



# Quadrant House, The Green Quarter, Southall, UB1

Asking Price: £570,500

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& Reeves



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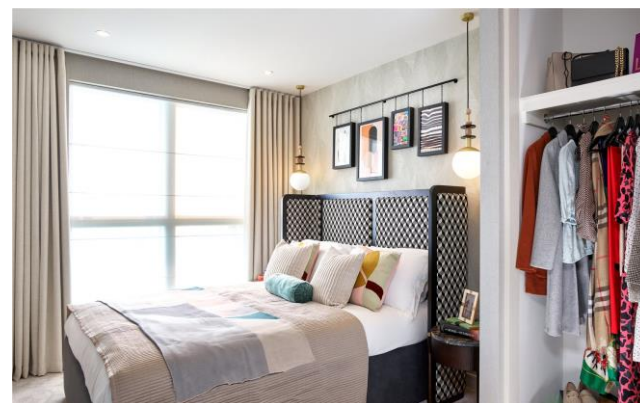
🏠 2 Bedroom (s)   🚿 2 Bathroom (s)   🔑 Leasehold

Ref# BEA240009

A modern two bedroom, two bathroom apartment located on the first floor of Quadrant House. The property spans a comfortable 765 square feet (approx.) and will boast the indigo palette and will have a south / east facing aspect.

The Parkside Central Homes are located within the second stage of Parkside, one of four character areas at The Green Quarter, offering a collection of contemporary Manhattan, one, two, and three bedroom homes with beautifully designed interiors.

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.



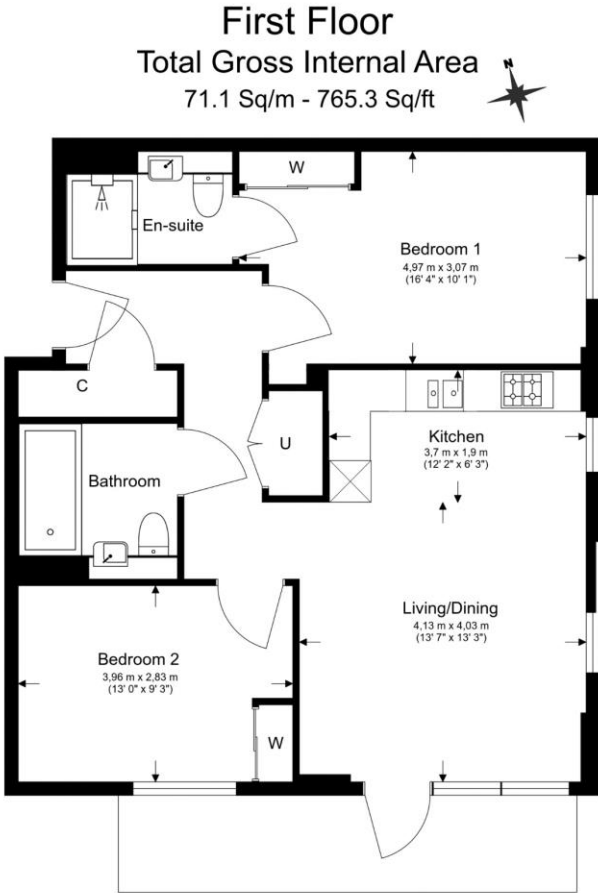


## Property Features:

- Estimated Completion: Jan-May 2025
- Luxury Two Bedroom Apartment
- Two Bathrooms
- First Floor
- 765 Square Feet (approx.)
- South / East Facing Aspect
- Resident Only Gym, Screening Room & Co-Working Space
- Southall Station (Elizabeth Line)







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.

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## Terms & Conditions:

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

Asking Price: £570,500

Tenure: Leasehold length 999years

Ground Rent: Peppercorn

Service Charge: £3,309.12 (per annum)  
Est £4.32/sq ft per annum 2024  
Plus combined heat and power standing charge approx. £0.49 per sq ft

Anticipated Rent: £2,250.00 pcm  
Approx. 4.7% Yield

## Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: BEA240009

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

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