



Greenleaf Walk, Southall, UB1

Asking Price: £490,000

Benham
& Reeves

Greenleaf Walk, Southall, UB1

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

****Secure Gated Parking Included**** Offered in immaculate condition throughout is this 764 square foot (approx.), two bedroom apartment on the ground floor of Arber House, The Green Quarter. The property 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 southern and eastern aspect. Both bedrooms are carpeted with bedroom one having the added benefit of a built in wardrobe and en-suite shower room. The ensuite and family bathroom are stylishly fitted with tiling to wet area walls and floor, Roca sanitaryware throughout, tiled countertop and splashback with ceramic wash basin and polished chrome Hansgrohe monoblock thermostatic mixer tap to wash basin. Further benefits include engineered timber floor throughout living area, kitchen and hallway, a private south east facing patio, and being offered with no onward chain.

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.



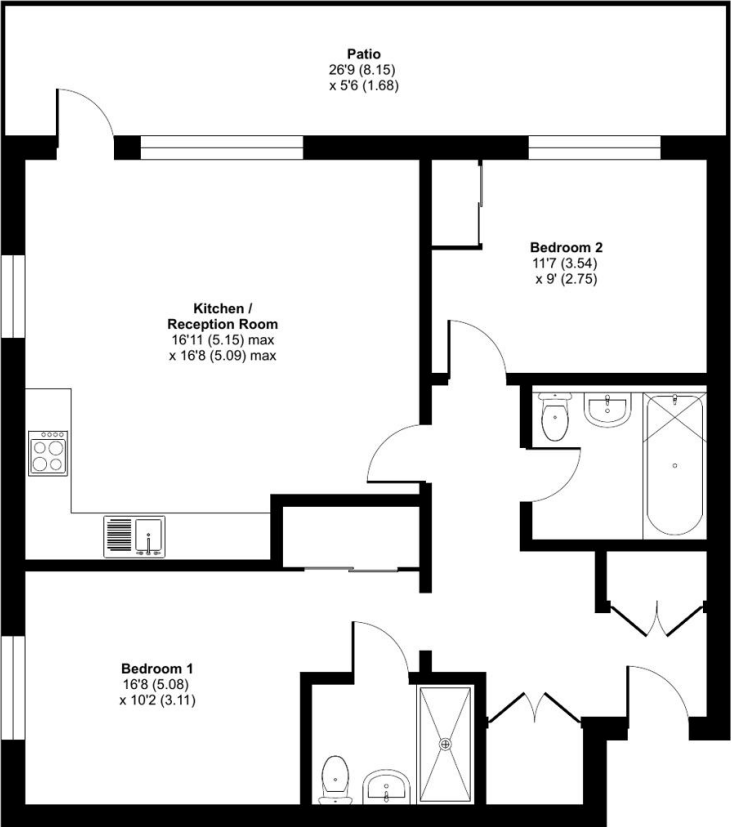


Property Features:

- Secure Gated Parking Included
- Stylish Two Bedroom Apartment
- Two Bathrooms
- 764 Square Feet (Approx)
- Ground Floor
- South East Facing Patio
- Resident Only Gym, Screening Room & Co-Working Space
- Southall Station (Elizabeth Line)

Arber House 2 Greenleaf Walk, Southall, UB1

Approximate Area = 764 sq ft / 70.9 sq m
 For identification only - Not to scale



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 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:	£490,000
Tenure:	Leasehold Expires 31/12/3018 Approximately 992 Years Remaining
Ground Rent:	£288.00 (per annum) For the year of 2026
Service Charge:	£3,736.00 (per annum) For the year of 2026
Anticipated Rent:	£2,200.00 pcm Approx. 5.4% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA260096

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