



Parkfields

Estates



Accolade Avenue , Southall, UB1 1FS

Welcome to this show home apartment located on Accolade Avenue in the prestigious Green Quarter of Southall, developed by the renowned Berkeley Homes. This sixth-floor residence offers a modern living experience, perfect for those seeking comfort and style in a vibrant community.

Situated in the Green Quarter, residents can enjoy a range of local amenities, including an on-site gym, parks, a daytime concierge, shops, and excellent transport links. The Elizabeth Line is an 8-minute walk, making it easy to explore the wider area and connect to Central London and Canary Wharf. This location is perfect for those who appreciate a blend of urban living and green spaces. A bonus feature includes a secure underground parking space.

As you enter the apartment, you are greeted by a spacious entrance hall that provides access to a handy utility cupboard. The layout is thoughtfully designed, ensuring that both bedrooms are well-proportioned and filled with natural light. This property offers convenience and privacy, making it ideal for families or professionals sharing the space. The open plan lounge-kitchen has a dual aspect with plenty of natural light leading

Asking Price £439,950

2 Accolade Avenue , Southall, UB1 1FS



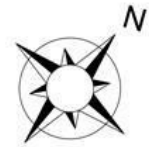
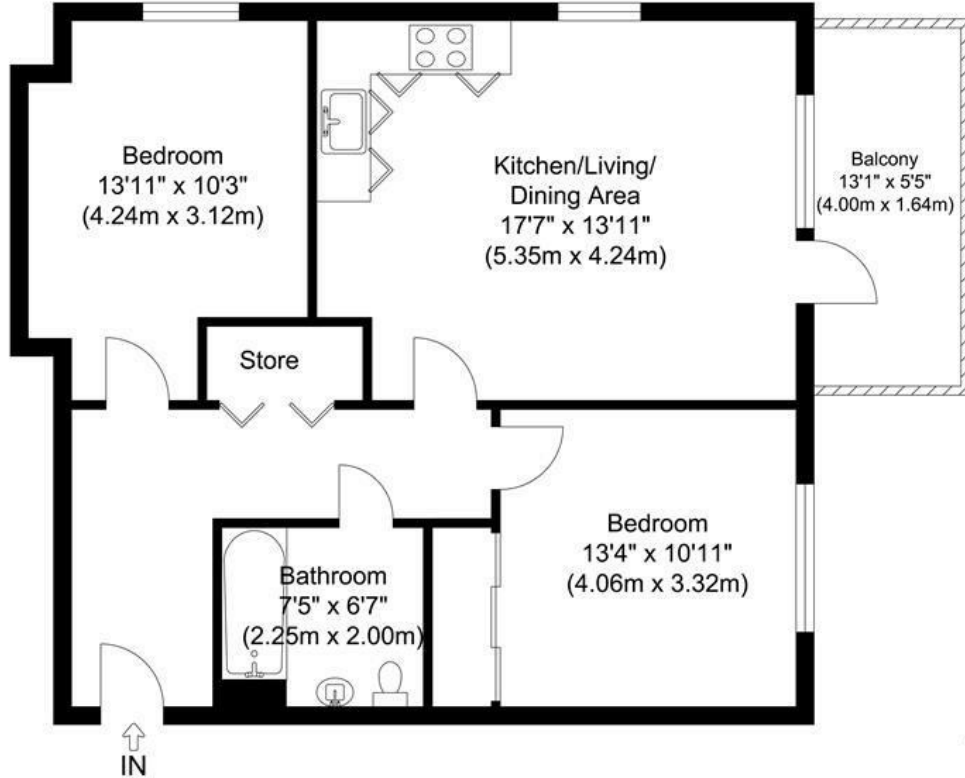
- BERKELEY 2-BED SHOW HOME IN BRAND NEW LIKE CONDITION
- 6TH FLOOR APARTMENT WITH BALCONY CITY VIEWS
- CONCIERGE / ON SITE GYM
- HIGH END SHOWROOM FURNITURE INCLUDED IN THE PURCHASE PRICE
- IMMEDIATE AVAILABILITY - NO CHAIN
- PARKS & GARDENS
- UNDERGROUND SECURE GATED PARKING SPACE INCLUDED
- 8 MINUTE WALK TO ELIZABETH LINE
- 997 YEAR LEASE



Directions



Floor Plan



Total Gross Internal Area (Including Balcony)
 752.28 sq. ft.
 (69.89 sq. m)

Total Gross Internal Area (Excluding Balcony)
 681.67 sq. ft.
 (63.33 sq. m)

6th Floor, Edwin House, Accolade Avenue, Southall, UB1

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	