



# Greenleaf Walk, Southall, UB1

Asking Price: £485,000



# Greenleaf Walk, Southall, UB1

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref# BEA240031

A stunning 760 square foot (approx.), two bedroom apartment on the sixth floor of Arber House, The Green Quarter. The property boasts a fully custom-designed kitchen with handleless soft close units, Silestone worktops, feature herringbone tiled splashback and integrated Bosch appliances. The reception room is flooded with natural light due to its southern and eastern aspect. Both bedrooms are carpeted with bedroom one having the added benefit of a built in wardrobe and en-suite shower room. The ensuite and family bathroom are stylishly fitted with tiling to wet area walls and floor, Roca sanitaryware throughout, tiled countertop and splashback with ceramic wash basin and polished chrome Hansgrohe monoblock thermostatic mixer tap to wash basin. Further benefits include engineered timber floor throughout living area, kitchen and hallway, south facing balcony with far reaching views and being offered with no onward chain.

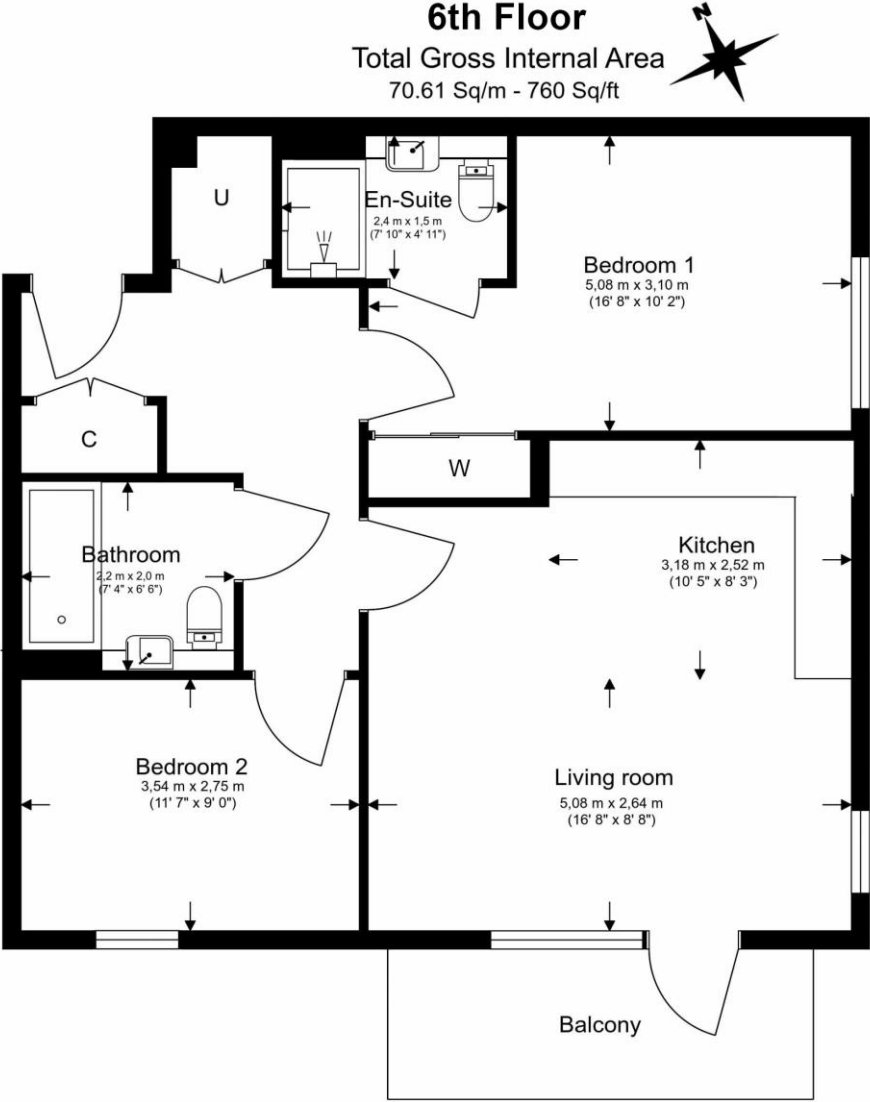
The Green Quarter is one of the biggest regeneration projects in west London, transforming a former gasworks and overflow airport car park into a sustainable, unique and nature-rich place where communities thrive. With nature and biodiversity at its heart, residents at The Green Quarter can enjoy acres of green open spaces, including two new parks, wetlands, beautifully landscaped gardens and new community areas. Exclusive onsite 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:

- Stylish Two Bedroom Apartment
- Two Bathrooms
- Circa. 760 Square Feet
- Chain Free
- Sixth Floor
- South Facing Balcony
- Resident Only Gym, Screening Room & Co-Working Space
- Southall Station (Elizabeth Line)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</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	

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

## Terms & Conditions:

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

Asking Price:	£485,000
Tenure:	Leasehold Expires 02/01/3018 Approximately 992 Years Remaining
Ground Rent:	£350.00 (per annum) For the year of 2025
Service Charge:	£3,785.24 approx. (per annum) For the year of 2025
Anticipated Rent:	£2,000.00 pcm Approx. 4.9% Yield

## Viewings:

All viewings are by appointment only through our Ealing Office.

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