



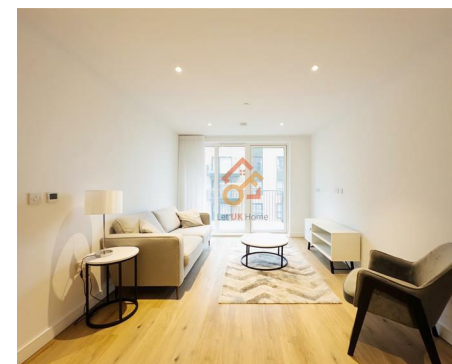
Let **UK** Home

2 Bedrooms

UB1 1GA

Located in Southall

£480,000



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



Iris House, 2 Cedrus Avenue, Southall UB1



Let UK Home are excited to offer this spectacular two-bedroom apartment in the heart of Iris House part of The Green Quarter development. Property Reference: LUH 653

This property comprises a large bright open plan kitchen and living room leading to a large private balcony with great views, two double bedrooms, a modern bathroom and ample storage. A virtual viewing is provided.

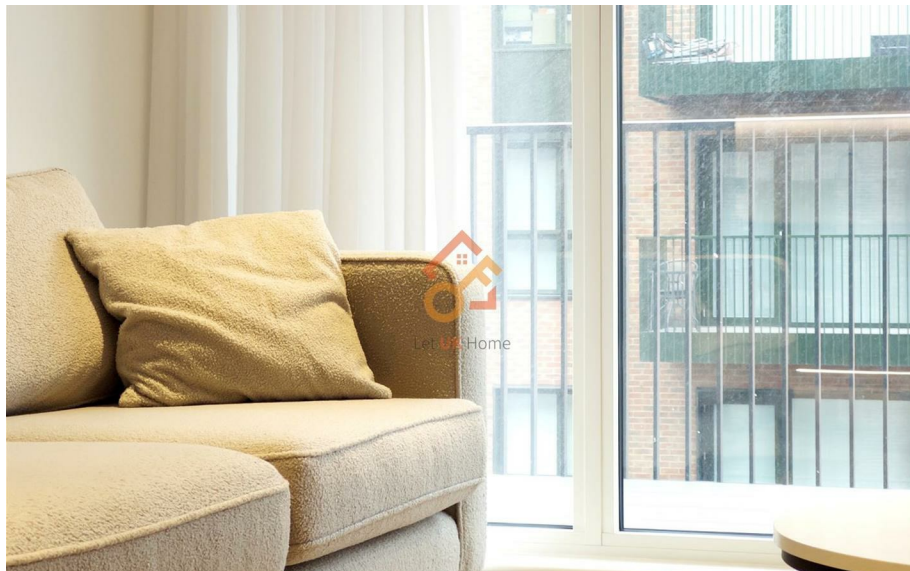
Residents of this exceptional development will have exclusive use of the gym, indoor swimming pool, screen room, meeting room, lounge and co-working space. Furthermore, residents will also benefit from the concierge service and an unrivalled selection of shops, bars, restaurants, leisure facilities and beautiful courtyards.

Southall is known as an oasis of tranquility in west London, with 116 parks and green spaces. Brent Lodge Park, Hanwel Zoo, Gunnersbury Park, and Walpole Park are all famous parks in London. The apartment is within walking distance of Southall Broadway, a vibrant shopping and food district known for its diverse Asian restaurants and grocery stores.

Residents can experience authentic Indian, Pakistani and Bangladeshi cuisine here. Ealing Broadway is also not far from the apartment, offering a wealth of shopping, dining and entertainment options. There are various retail stores, supermarkets, cinemas and restaurants in the center to meet the daily needs of residents.

- 7th Floor
- 24h Security
- The Gym
- Co-working Space
- Virtual Viewing Available

- Concierge Service
- Swimming Pool
- Cinema & Game Room
- Residents Lounge
- EPC Rating: B





TOTAL AREA	63.34 sq m	681.8 sq ft	Kitchen	3.68m x 2.60m	12' 1" x 8' 6"
Balcony total area	6.09 sq m	65.6 sq ft	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"



Let **UK** Home

3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

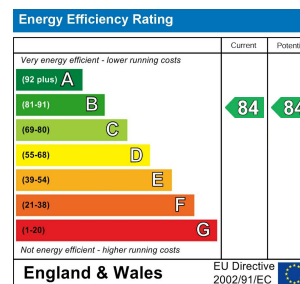
info@letukhome.co.uk

01795 358 886

Council Tax Band: C

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



<https://www.letukhome.co.uk/>