



Greenleaf Walk, Southall, UB1

Price Reduced to: £280,000

 Benham
& Reeves

Greenleaf Walk, Southall, UB1

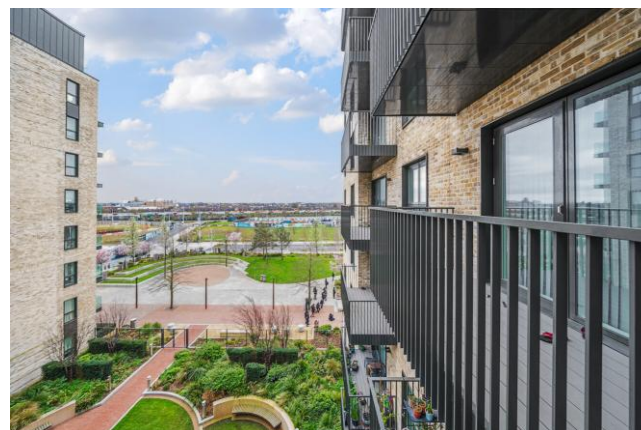
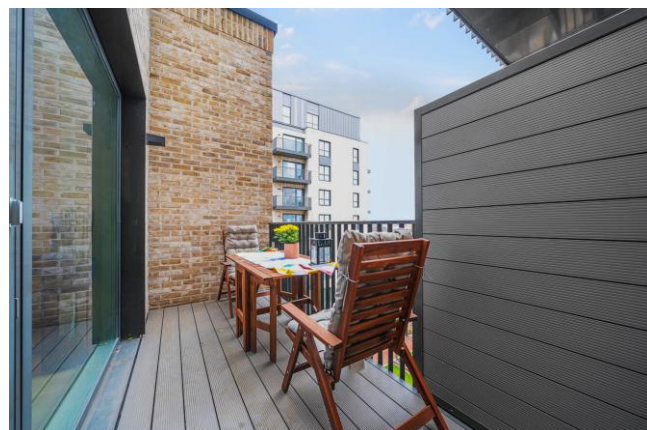
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Ref: BEA240064

****Chain Free**** A trendy studio apartment in the highly sought after The Green Quarter development, constructed by the prestigious Berkeley Group. The well presented apartment spans a generous 453 square feet (approx.) and offers a custom designed kitchen with integrated appliances, open planned living room with direct access to a private balcony offering south eastern views. The bedroom is neatly tucked away and offers carpet flooring, fitted wardrobes and a stylish three piece bathroom. The property also benefits from a utility cupboard with ample storage, video entry system and residents only gardens.

The Green Quarter is one of the biggest regeneration projects in west London, transforming a former gas works and overflow airport car park into a sustainable, unique and nature-rich place where communities thrive. With nature and biodiversity at its heart, residents at The Green Quarter can enjoy acres of green open spaces, including two new parks, wetlands, beautifully landscaped gardens and new community areas. Exclusive on-site residents' facilities including a fully equipped gym, private cinema, meeting room, residents' lounge and much more to come. Situated conveniently in zone 4, adjacent to the Southall Crossrail station on the Elizabeth line, providing easy access to Central London and to Heathrow Airport.



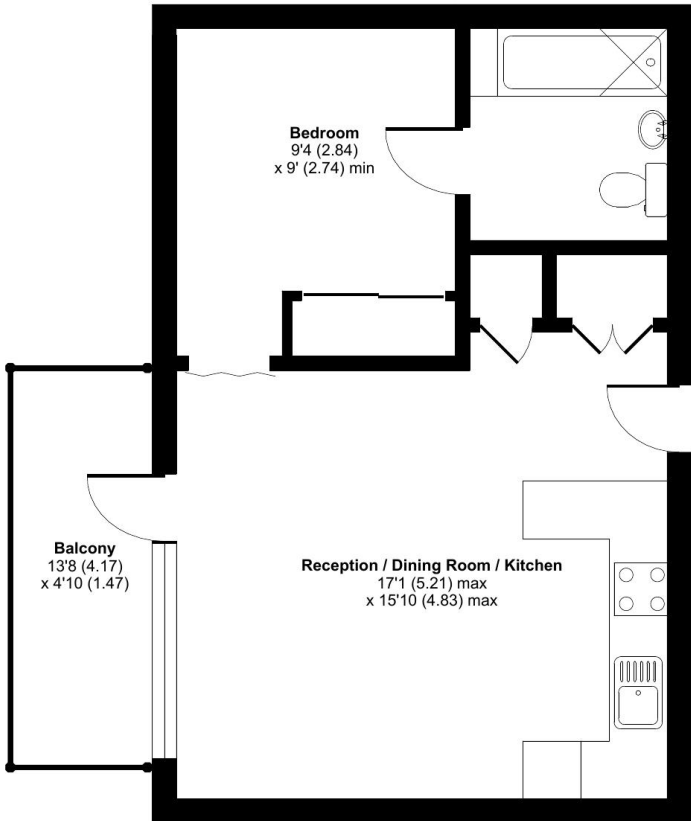


Property Features:

- Chain Free
- Trendy Studio Apartment
- 453 Square Feet (Approx.)
- Fourth Floor
- South Eastern Aspect
- Private Balcony
- Resident Only Gym, Screening Room & Co-Working Space
- Southall Station (Elizabeth Line)

Greenleaf Walk, UB1

Approximate Area = 453 sq ft / 42 sq m
For identification only - Not to scale



FOURTH FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales	EU Directive 2002/91/EC	



Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Price Reduced £280,000
to:

Tenure: Leasehold
Expires 31/12/3017
Approximately 992 Years Remaining

Ground Rent: £250.00 (per annum)
For the year of 2024

Service Charge: £2,250.00 approx (per annum)
For the year of 2024

Anticipated Rent: £1,550.00 pcm
Approx. 6.6% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA240064

T: 020 8280 0140

E: ealing.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

