

Arber House, Greenleaf Walk, Southall, UB1

Asking Price: £380,000

Benham & Reeves

Greenleaf Walk, Southall, UB1

1 Bedroom (s) 0 Bathroom (s) Leasehold

Ref: CHD240007

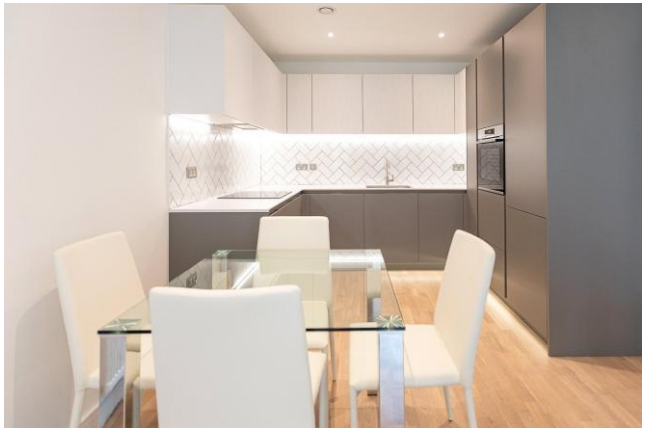
A modern one bedroom apartment in the highly sought-after The Green Quarter development, constructed by the prestigious Berkeley Group. The well-presented apartment spans a generous 536 square feet (approx.) and offers a custom-designed kitchen with integrated appliances, open planned living room with direct access to a private balcony offering eastern views. The bedroom is neatly tucked away and offers carpet flooring, fitted wardrobes and a stylish three-piece bathroom. The property also benefits from a utility cupboard with ample storage, a video entry system and residents' only gardens.

The Green Quarter is one of the biggest regeneration projects in west London, transforming a former gas works 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 on-site 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.







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Property Features:

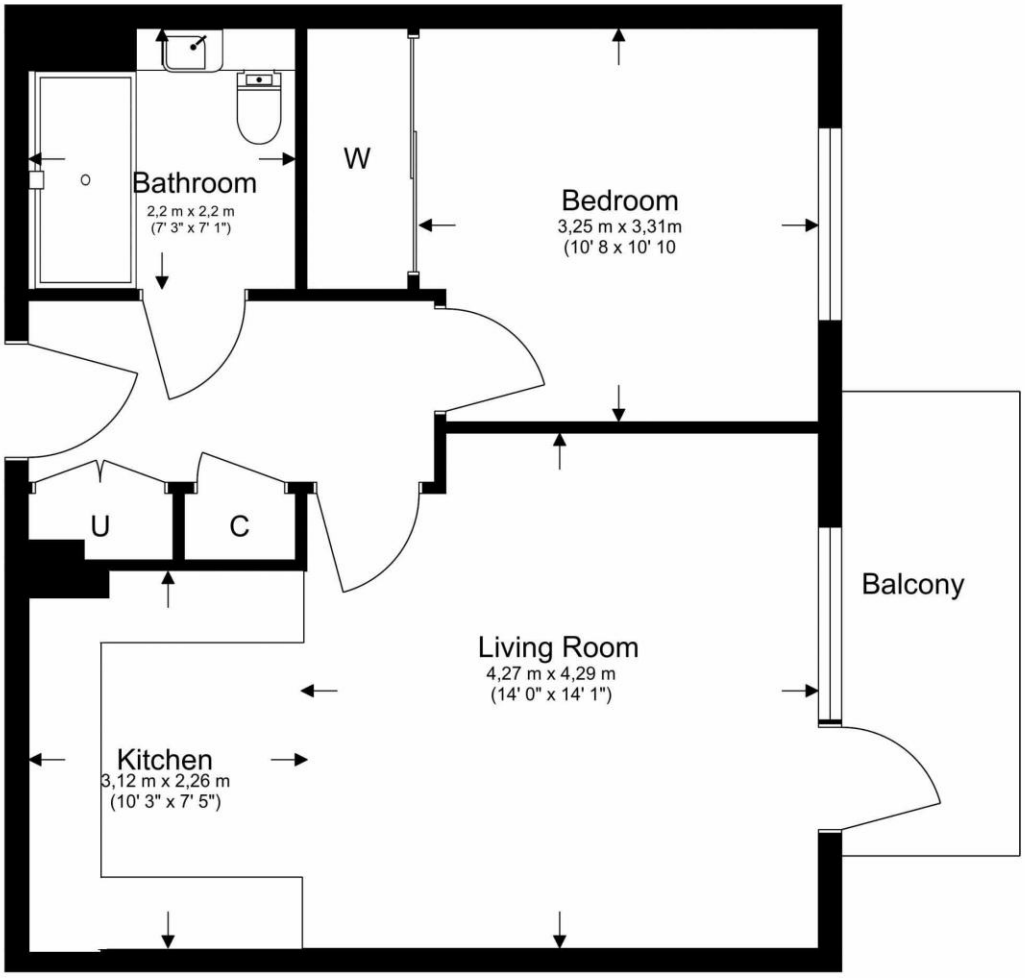
- Modern One Bedroom Apartment
- 536 Square Feet (Approx.)
- Fifth Floor
- Eastern Aspect
- Private Balcony
- Concierge Desk
- Resident Only Gym, Screening Room & Co-Working Space
- Southall Station (Elizabeth Line)

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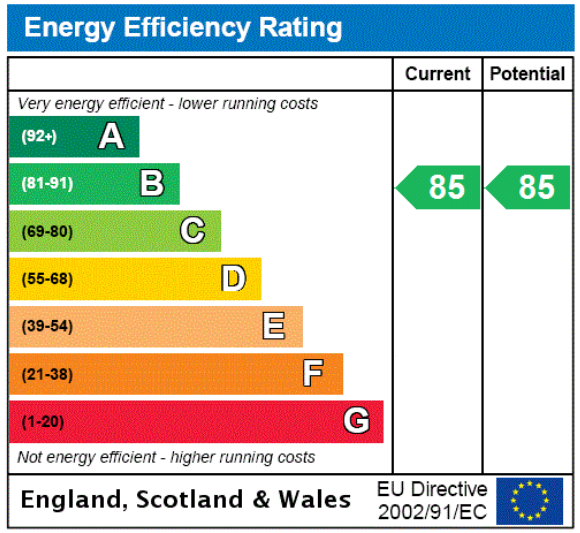
5th Floor

Total Gross Internal Area

49.89 Sq/m - 536 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.



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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:	£380,000
Tenure:	Leasehold Expires 31/12/3018 Approximately 992 Years Remaining
Ground Rent:	£300.00 (per annum) For the year ending 2026
Service Charge:	£2,466.50 approx. (per annum) For the year ending 2026
Anticipated Rent:	£1,600.00 pcm Approx. 5.1% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: CHD240007

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