



The Harris, The Green Quarter, Southall, UB1

Asking Price: £414,000

 Benham
& Reeves

The Harris, The Green Quarter, Southall, UB1

 1 Bedroom  1 Bathroom  Leasehold

Ref# BEA240007

Spanning a comfortable 674 square feet (approx.) is this third floor, one bedroom apartment. The property will boast the evergreen palette and will have an east facing aspect.

The Harris is the first building in Parkside Central, forming part of the transformation of this former brownfield site into one of the most biodiverse neighbourhoods in the UK. Apartment balconies overlook residents' podium gardens and out across Central Gardens, the 4.5-acre landscaped park that is the focal point of The Green Quarter.

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.

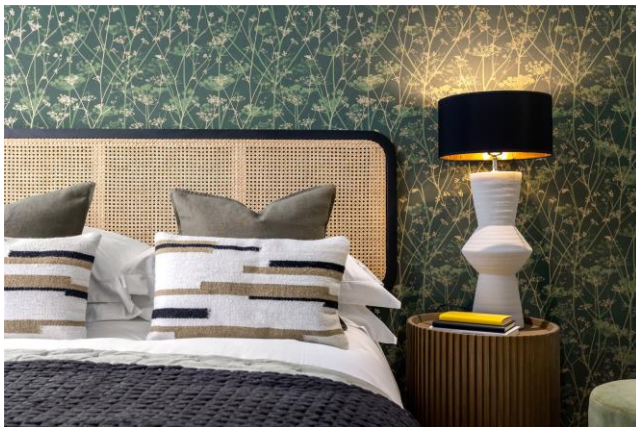


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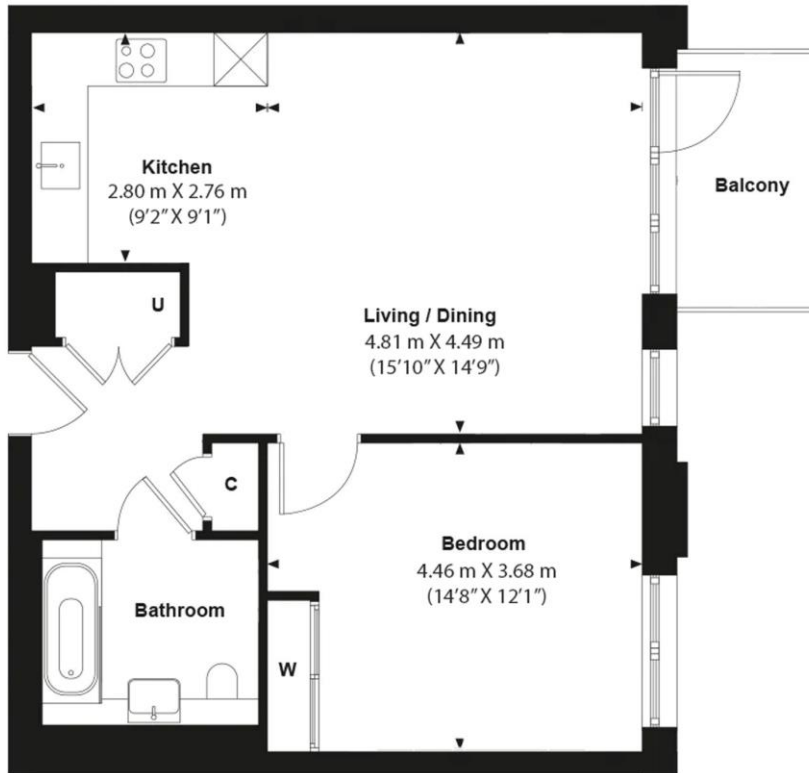
Property Features:

- Estimated Completion: March-May 2024
- Stylish One Bedroom Apartment
- Third Floor
- 674 Square Feet (approx.)
- Parking Available at Extra Cost
- East Facing Aspect
- Resident Only Gym, Screening Room & Co-Working Space
- Southall Station (Elizabeth Line)



Third Floor

Total Gross Internal Area
62.6 Sq/m - 674 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 Length 999years

Ground Rent: Peppercorn

Service Charge: £2,912.00 approx. (per annum)
Est £4.32/sq ft pa. Est for the year of 2024
Heat and power standing charge of approximately £0.49 per sq ft per annum

Anticipated Rent: £1,900.00 approx. pcm
Approx. 5.5% Yield

Viewings:

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

Our reference: BEA240007

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