

Greenleaf Walk, Southall, UB1

Asking Price: £270,000

Benham & Reeves

Greenleaf Walk, Southall, UB1

Studio | 1 Bathroom (s) | Leasehold

Right To Park Included An elegant studio apartment in the prestigious The Green Quarter development, built by the esteemed Berkeley Group. Approximately 425 square feet, the well-kept apartment has an open-concept living area with direct access to a private balcony with views of the beautifully landscaped gardens, and a custom-designed kitchen with integrated appliances. The tastefully designed three-piece bathroom, fitted wardrobes, and carpeting are all features of the well-organized bedroom. A video entry system, resident-only gardens, and a utility cupboard with plenty of storage are additional features of the property.

The Green Quarter in West London is one of the most ambitious biodiverse residential projects in the UK – a transformed landscape with wetlands, parks, community areas, and acres of green open spaces. Residents at this sustainable, unique and nature-rich place can enjoy beautiful gardens and community areas. Exclusive on-site facilities include a fully equipped gym,
private cinema, meeting room, lounge, playground, padel court, bike hire scheme, 24-hour concierge, community shops - and much more to come, including a swimming pool. Situated conveniently in zone 4, adjacent to the Southall Crossrail station on the Elizabeth line, providing fast and easy access to Central London and to Heathrow Airport.







Greenleaf Walk, Southall, UB1







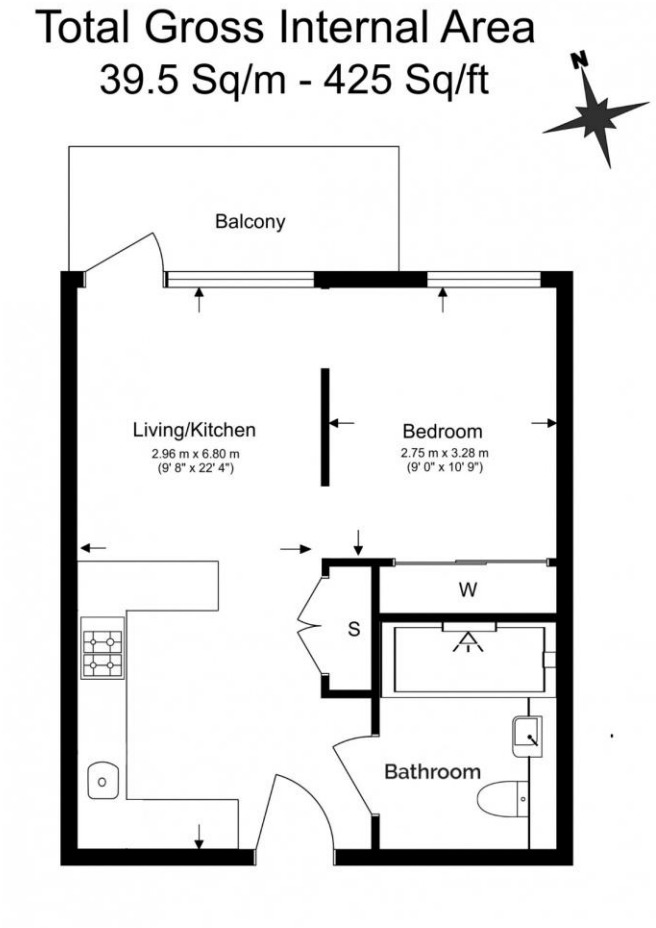

Property Features:

- Stylish Studio Apartment
- Second Floor
- 425 Square Feet (Approx.)
- Private Balcony
- Concierge Desk
- Resident Only Gym, Screening Room & Co-Working Space
- Southall Station (Elizabeth Line)
- Right To Park Included

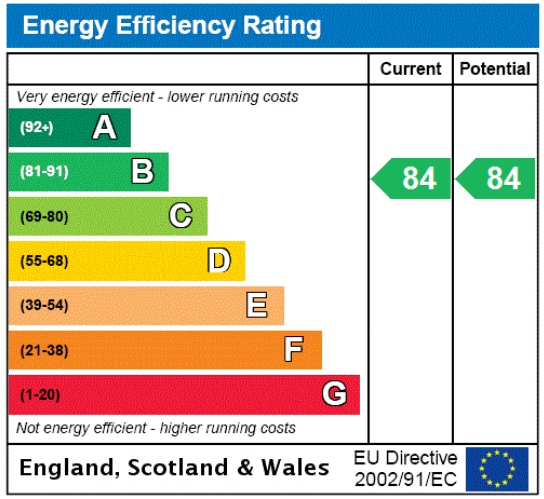
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Total Gross Internal Area
39.5 Sq/m - 425 Sq/ft



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:	£270,000
Tenure:	Leasehold Expires 31/12/3018 Approximately 992 Years Remaining
Ground Rent:	£150.00 (per annum) for the year 2024
Service Charge:	£1,014.00 (per annum) for the year 2024
Anticipated Rent:	£1,450.00 pcm Approx. 6.4% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA240168

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