



## Iris House, 2 Cedrus Avenue

, Southall UB1 1GA

- 2 Bedroom 2 bathroom apartment
  - Concierge service
  - Lift access and secure entry
- Close to local shops, cafés, parks, and everyday amenities
  - CTB-C
- Bright open-plan living and dining area
  - Landscaped communal gardens
- Southall Station (Elizabeth Line, Zone 4) – within walking distance
  - EPC-B

**£2,250 PCM**



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



**London Office Office**  
Spaces Victoria, 25 Wilton Road, Pimlico,  
London, SW1V 1LW

**Contact**  
020 3084 3094  
[XL@londonvictoriagroups.co.uk](mailto:XL@londonvictoriagroups.co.uk)  
[www.londonvictoriagroups.co.uk](http://www.londonvictoriagroups.co.uk)

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.