



# Quadrant House, The Green Quarter, Southall, UB1

Asking Price: £711,500

 Benham  
& Reeves



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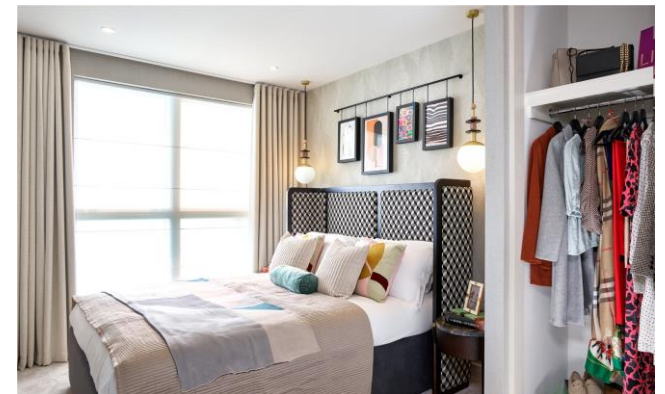
 3 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref# BEA240008

A Luxurious three bedroom apartment located on the eleventh floor of Quadrant House. The property spans an impressive 967 square feet (approx.) and will boast the evergreen palette and will have an 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.

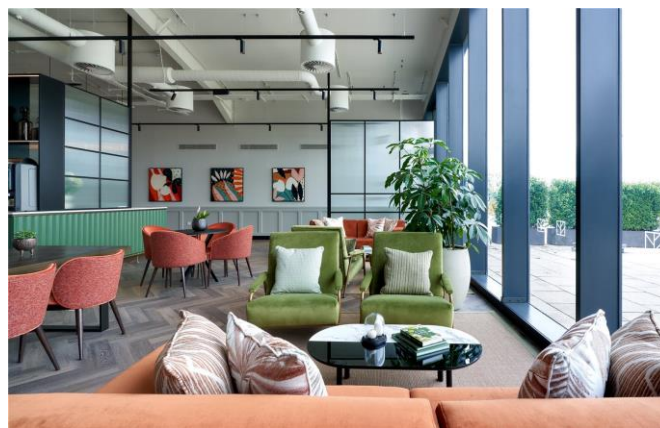
The Green Quarter is one of the biggest regeneration projects in west London, transforming a former gasworks and overflow airport car park into a sustainable, unique and nature-rich place where communities thrive. With nature and biodiversity at its heart, residents at The Green Quarter can enjoy acres 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.





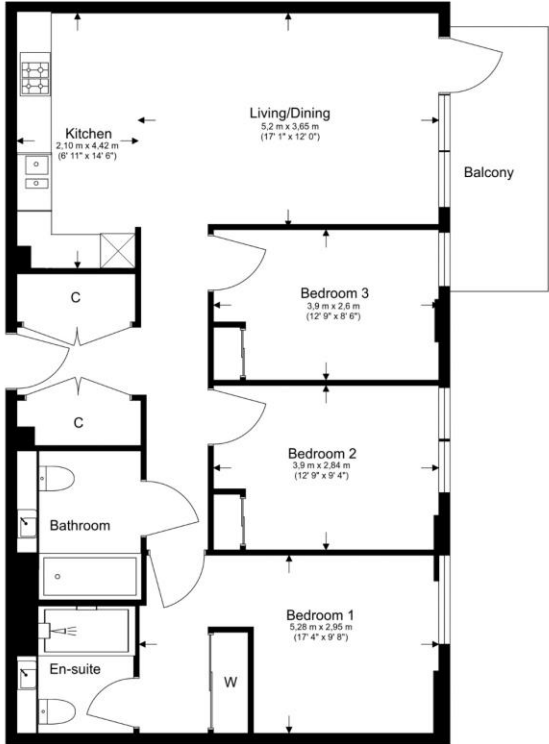
## Property Features:

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





11th Floor  
Total Gross Internal Area  
89.8 Sq/m - 967 Sq/ft



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.

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Tenure: Leasehold lengths 999 years

Ground Rent: Peppercorn

Service Charge: £4,177.44 approx. (per annum)  
- Approx. £4.32/sq ft pa. Est for the year of 2024  
- Heat and power standing charge of approximately £0.49 per sq ft.

Anticipated Rent: £2,700.00 approx. pcm  
Approx. 4.6% Yield

## Viewings:

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

Our reference: BEA240008

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

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