



# Greenleaf Walk, Southall, UB1

Offers Over: £295,000

Benham  
& Reeves

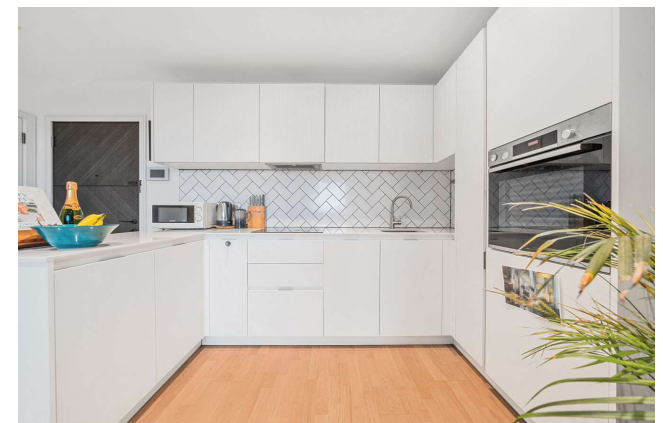
# Greenleaf Walk, Southall, UB1

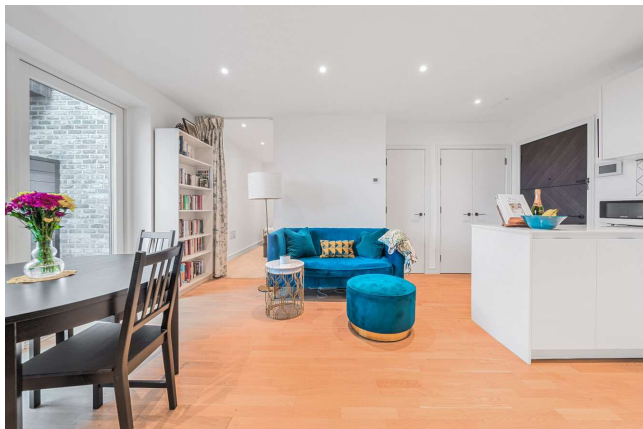
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Ref: BEA240064

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.



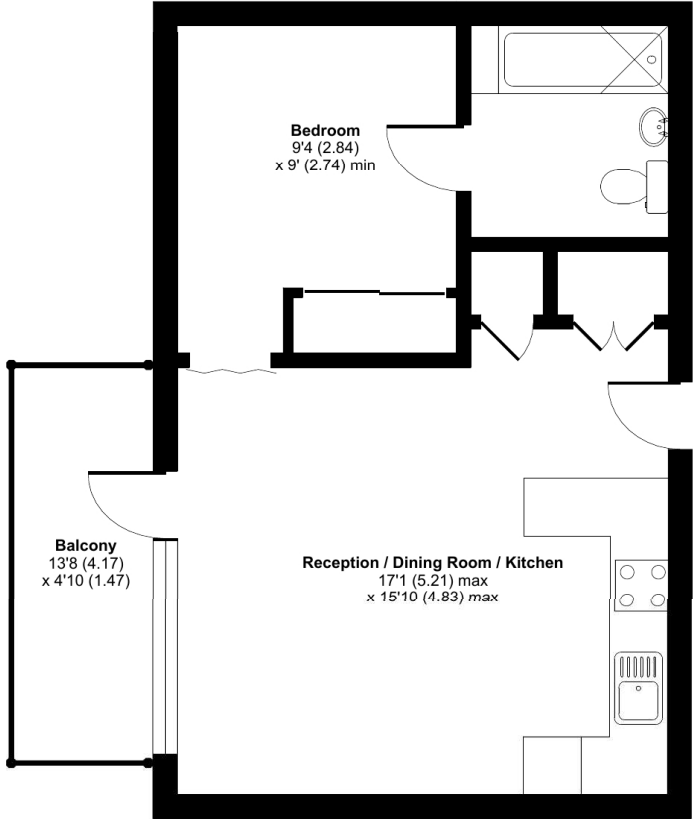


## Property Features:

- 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Terms & Conditions:

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

Offers Over:	£295,000
Tenure:	Leasehold Expires 31/12/3017 Approximately 993 Years Remaining
Ground Rent:	£250.00 (per annum) For the year of 2024
Service Charge:	£2,250.00 (per annum) For the year of 2024
Anticipated Rent:	£1,550.00 pcm Approx. 6.3% Yield

## Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA240064

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