



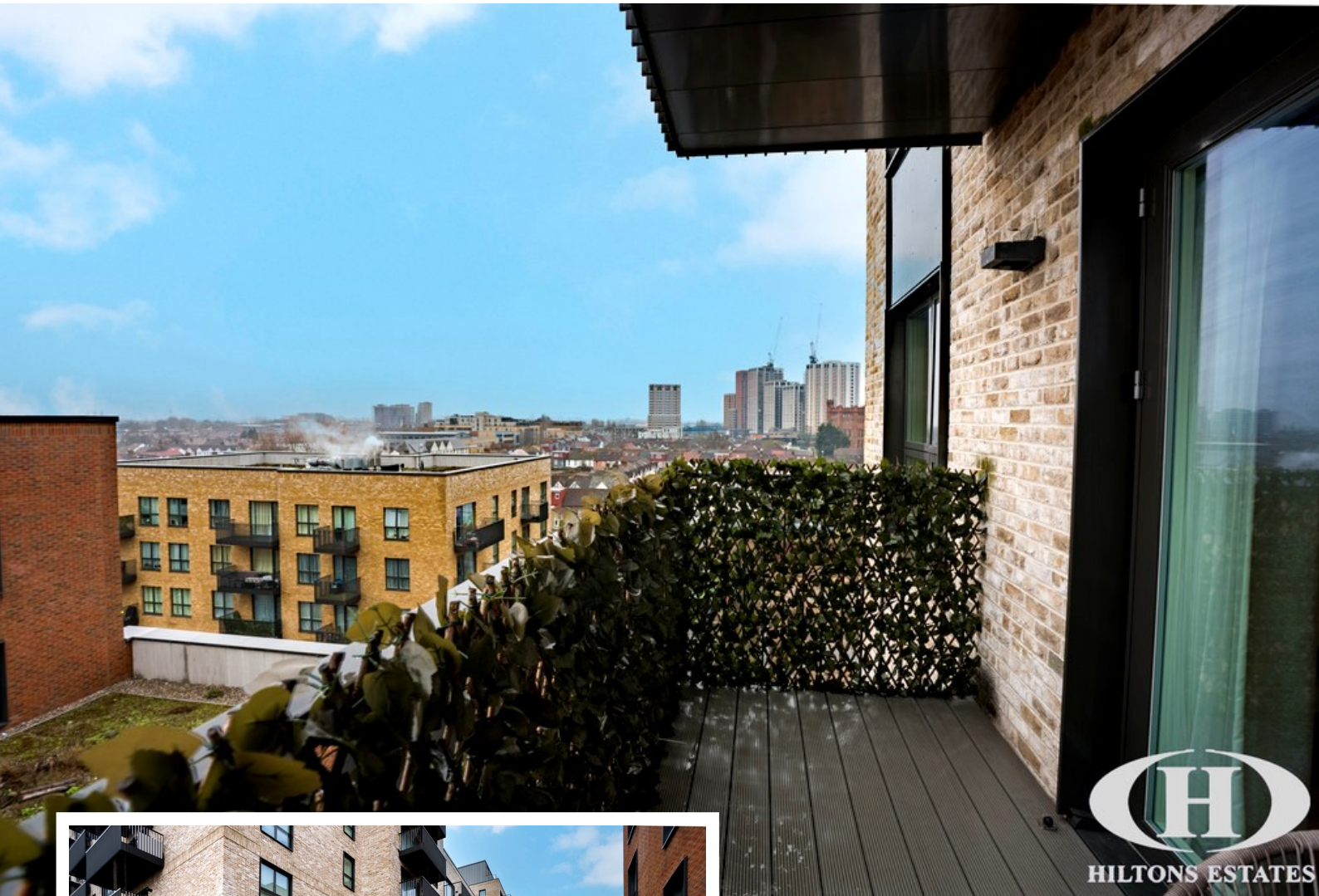
**Accolade Avenue**  
 , Southall, UB1 1FS

- Luxury 6th floor new build apartment finished to a showroom standard with underfloor heating through
- Large private balcony with beautiful open views within a gated village-style development

**Offers In Region Of £525,000**  
 EPC Rating '83'







## Property Description

Set within the heart of the Southall Green Quarter, one of Berkeleys original showrooms, this exceptional luxury new build apartment is located on the 6th floor of an exclusive gated village-style development. Finished to a showroom standard, the apartment features high quality flooring throughout, a bright and modern layout, and a large private balcony offering beautiful open views.

Residents benefit from secure gated parking, a concierge service, and access to on-site gym and sports facilities, creating a premium lifestyle environment. The development is ideally positioned within walking distance of Southall Elizabeth Line station (~8 min), providing fast and convenient links to Central London (~14 min), Heathrow, and Canary Wharf, alongside a growing selection of local shops, cafés, and amenities. A superb opportunity to secure a high-quality home or investment within one of West London's most exciting new developments.

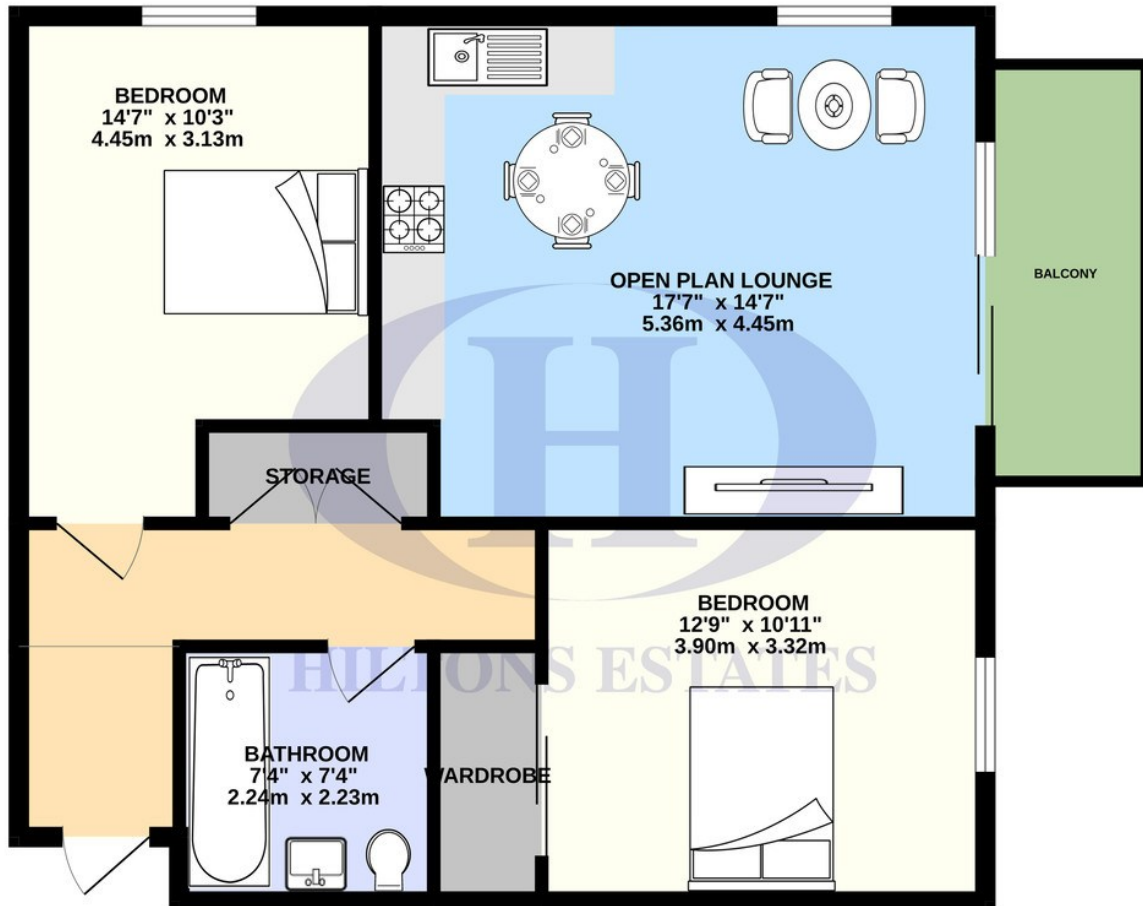






Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq.ft. (65.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these sales 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 their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements