

**LONDON
VICTORIA
GROUPS** 



Iris House, 2 Cedrus Avenue

, Southall UB1 1GA

- Two-bedroom, two-bathroom apartment
- Concierge and security
- EPC-B
- Bright open-plan living and dining area
- Southall Station
- CTB-E

£2,000 PCM



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



*Apartment DO-03 is on the ground floor and has a terrace and not a balcony

TOTAL AREA	7110 sq m	765.3 sq ft	Kitchen	1.60m x 3.70m	5' 3" x 12' 2"
Balcony total area	9.80 sq m	105.0 sq ft	Living / Dining	4.35m x 4.30m	14' 3" x 14' 1"
			Bedroom 1	3.07m x 4.97m	10' 1" x 16' 4"
			Bedroom 2	2.83m x 3.80m	9' 4" x 12' 6"
			Balcony	1.50m x 6.63m	4' 11" x 21' 9"

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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.

