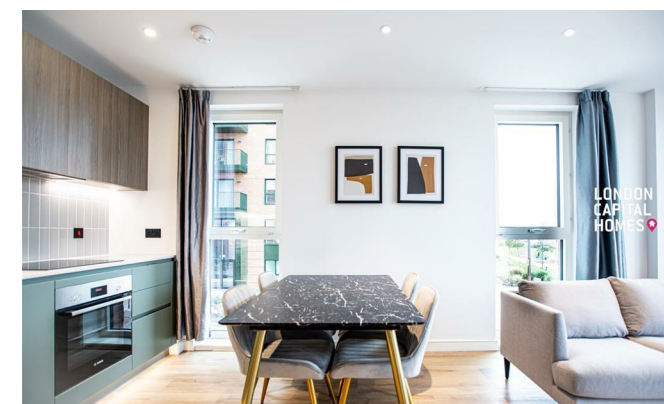




Iris House, 2 Cedrus Avenue

, Southall UB1 1GA

- 2 bedroom 2 bathroom
- Sleek, fully integrated kitchen
- Private cinema
- EPC-B
- Open-plan living and dining area
- Concierge and security
- Moments from Southall Station (Elizabeth Line, Zone 4)
- CTB-C

£2,200 PCM

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



*Apartment 050-055 is on the ground floor and has a terrace and roof access

TOTAL AREA	1110 sq ft / 103.0 sq m	Kitchen	1.40m x 3.70m	11' 3" x 12' 2"
Receiving front area	40.00 sq ft / 3.70 sq m	Living / Dining	9.35m x 5.30m	30' 8" x 17' 4"
		Bedroom 1	3.07m x 4.07m	10' 1" x 13' 4"
		Bedroom 2	3.68m x 3.60m	12' 1" x 11' 8"
		Bathroom	1.90m x 2.00m	6' 3" x 6' 7"

KEY
M Main door, C Closets, U Utility, B Bathroom, P Parking, S Storage, R Reception

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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.

