



# Greenleaf Walk, Southall, UB1

Price Reduced to: £345,000

Benham  
& Reeves

# Greenleaf Walk, Southall, UB1

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A stylish one-bedroom apartment in the highly sought-after The Green Quarter development, constructed by the prestigious Berkeley Group. This well-presented apartment spans a generous 570 square feet (approx.) and offers a custom-designed kitchen with integrated appliances, and an open-planned living and dining room with direct access to an amply proportioned private balcony offering views over the landscaped gardens. The bedroom is neatly tucked away and offers carpet flooring, fitted wardrobes and a stylish three-piece bathroom. The property, whose full-height windows fill it with natural light, also benefits from a utility cupboard with ample storage, video entry system, and residents-only gardens.

The Green Quarter in West London is one of the most ambitious biodiverse residential projects in the UK – a transformed landscape with wetlands, parks, community areas, and acres of green open spaces. Residents at this sustainable, unique and nature-rich place can enjoy beautiful gardens and community areas. Exclusive on-site facilities include a fully equipped gym, private cinema, meeting room, lounge, playground, padel court, bike hire scheme, 24-hour concierge, community shops - and much more to come, including a swimming pool. Situated conveniently in zone 4, adjacent to the Southall Crossrail station on the Elizabeth line, providing fast and easy access to Central London and to Heathrow Airport.



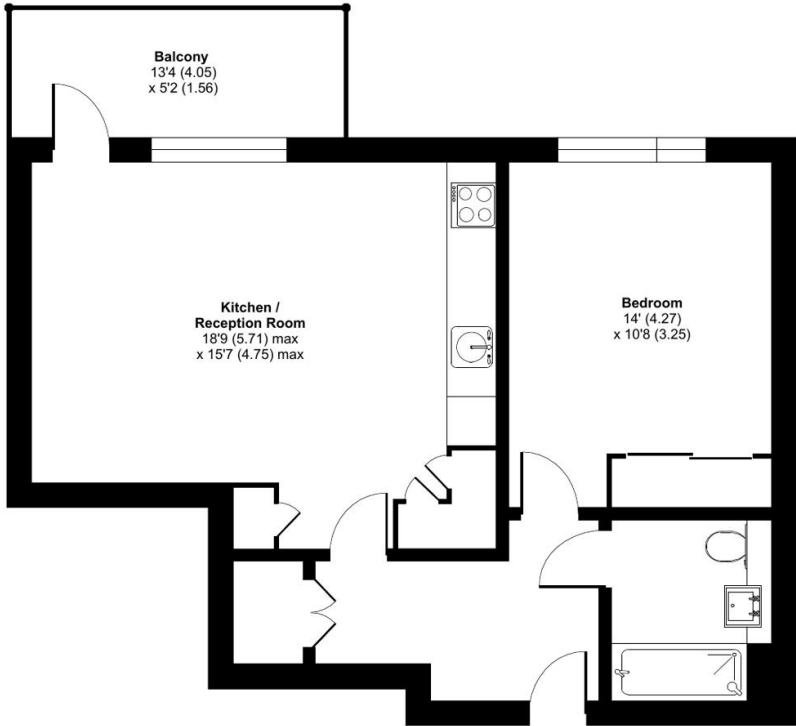


## Property Features:

- Stylish One Bedroom Apartment
- 570 Square Feet (Approx.)
- Fourth Floor
- Private Balcony
- Concierge Desk
- Resident Only Gym, Screening Room & Co-Working Space
- Southall Station (Elizabeth Line)
- Chain Free

## Watson House, Greenleaf Walk, Southall, UB1

Approximate Area = 570 sq ft / 52.9 sq m  
For identification only - Not to scale



FOURTH FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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>		
Not energy efficient - higher running costs		
<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.

Price Reduced £345,000

to:

Tenure: Leasehold

Expires 31/12/3018

Approximately 994 Years Remaining

Ground Rent: £300.00 (per annum)

For the year of 2025

Service Charge: £2619.22 approx. (per annum)

For the year of 2025

Anticipated Rent: £1,600.00 pcm

Approx. 5.7% Yield

## Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA240169

T: 020 8280 0140

E: [ealing.sales@benhams.com](mailto:ealing.sales@benhams.com)

W: [www.benhams.com](http://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

