



ACCOLADE AVENUE, SOUTHALL, UB1 1FS

OFFERS IN REGION OF £525,000





Set within the heart of the vibrant Southall Green Quarter, one of Berkeleys original showrooms, this beautifully presented, new build apartment offers contemporary luxury living in one of West London's most exciting regeneration zones.

Positioned on the 6th floor of this exclusive, gated village-style development, the apartment boasts a large private balcony with stunning open views, perfect for relaxing or entertaining. The interior has been finished to an exceptional standard, featuring high quality flooring throughout, sleek modern fittings, and a bright, well-designed layout that maximises space and natural light.

Residents benefit from a premium lifestyle with access to a concierge service, on-site gym and sports facilities, and secure gated parking, providing both comfort and peace of mind. The development has been thoughtfully designed as a modern luxury community, blending green spaces with first-class amenities.

The location is a standout feature - Southall Elizabeth Line station is within short walking distance (~8 min), offering fast and direct connections to Central London (~14 min), Heathrow, Canary Wharf and beyond. A wide range of local shops, cafés, restaurants, and everyday amenities are close by, while the wider regeneration of the Green Quarter continues to enhance the area's appeal and long-term value.



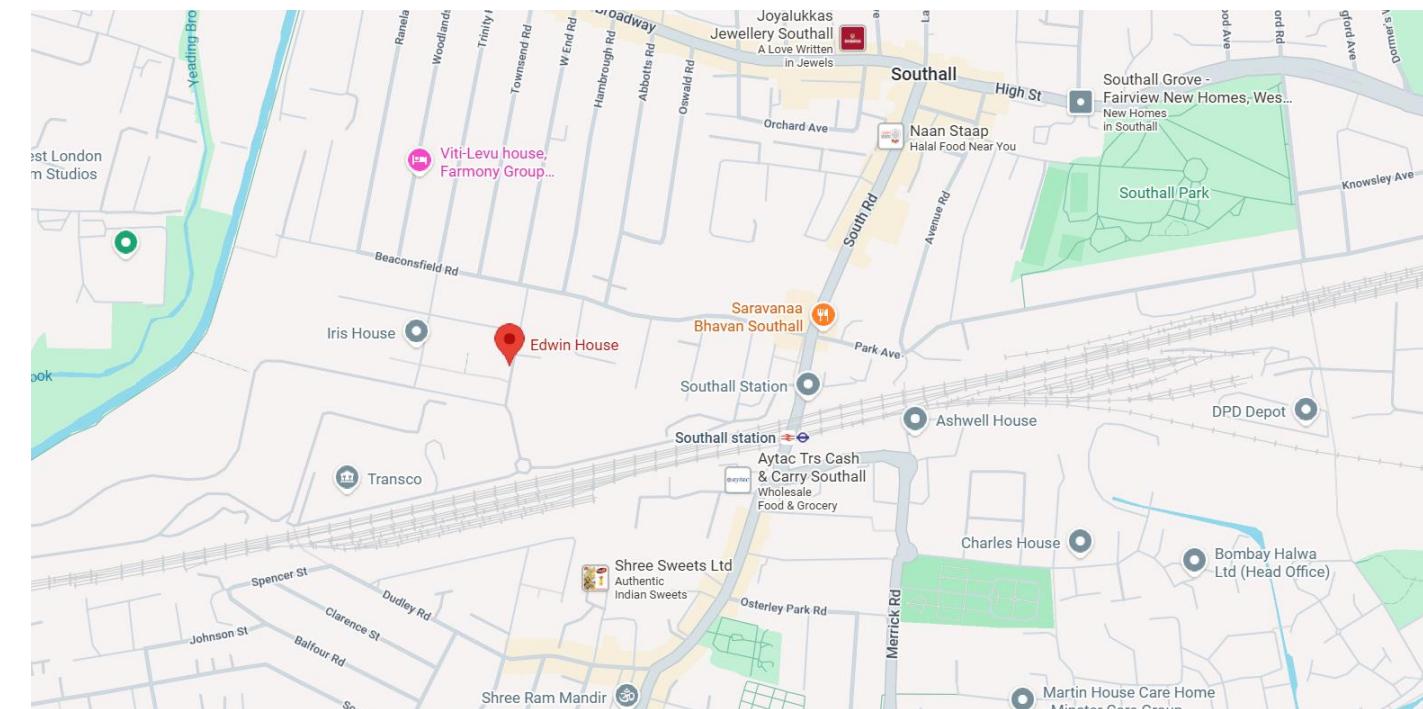
#### Additional details:

Service charge: £2,800 per annum

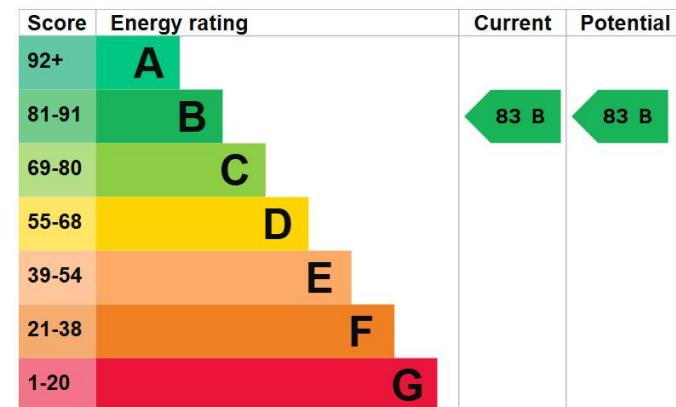
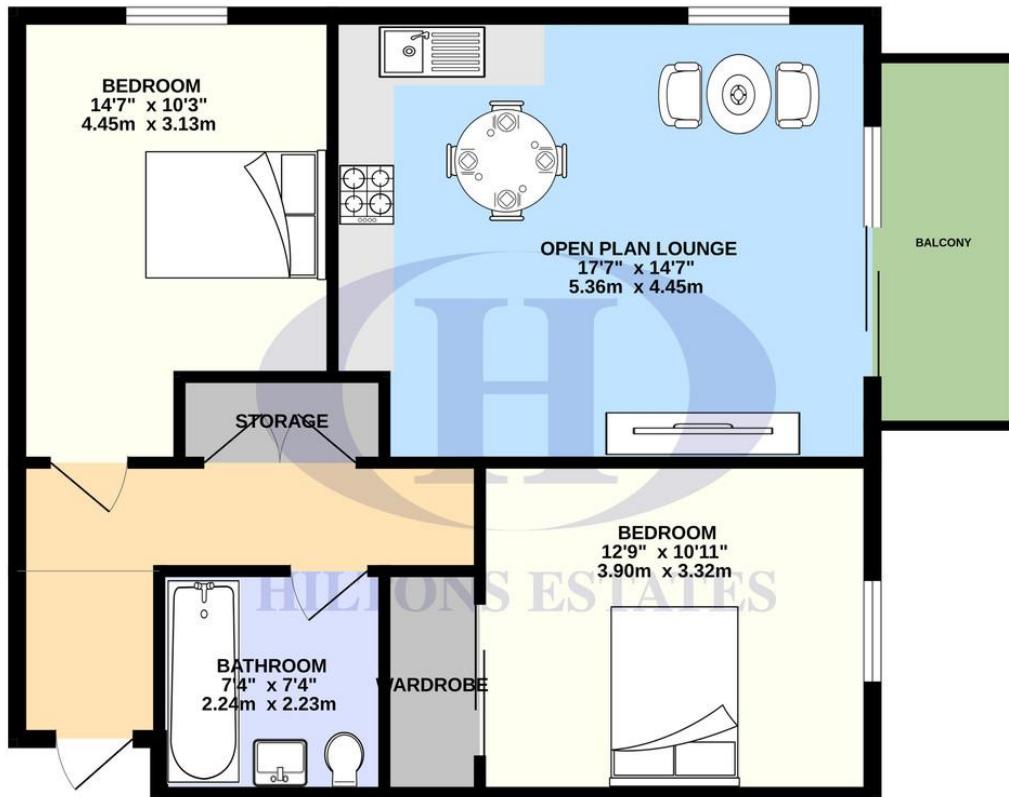
Ground rent: £250 per annum

Lease: 995+ years remaining

This is a rare opportunity to secure a luxury new build apartment in a rapidly growing location, ideal for owner-occupiers and investors alike.



GROUND FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the above dimensions, these measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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