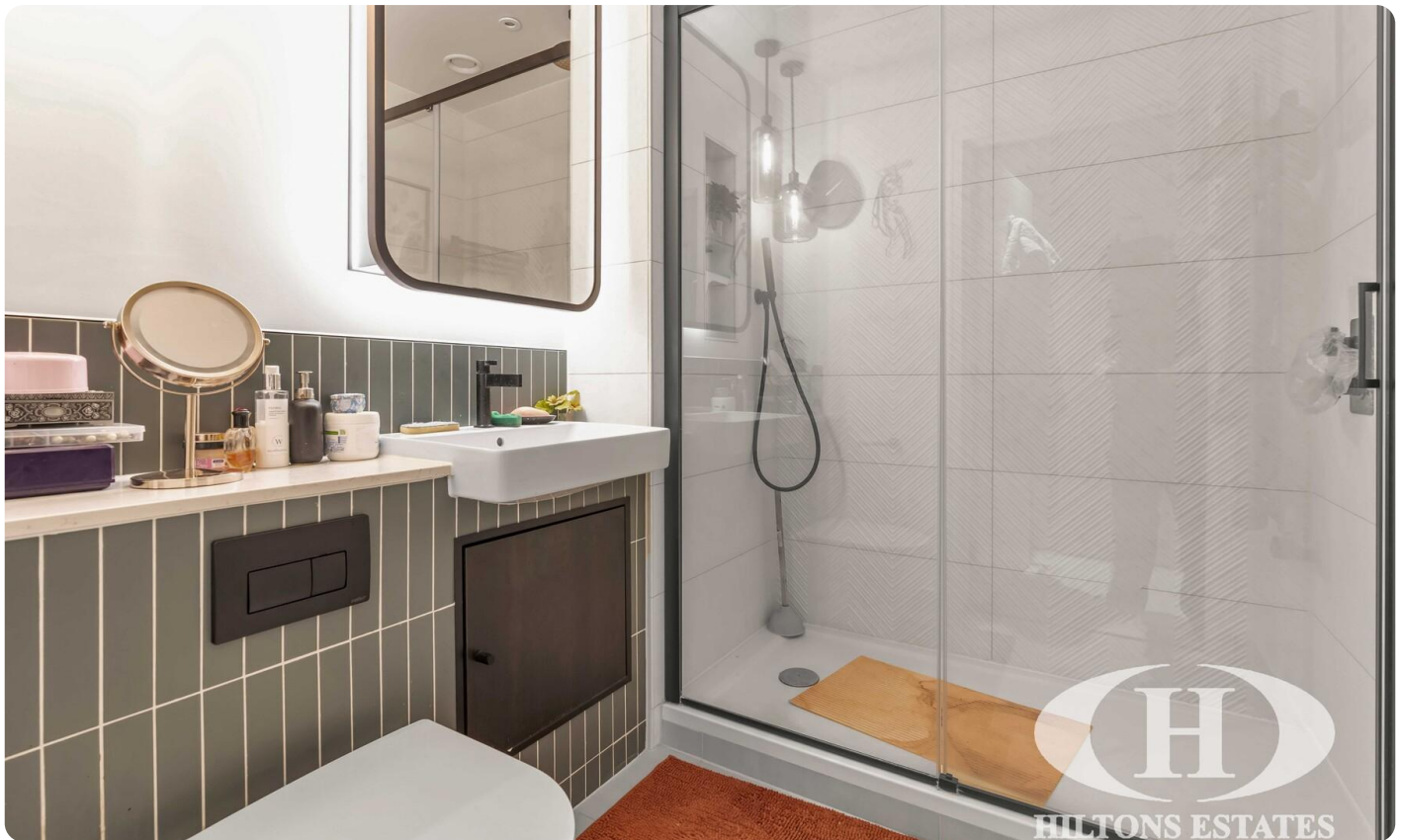
BEDROOM ONE



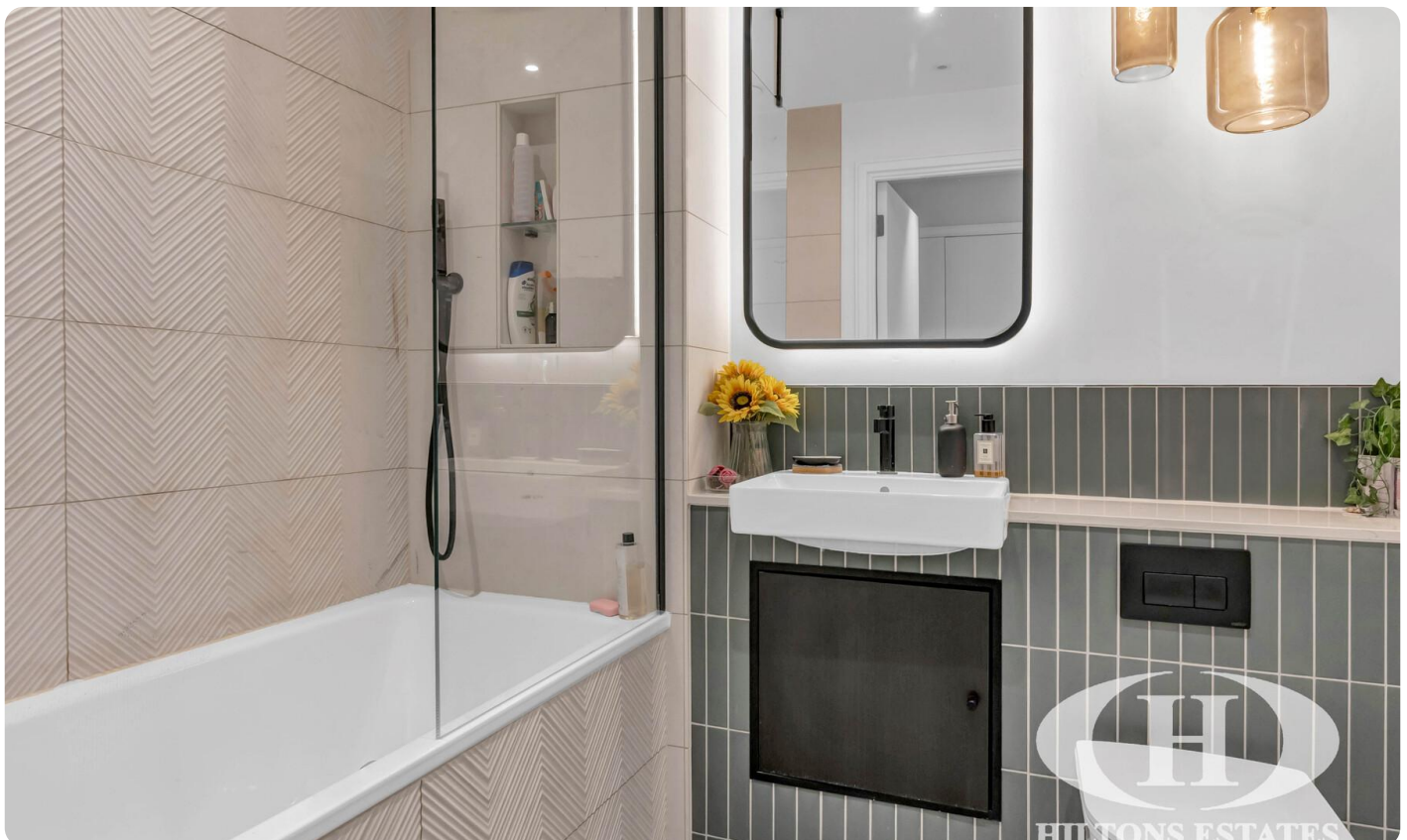
BEDROOM TWO

Bathrooms

IRIS HOUSE, 2 CEDRUS AVENUE · UBI 1GA



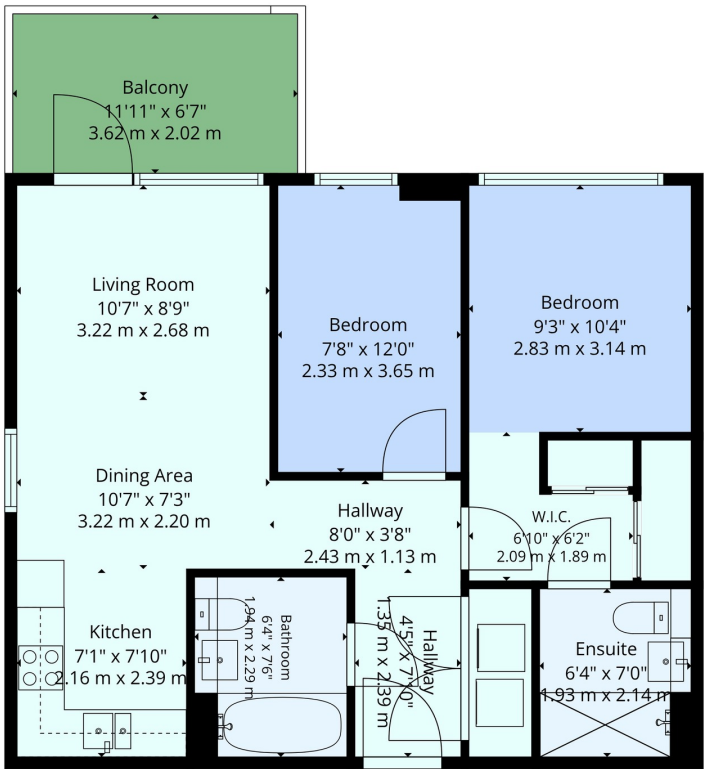
BATHROOM



EN-SUITE

Floor Plan & Dimensions

IRIS HOUSE • APPROX. 671 SQ FT



* Plans Are Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections And Assessments

Total: 671 sq. Ft, 62 m2
1st Floor: 671 sq. Ft, 62 m2
Excluded Areas: Balcony: 79 sq. Ft, 7 M2, Walls: 53 sq. Ft, 5 m2

Not to scale

ACCOMMODATION

Living Room	10'7" x 8'9"
Dining Area	10'7" x 7'3"
Kitchen	7'1" x 7'10"
Hallway	8'0" x 3'8"
Bedroom One	9'3" x 10'4"
En-Suite	6'4" x 7'0"

ACCOMMODATION (CONT.)

Dressing Room / W.I.C.	6'10" x 6'2"
Bedroom Two	7'8" x 12'0"
Bathroom	6'4" x 7'6"
Balcony	11'11" x 6'7"
Total (Excl. Balcony)	671 sq ft / 62 m²

Development & Amenities

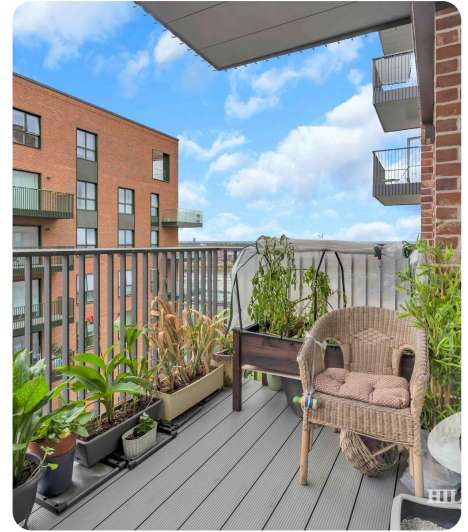
THE GREEN QUARTER, SOUTHALL · UBI 1GA



RESIDENTS' LOUNGE



COMMUNAL LOBBY



PRIVATE BALCONY

Key Information

Accommodation Entrance hallway · open-plan living & dining area · fully integrated Bosch kitchen · two bedrooms (one en-suite with dressing room) · family bathroom · private balcony

Floor Area approx. 671 sq ft / 62 m² (excl. balcony) · **Type** Apartment, The Green Quarter by Berkeley Group ·

Located Seventh floor, with lift access

EPC Rating Current 84 (B) · Potential 84 (B)

Development Swimming pool, residents' gym, Padel courts, concierge service, residents' lounges, co-working spaces and landscaped communal gardens. Tenure to be confirmed and verified by your solicitor.

Arrange a Viewing

Hiltons Estates
243 The Broadway,
Southall UBI 1NF

020 8574 1999

Rajneev@hiltons-estates.com
www.hiltons-estates.com

AGENTS NOTE

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith and are believed to be correct, but intending purchasers should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise. No person in the employment of Hiltons Estates has any authority to make or give any representation or warranty in relation to this property. Services, appliances and fittings have not been tested. Tenure, service charge, ground rent and any parking rights, should be verified by your solicitor. Measurements are approximate and taken from the floor plan for guidance purposes only.