



# Parkfields

Estates



## Accolade Avenue , Southall, UB1 1FS

Welcome to this exquisite two-bedroom apartment located on Accolade Avenue in the prestigious Green Quarter of Southall, developed by the renowned Berkeley Homes. This second-floor residence offers a modern living experience, perfect for those seeking comfort and style in a vibrant community.

As you enter the apartment, you are greeted by a spacious reception room that provides an inviting atmosphere for relaxation and entertaining. The layout is thoughtfully designed, ensuring that both bedrooms are well-proportioned and filled with natural light. With two bathrooms, this property offers convenience and privacy, making it ideal for families or professionals sharing the space.

The apartment is in immaculate condition, akin to a brand new home, allowing you to move in without the need for any immediate renovations. The property benefits from a generous 995-year lease, providing peace of mind for long-term ownership.

Asking Price £425,000

## 2 Accolade Avenue , Southall, UB1 1FS

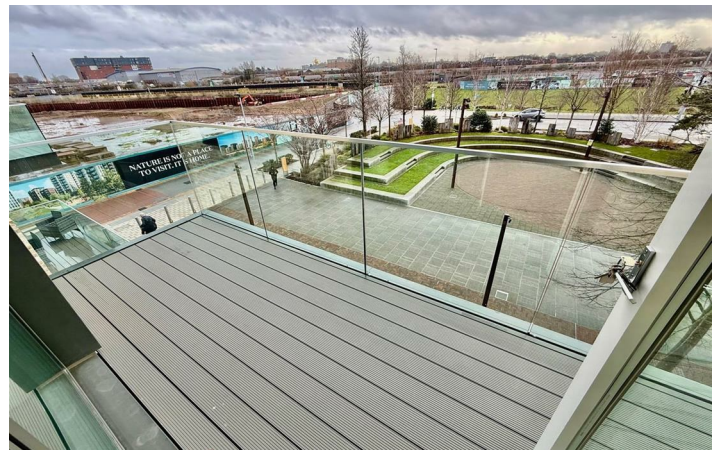


- THE GREEN QUARTER LOCATION
- DEVELOPED BY BERKELEY HOMES
- EASY WALKING DISTANCE TO ELIZABETH LINE
- SECOND FLOOR WITH LIFT ACCESS
- TWO BED - TWO BATH
- BALCONY OVERLOOKING GARDENS
- 995 YEAR LEASE
- NO ONWARD CHAIN

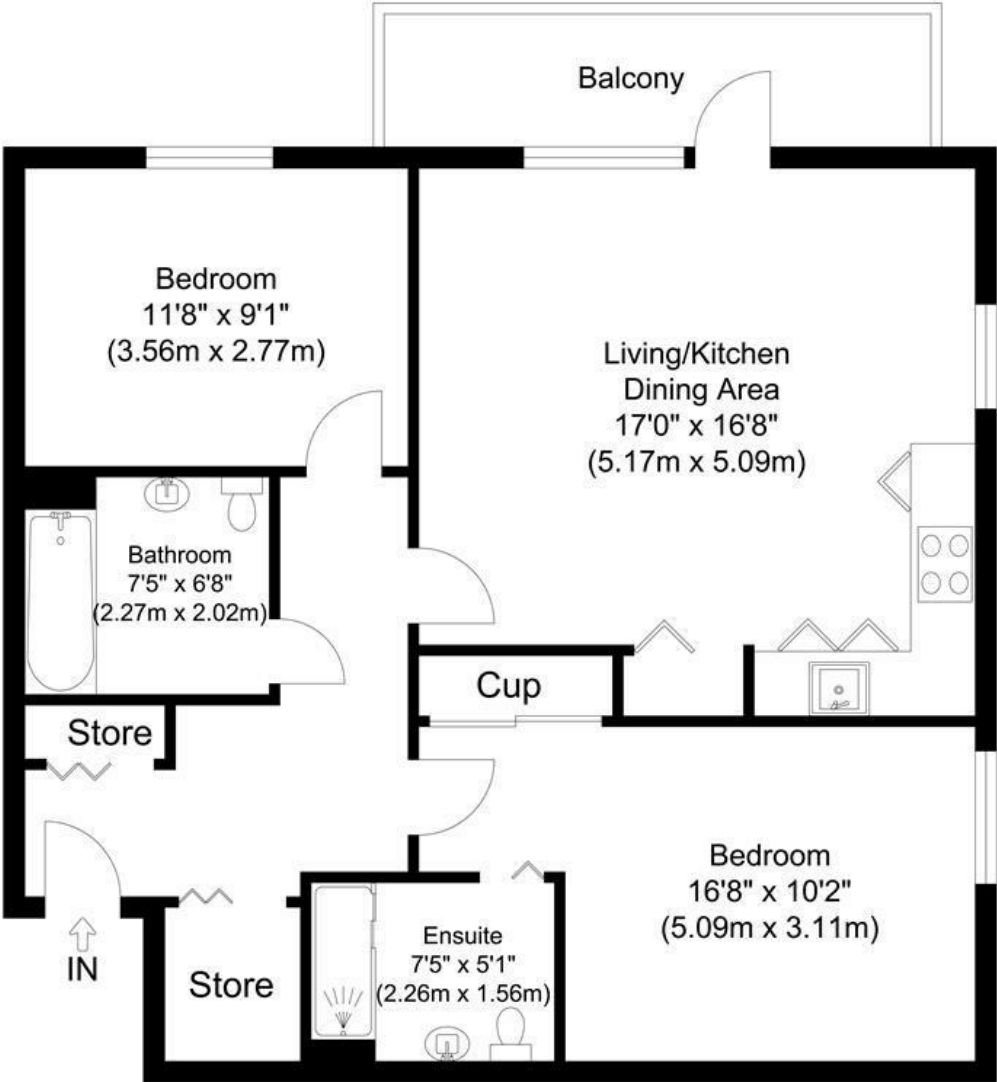


Directions





Floor Plan



First Floor  
Approximate Floor Area  
767.46 sq. ft.  
(71.30 sq. m)

Edwin House, Accolade Avenue, Southall, UB1

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		