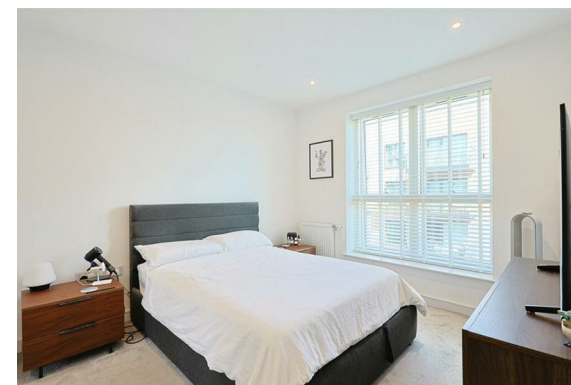




Edwin House, Accolade Avenue, Southall, UB1 1FS

- Immaculate One Bedroom Apartment
- Fourth Floor w/ Scenic Views
- Residents Gym, Cinema Room, Offices & Amenities on Site
- Built by Berkeley Homes
- Know as 'The Green Quarter'
- Popular Development & Parking Available
- Concierge Service
- Close Proximity to Bus Links & Southall Train Station (Elizabeth Line)
- Beautiful Landscaped Communal Grounds
- EPC Rating: B/Council Tax Band: B

Asking Price £350,000



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DESCRIPTION

Nestled in the vibrant area of Southall, this charming house on Accolade Avenue offers a perfect blend of modern living and comfort. Built in 2021, the property boasts a contemporary design and is ideal for individuals or couples seeking a stylish home.

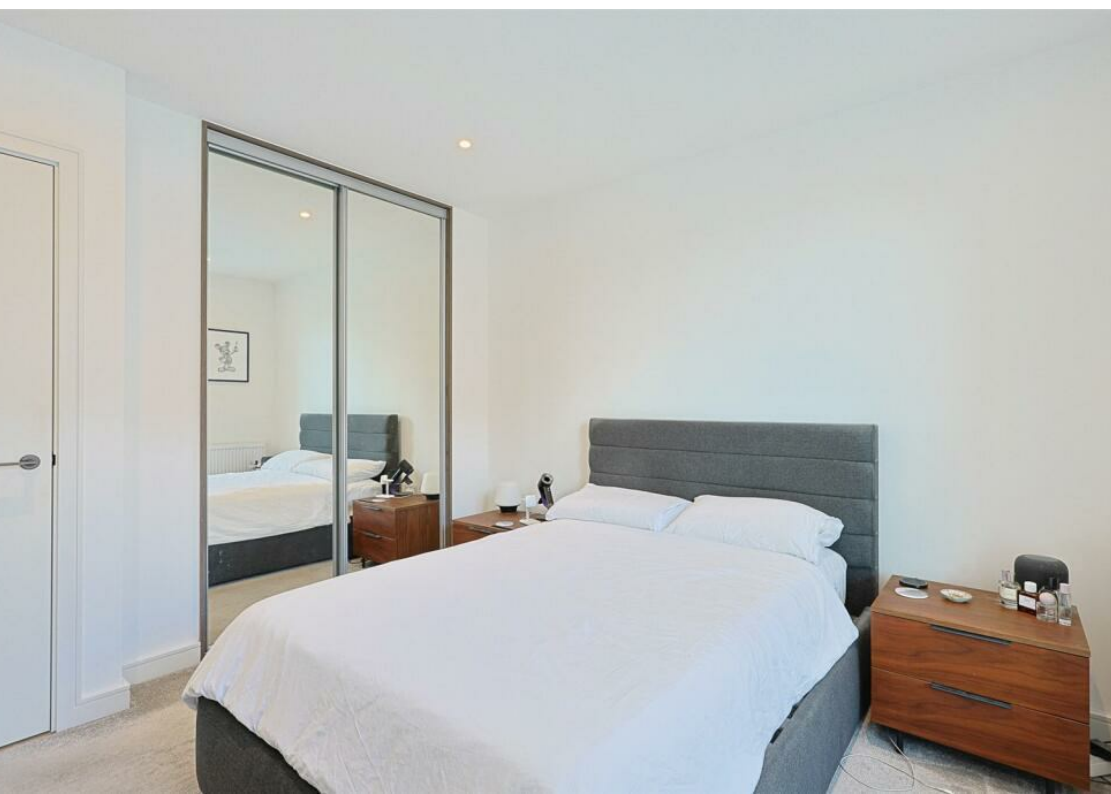
Spanning 538 square feet, the house features a well-appointed reception room that provides a welcoming space for relaxation or entertaining guests. The single bedroom is thoughtfully designed, ensuring a peaceful retreat at the end of the day. The bathroom is modern and functional, catering to all your daily needs.

The location is particularly appealing, with easy access to local amenities, transport links, and the diverse cultural offerings that Southall is known for. Whether you are looking to enjoy the local parks, shops, or restaurants, everything is within reach.

This property represents an excellent opportunity for those seeking a contemporary home in a lively community. With its modern features and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful house your new home.

EPC Rating: B/Council Tax Band: B





Total Gross Internal Area
49.1 Sq/m - 528 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Viewings

Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.