



# Greenleaf Walk, Southall, UB1

Price Reduced to: £355,000

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.



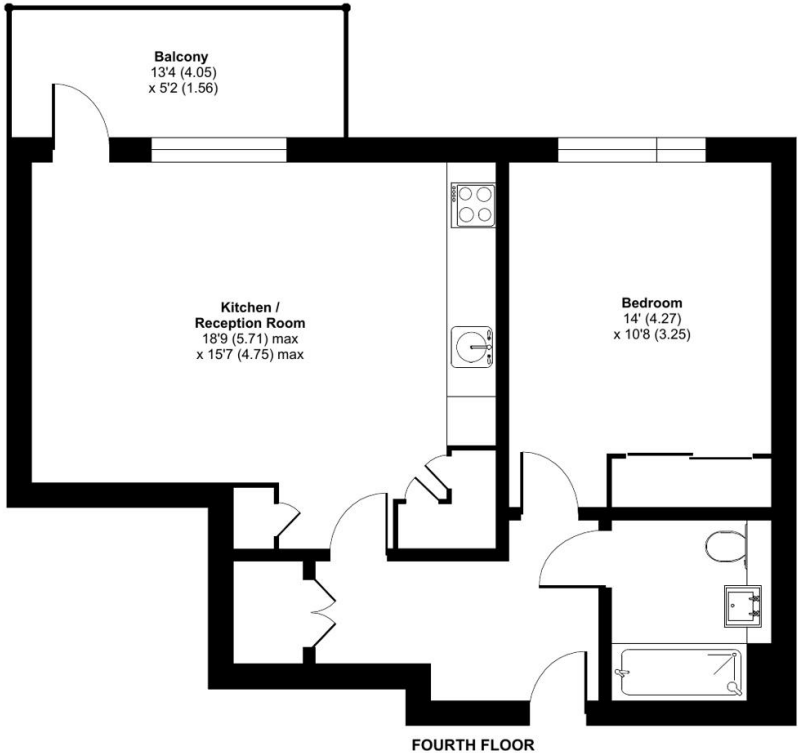


## Property Features:

- 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



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      £355,000  
to:

Tenure:              Leasehold  
Expires 31/12/3018  
Approximately 994 Years Remaining

Ground Rent:      £300.00 (per annum)  
For the year of 2024

Service Charge:   £2,750.00 approx. (per annum)  
For the year of 2024

Anticipated Rent:   £1,600.00 pcm  
Approx. 5.4% Yield

## Viewings:

All viewings are by appointment only  
through our Ealing Office.

Our reference: BEA240169

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

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