

Greenleaf Walk, Southall, UB1

Asking Price: £440,000

Benham & Reeves

Greenleaf Walk, Southall, UB1

2 Bedroom (s) 2 Bathroom (s) Leasehold

Secure Gated Parking Space Included A bright and airy luxurious two bedroom, two bathroom apartment situated on the seventh floor of Watson House, The Green Quarter. This beautiful apartment spans an impressive 768 square feet (approx.) and 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 south facing windows. Both bedrooms are carpeted with bedroom one having the added benefit of a built-in wardrobe and en-suite shower room. The en-suite and family bathroom are stylishly fitted with tiling to walls and floor, Roca sanitaryware throughout, tiled countertop and splashback with ceramic wash basin and polished chrome Hansgrohe monobloc thermostatic mixer tap. Further benefits include engineered timber floor throughout living area, kitchen and hallway, south facing balcony with far reaching views and parking for one car in the car park.

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.







Greenleaf Walk, Southall, UB1



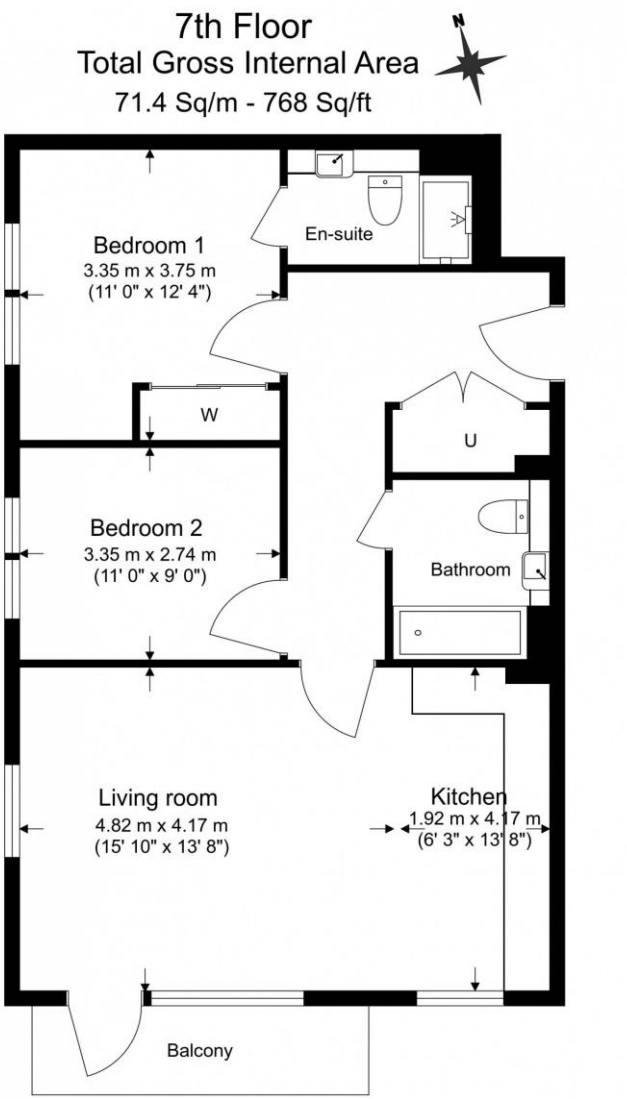


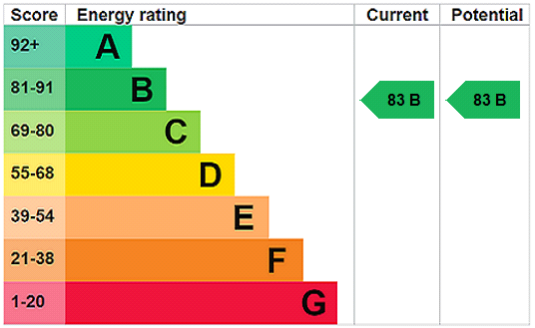



Property Features:

- Right To Park Included
- Superb Two Bedroom Apartment
- Two Bathrooms
- Seventh Floor
- 768 Square Feet (Approx)
- South Facing Aspect
- Resident Only Gym, Screening Room & Co-Working Space
- Southall Station (Elizabeth Line)

Greenleaf Walk, Southall, UB1





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.

Greenleaf Walk, Southall, UB1

Terms & Conditions:

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

Asking Price:	£440,000
Tenure:	Leasehold Expires 31/12/3018 Approximately 992 Years Remaining
Ground Rent:	£200.00 (per annum) For the year of 2026
Service Charge:	£3,849.12 (per annum) For the year of 2026
Anticipated Rent:	£2,350.00 pcm Approx. 6.4% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA260198

T: 020 8280 0140
E: ealing@benhams.com
W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

Benham and Reeves Limited. Registered In England No. 01633981
Registered Office: 28 Church Road, Stanmore, Middlesex HA7 4XR