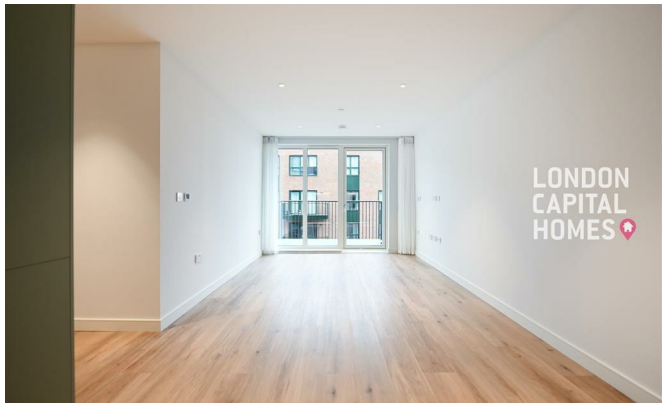






# Iris House, 2 Cedrus Avenue

, Southall UB1 1GA

- Concierge service
- Cinema room
- Private balcony
- CTB-C
- Fitness centre
- Communal residents' lounge
- EPC-B

**£2,000 PCM**



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




| | | |
|---|---|---|
| TOTAL AREA | 63.34 sq m | 681.8 sq ft |
| Balcony total area | 6.09 sq m | 65.6 sq ft |

| | | |
|---|---|---|
| Kitchen | 3.68m x 2.60m | 12' 1" x 8' 6" |
| Living / Dining | 3.25m x 4.70m | 10' 8" x 15' 5" |
| Bedroom 1 | 2.75m x 5.10m | 9' 0" x 16' 9" |
| Bedroom 2 | 2.50m x 3.55m | 8' 2" x 11' 8" |
| Balcony | 3.58m x 1.70m | 11' 9" x 5' 7" |










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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.