



# Greenleaf Walk, Southall, UB1

Asking Price: £525,000



# Greenleaf Walk, Southall, UB1

🏠 2 Bedroom (s)   🚿 2 Bathroom (s)   🔑 Leasehold

A bright and airy luxurious two bedroom, two bathroom apartment situated on the fourth 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.

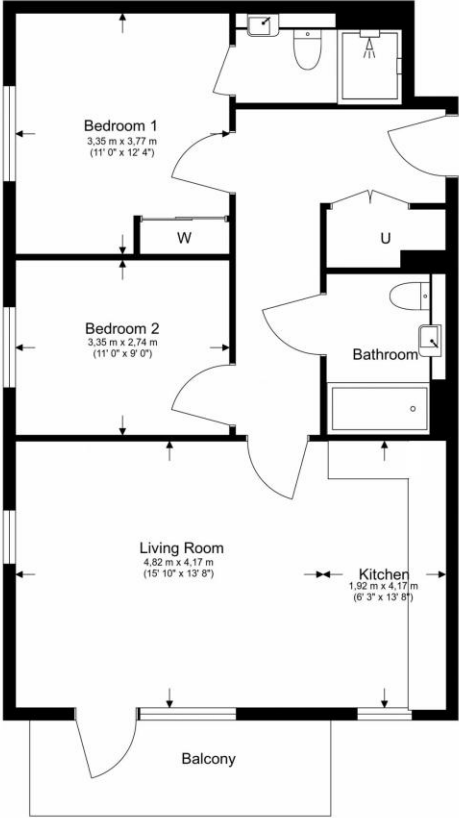




## Property Features:

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

Total Gross Internal Area  
71.4 Sq/m - 768 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Terms & Conditions:

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

Asking Price:	£525,000
Tenure:	Leasehold Expires 31/12/3018 Approximately 993 Years Remaining
Ground Rent:	£400.00 (per annum) For the year of 2025
Service Charge:	£3,900.00 approx. (per annum) For the year of 2025
Anticipated Rent:	£2,000.00 pcm Approx. 4.6% Yield

## Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA250246

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