



Let **UK** Home

2 Bedrooms

Flat

Located in Southall

£450,000



info@letukhome.co.uk

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

01795 358 886



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 will exclusive use of the gym, indoor swimming pool, screen room, meeting room, lounge and co-working space. Furthermore, residents will also benefit from the concierge service and an unrivalled selection of shops, bars, restaurants, leisure facilities and beautiful courtyards.

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 of Southall Broadway, a vibrant shopping and food district known for its diverse Asian 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.

2 Cedrus Avenue Southall

£450,000 Leasehold



- 10th Floor
- 24h Security
- The Gym
- Co-working Space
- EPC Rating: B
- Concierge Service
- Swimming Pool
- Cinema Room
- Residents Lounge





TOTAL AREA	62.61 sq m	673.9 sq ft	Kitchen	2.45m x 2.13m	8' 0" x 7' 0"
Balcony total area	6.01 sq m	64.6 sq ft	Living / Dining	4.85m x 3.15m	15' 11" x 10' 4"
			Bedroom 1	4.97m x 2.82m	16' 4" x 9' 3"
			Bedroom 2	3.65m x 2.43m	12' 0" x 8' 0"
			Balcony	3.53m x 1.70m	11' 7" x 5' 7"



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3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

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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			
(69-80) C		83	83
(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		

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