



GREENVIEW COURT

SOUTHALL
WEST LONDON

PRESENTED BY



Strawberry Star

GREENVIEW COURT

An exceptional development offering brand new luxury apartments set amid multi-level roof gardens - minutes from forthcoming Crossrail connections across the Capital.



GREENVIEW COURT
SOUTHALL
WEST LONDON



Computer generated image.



SOUTHALL MAINLINE & CROSSRAIL INTERCHANGE 2019

7 MINUTES WALK

LONDON HEATHROW AIRPORT (TERMINALS 2 & 3)

8 MINS CROSSRAIL DIRECT

LONDON PADDINGTON UNDERGROUND AND RAIL TRANSPORT HUB

13 MINS CROSSRAIL DIRECT

BOND STREET & WEST END SHOPPING

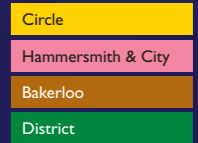
17 MINS CROSSRAIL DIRECT

LIVERPOOL STREET AND THE CITY OF LONDON FINANCIAL DISTRICT

24 MINS CROSSRAIL DIRECT



13 minutes direct
from 8 rail and tube lines in Zone 1
Connectivity second to none



- A choice of studio, 1, 2 & 3 bedroom apartments arranged from levels 1-13.
- Majority of the apartments benefit from private balcony, terrace or winter garden.
- High quality specifications throughout.
- Fully integrated two-tone designer kitchens with appliances by Smeg.
- Residents' private podium level courtyard garden and communal space.

THE DEVELOPMENT

FEATURES AT A GLANCE

- Three private landscaped rooftop gardens at levels 5, 7 & 9.
- Secure undercroft car parking†.
- Three independent entrance foyers providing stair and lift access to each apartment level.
- Daytime concierge located at the south entrance .
- New public realm with raised planters and landscaping.

† Limited and at additional cost.



Southall Station and forthcoming Crossrail interchange 2019



Computer generated image.



GREENVIEW COURT
SOUTHALL
WEST LONDON



‘House prices set to grow by 50% in 3 years in West London because of Crossrail’

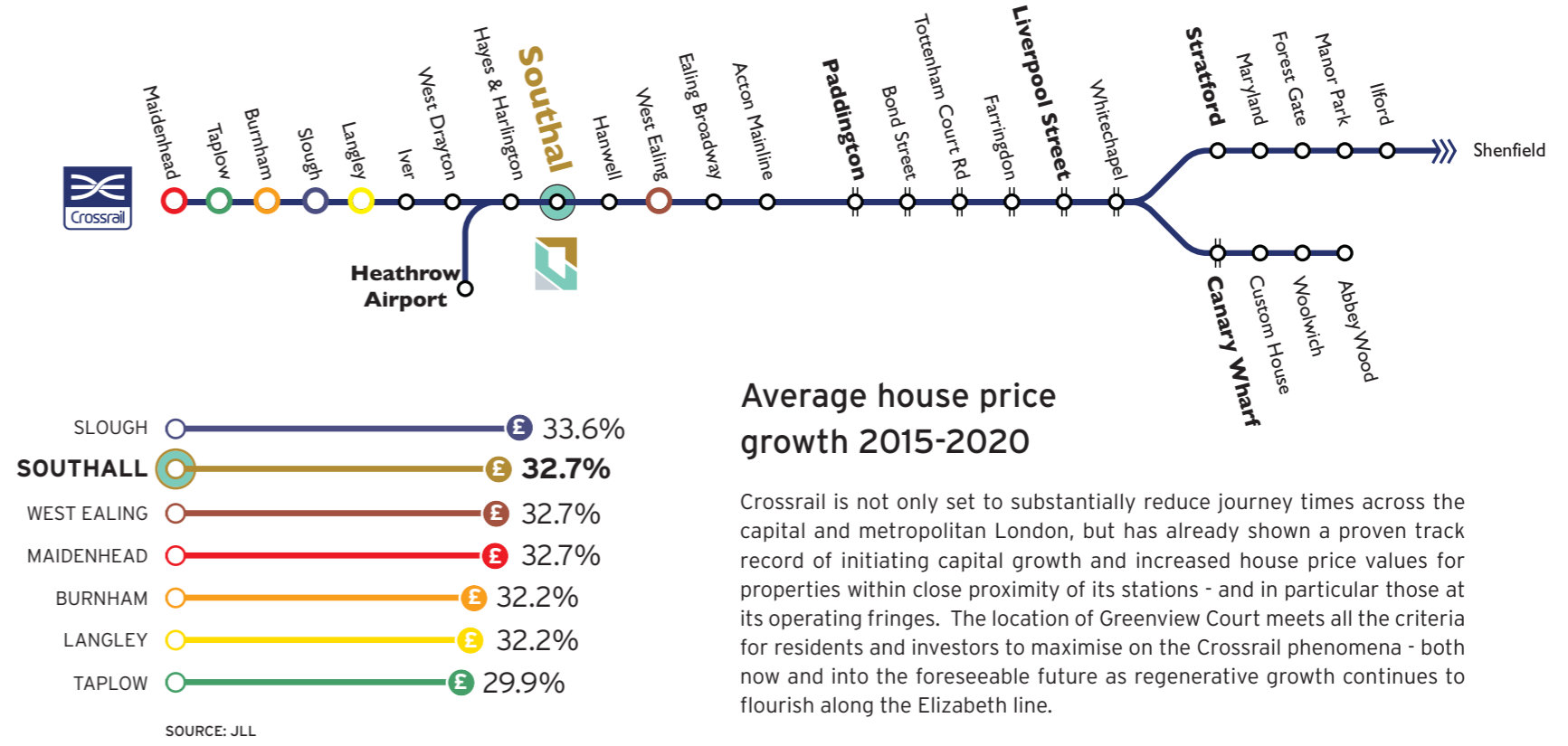
SOURCE: JLL

CONNECT BY ROAD, RAIL AND AIR

- Greenview court is situated approximately 10 minutes drive from Junction 3 of the M4 motorway which travelling east, offers direct access to central London or travelling west, connects to the M25 (J15) in just 15 minutes. Residents will have superb road and motorway connections to all local and regional key destinations, including London Heathrow - located 15 minutes drive from the development.
- Southall station needs little introduction as a major transport link for residents at Greenview Court. The station is currently served by Great Western Railway operating between Paddington, Heathrow, Reading and Oxford. From mid 2019, Crossrail will introduce four trains an hour linking Paddington and Heathrow - leading up to its full service of up to ten trains an hour from late 2019.
- Being the world's busiest handler of international passengers, London Heathrow is used by over 90 airlines flying to some 170 destinations worldwide. Heathrow is also the largest single site employer both in London and the UK, with over 76,500 workers creating a GVA of around £3.3 billion. Greenview Court is well placed to maximise on the vast rental catchment being just 8 minutes by the forthcoming Crossrail from Heathrow terminals 2 & 3.



CONNECT TO CAPITAL GROWTH ON THE ELIZABETH LINE



Average house price growth 2015-2020

Crossrail is not only set to substantially reduce journey times across the capital and metropolitan London, but has already shown a proven track record of initiating capital growth and increased house price values for properties within close proximity of its stations - and in particular those at its operating fringes. The location of Greenview Court meets all the criteria for residents and investors to maximise on the Crossrail phenomena - both now and into the foreseeable future as regenerative growth continues to flourish along the Elizabeth line.



Given such direct and rapid rail access into the heart of the Capital, residents at Greenview Court will have London's greatest experiences and dynamic cultural landmarks seemingly on their doorstep.

Knightsbridge, Soho, Mayfair, Westminster, Covent Garden, Theatreland, ... so many names of such iconic status and all so easily accessible from Southall. Many of London's world renowned universities and teaching institutions will also be within convenient proximity - adding further prestige to owning a new luxury apartment at Greenview Court.

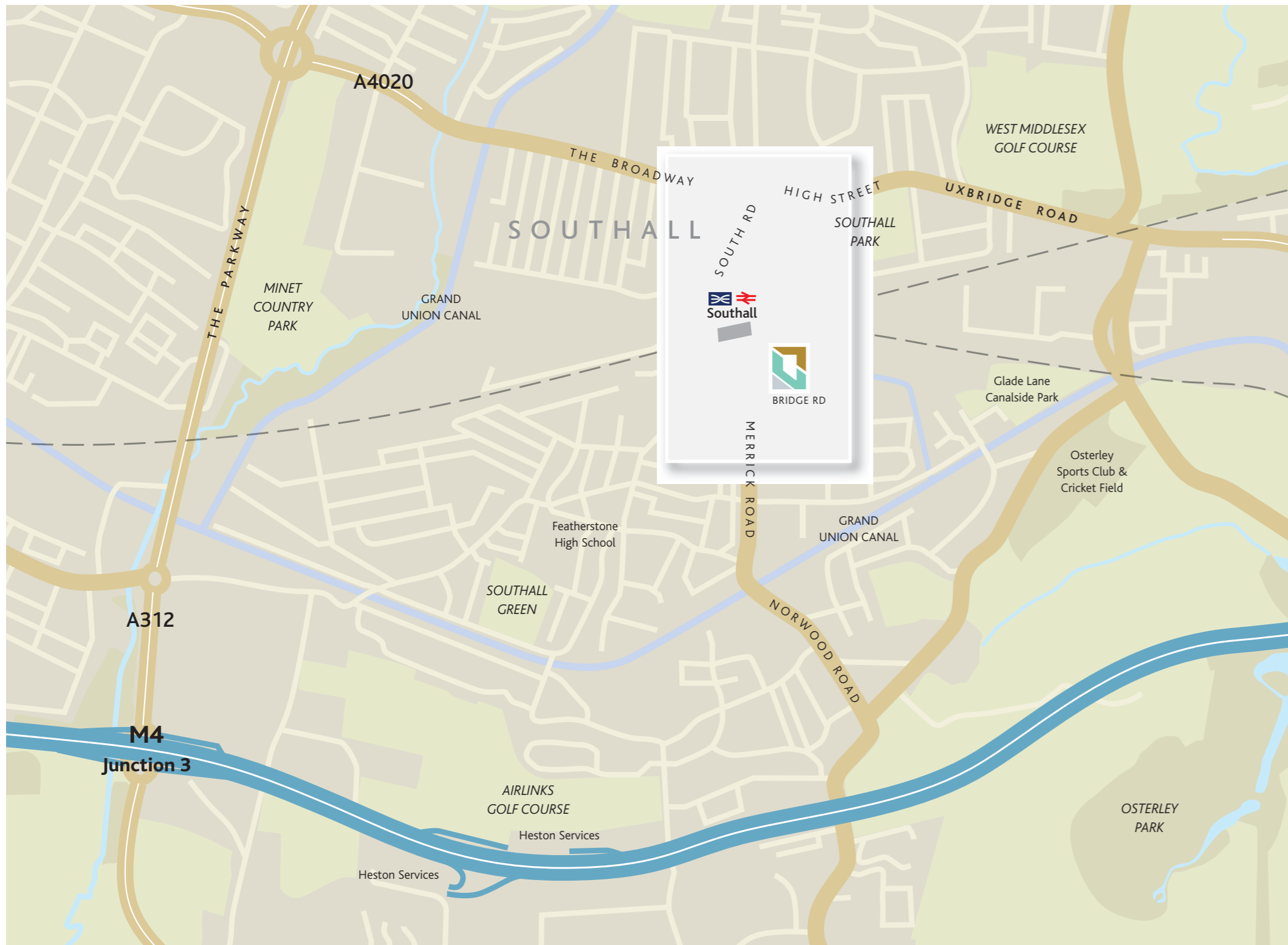


The Capital on your doorstep

Southall to a stroll in Hyde Park in less than 30 minutes

WEST LONDON UNIVERSITIES WITHIN A 10 MILE RADIUS INCLUDE





The locality

From a quiet rural village to a bustling market town, a cultural landmark and world renowned shopping destination.



Today, Southall is a buzzing colourful town with strong roots in South Asian culture; the principal street 'The Broadway' boasts a unique shopping experience with a plethora of jewellery, fashion, fabric and spice outlets and independent boutiques.

The district is also home to the largest Sikh Gurudwara outside India. Clubs, bars and restaurants abound, as do market stalls and larger retail brands. Southall has numerous highly rated schools including Greenford High School and Featherstone High School - rated 'outstanding' by Ofsted.



Grand Union Canal Walk
Paddington Arm
Southall

Grand Union Canal Walk
Hanwell Flight of Locks

WEST MIDDLESEX GOLF CLUB

Southall is located on the Grand Union Canal which meanders for 137 miles from London to the Midlands. Residents at Greenview Court will never be far from the towpath walks, parkland and green space that dominates the town's fringes. West Middlesex Golf Club is also within close proximity and is widely recognised as one of the finest golfing venues in West London.



Parkland, tranquil waterways and recreation abound
Step into the lifestyle at Greenview Court

Welcome to
Three Bridges
Park



GREENVIEW COURT
SOUTHALL
WEST LONDON



HEATHROW AIRPORT



GREENVIEW COURT

 Southall

Computer generated image of Greenview Court.



GREENVIEW COURT

MERRICK ROAD
SOUTHALL

West London's
new landmark for
luxury living



Computer generated image.



The development is located on Merrick Road, with access to undercroft parking from Bridge Road.

An array of fabulous multi level rooftop gardens dominate the architecture providing a green oasis within an urban setting.

Dramatic outdoor landscaped terraces link the apartment buildings, creating a striking visual presence to be enjoyed from the majority of apartments.



GREENVIEW COURT
SOUTHALL
WEST LONDON



Computer generated image.



Computer generated image of dual aspect apartment A501 - A801.



Computer generated image of dual aspect apartment A501 - A801.



Interiors shown are computer generated.

Each apartment will feature a sleek two tone kitchen with smoke grey reconstituted stone worktop, light grey glass splashback and Smeg integrated appliances.



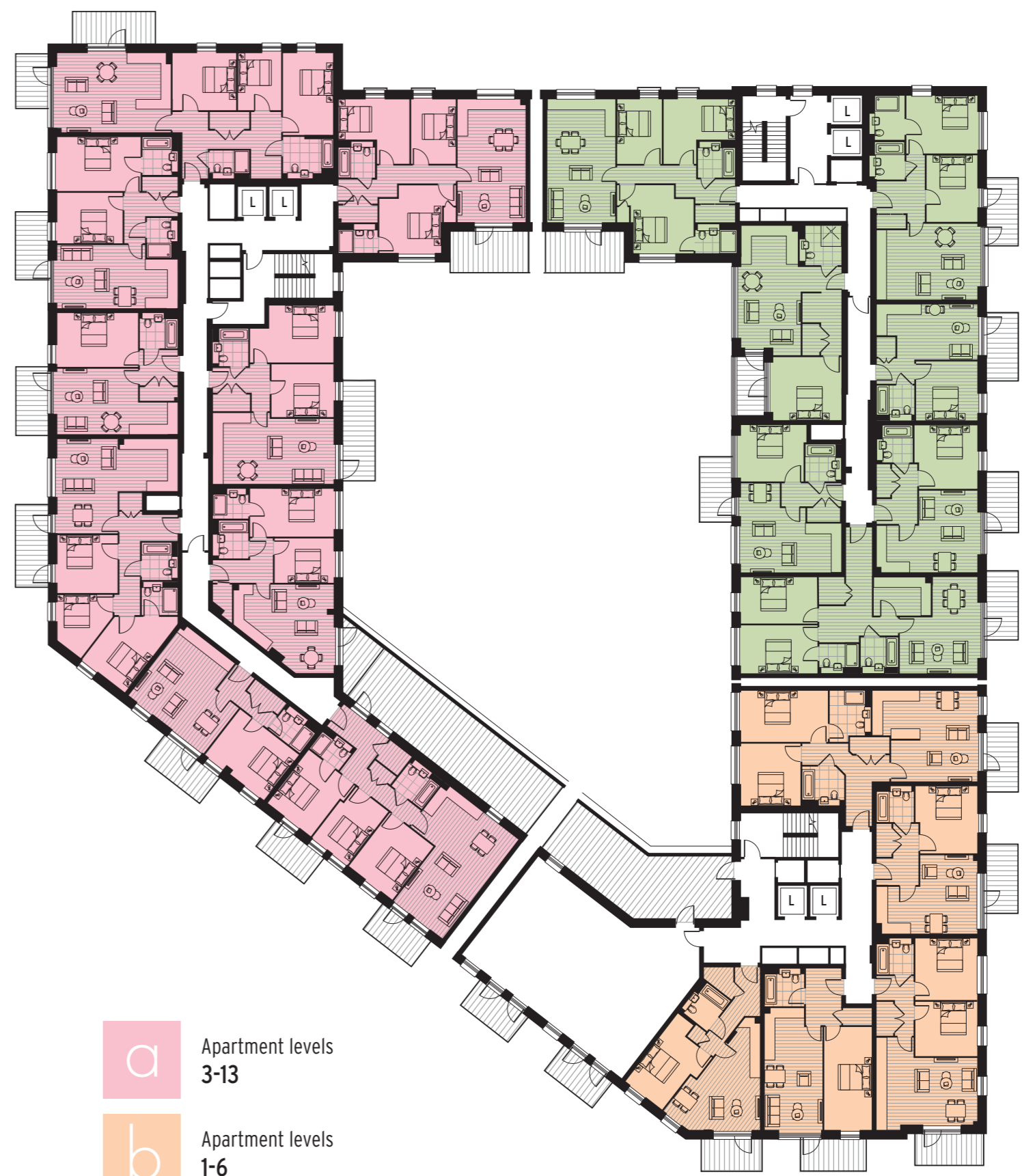


Images shown are computer generated.



Example block floor plan

IDENTIFYING 3 PRINCIPAL APARTMENT CORES



- a** Apartment levels 3-13
- b** Apartment levels 1-6
- c** Apartment levels 2-10



Example apartment types

FROM EACH PRINCIPAL APARTMENT CORE

With a choice of properties from designer studios up to 3 bedroom family homes, Greenview Court offers living space to suit all walks of life - from first time buyers to home movers, from those seeking a spacious downsize to rental investors looking for long term returns in an area with an established and growing catchment.

With the development set to be just 8 minutes direct from London Heathrow, the rental market is underpinned by a collective workforce of some 76,500 employees - with the airport's operation supporting around 114,000 jobs in the local area.



Block plan shown as a guide to location of each apartment.



STUDIO
C202 C302 C402 C502
C602 C702 C802 C902 C1002

| | | |
|-------------------|-----------------|-----------------|
| Total area | 40.1 sqm | 431 sqft |
| Living area | 5.9 x 3.1m | 19'3" x 10'2" |
| Bedroom area | 3.4 x 3.6m | 11'4" x 11'9" |



1 BEDROOM
B102 B202 B302 B402 B502 B602

| | | |
|-------------------|-----------------|-----------------|
| Total area | 50.8 sqm | 547 sqft |
| Living area | 5.9 x 4.6m | 19'3" x 15'0" |
| Bedroom | 3.7 x 3.8m | 12'1" x 12'5" |



2 BEDROOM
B209 B309

| | | |
|---------------------------|-----------------|-----------------|
| Total area | 77.9 sqm | 838 sqft |
| Living/dining inc kitchen | 3.8 x 6.5m | 12'5" x 21'3" |
| Bedroom 1 | 3.5 x 4.6m | 11'5" x 15'1" |
| Bedroom 2 | 3.0 x 4.1m | 9'10" x 13'5" |



3 BEDROOM
A501 A601 A701 A801

| | | |
|---------------------------|-----------------|------------------|
| Total area | 99.0 sqm | 1065 sqft |
| Living/dining inc kitchen | 6.7 x 4.6m | 21'11" x 15'0" |
| Bedroom 1 | 4.8 x 3.0m | 15'8" x 9'9" |
| Bedroom 2 | 3.7 x 3.3m | 12'1" x 10'10" |
| Bedroom 3 | 2.5 x 3.3m | 8'2" x 10'10" |

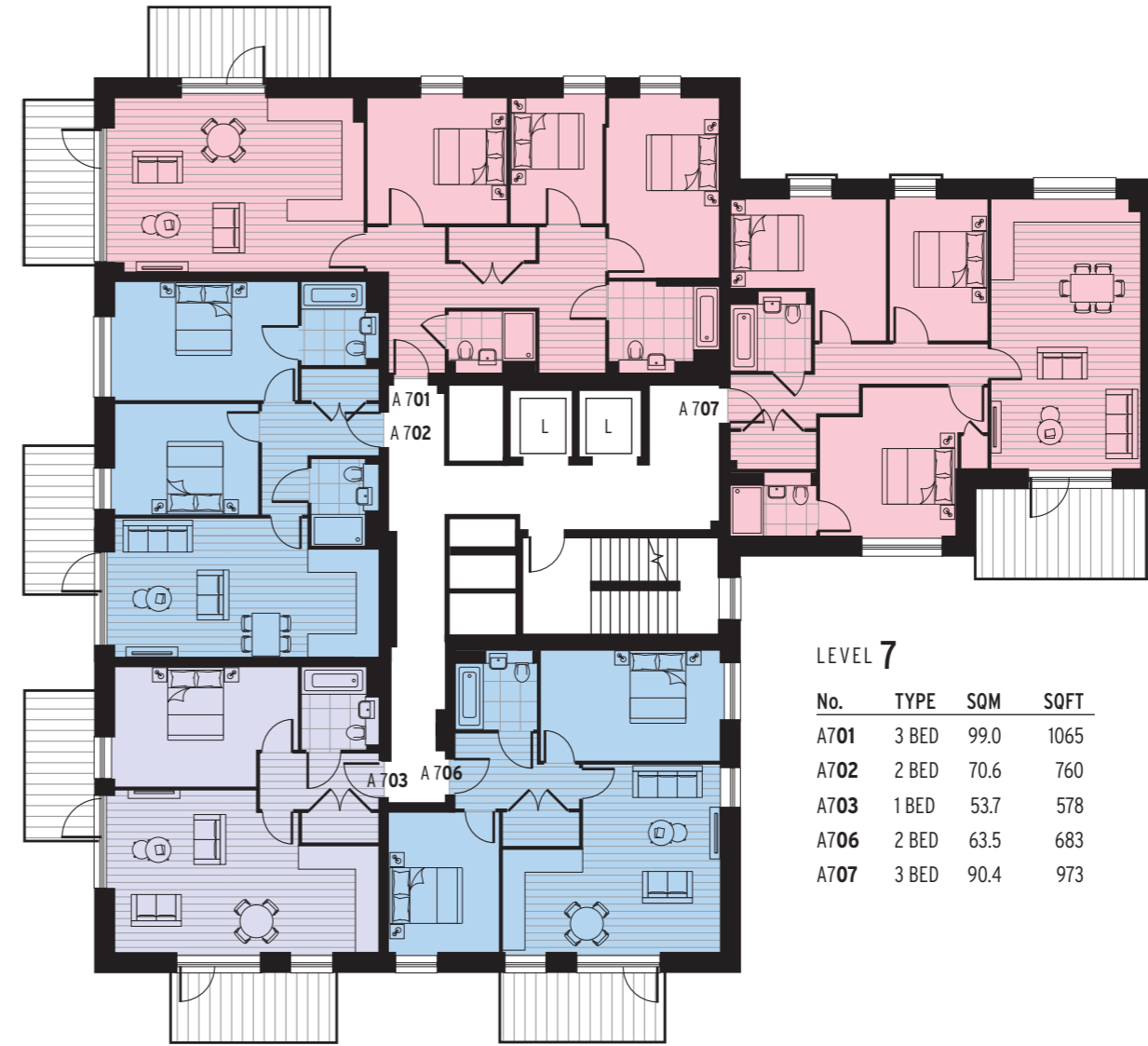


Apartment plans are intended to be correct, precise details may vary. Internal areas are accurate to within 5%.



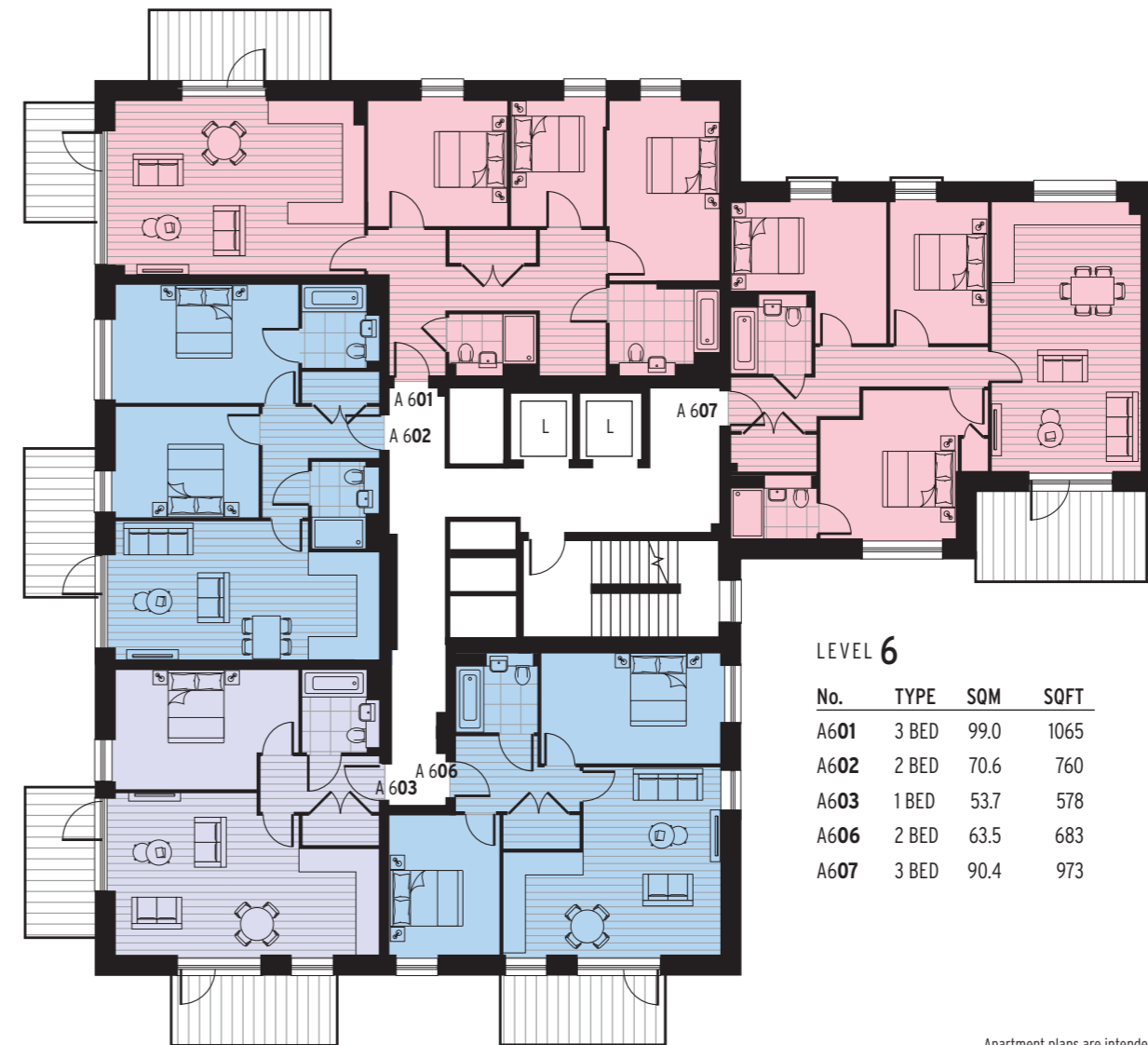
LEVEL 5

| No. | TYPE | SQM | SOFT |
|------|-------|------|------|
| A501 | 3 BED | 99.0 | 1065 |
| A502 | 2 BED | 70.6 | 760 |
| A503 | 1 BED | 53.7 | 578 |
| A506 | 1 BED | 56.7 | 610 |
| A507 | 3 BED | 90.4 | 973 |



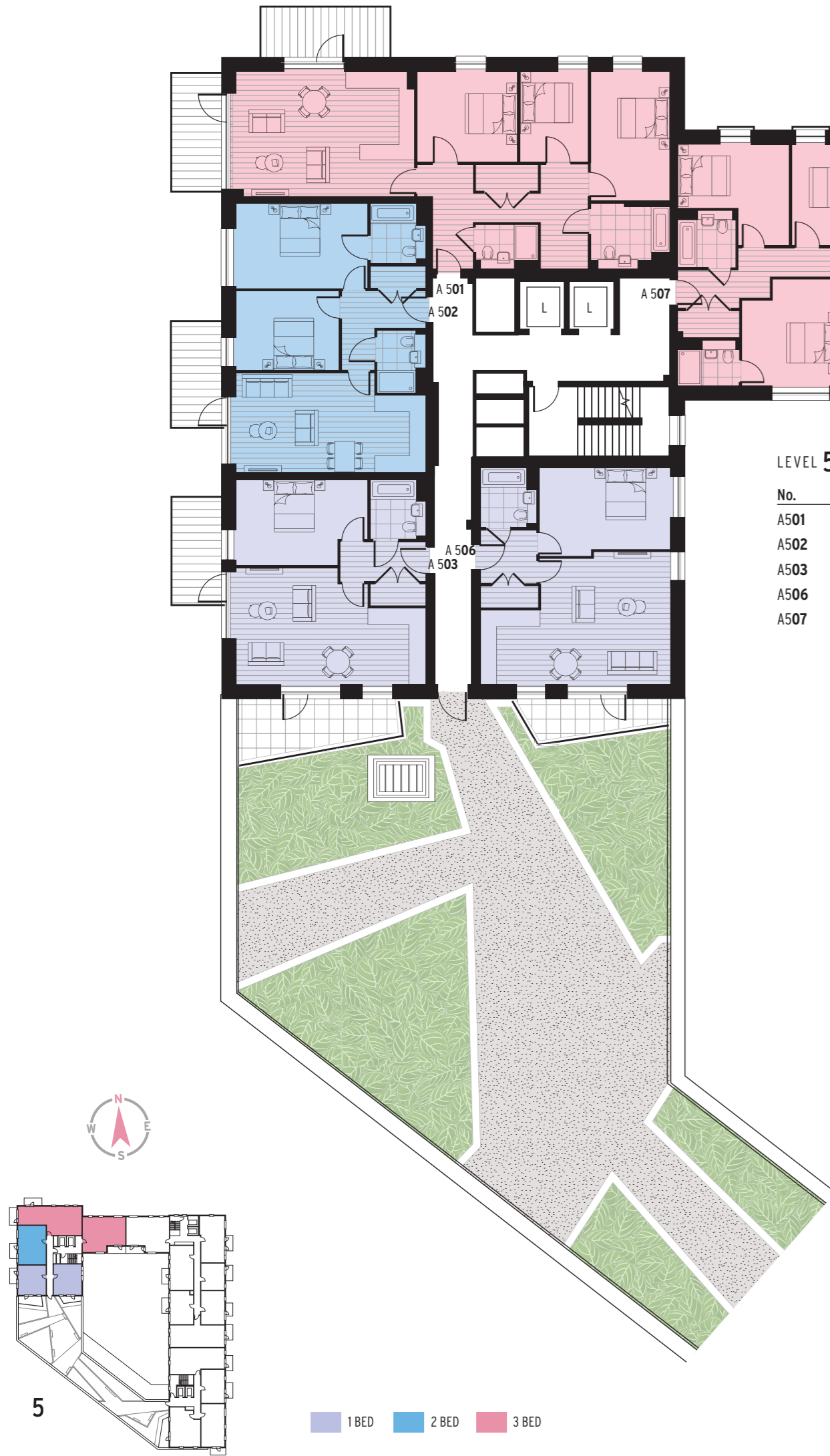
LEVEL 7

| No. | TYPE | SQM | SOFT |
|------|-------|------|------|
| A701 | 3 BED | 99.0 | 1065 |
| A702 | 2 BED | 70.6 | 760 |
| A703 | 1 BED | 53.7 | 578 |
| A706 | 2 BED | 63.5 | 683 |
| A707 | 3 BED | 90.4 | 973 |



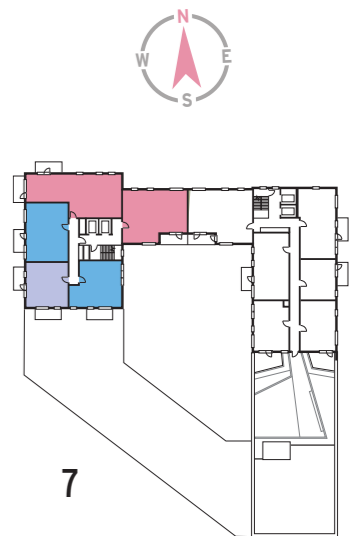
LEVEL 6

| No. | TYPE | SQM | SOFT |
|------|-------|------|------|
| A601 | 3 BED | 99.0 | 1065 |
| A602 | 2 BED | 70.6 | 760 |
| A603 | 1 BED | 53.7 | 578 |
| A606 | 2 BED | 63.5 | 683 |
| A607 | 3 BED | 90.4 | 973 |



5

1BED 2BED 3BED



7

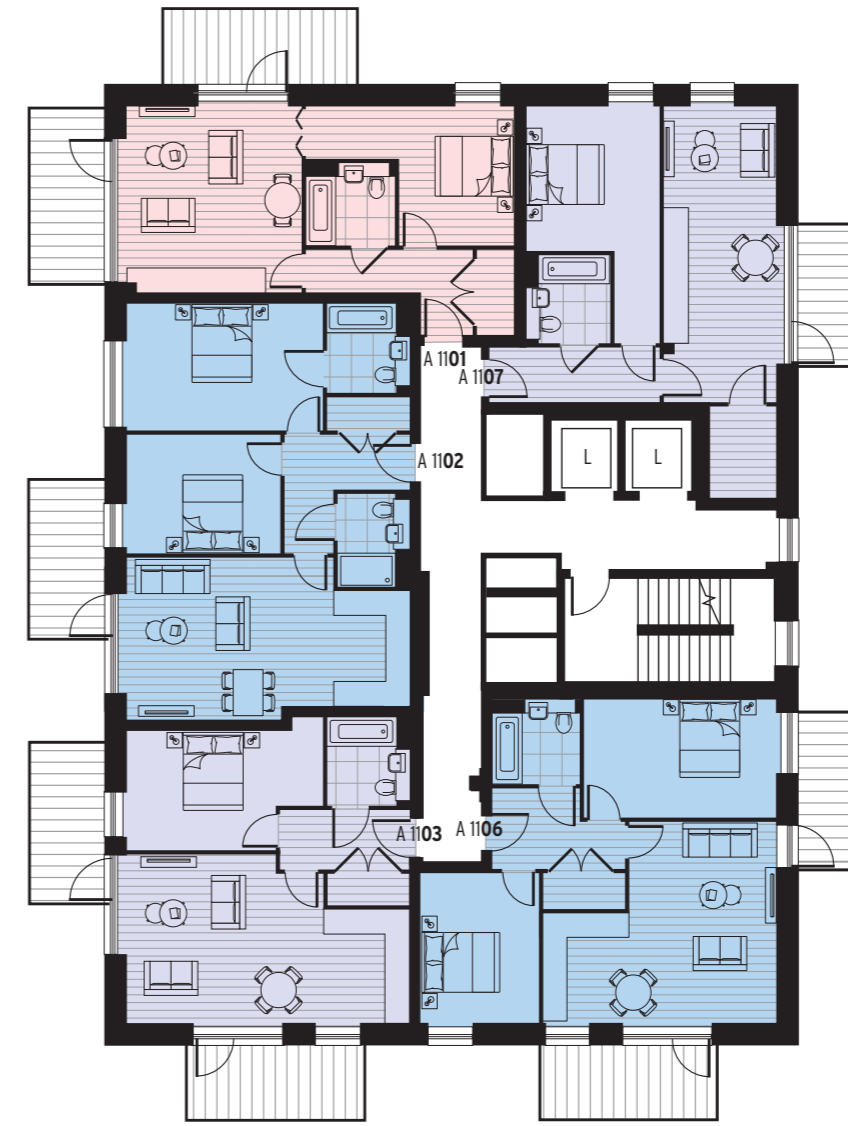


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LEVEL 9

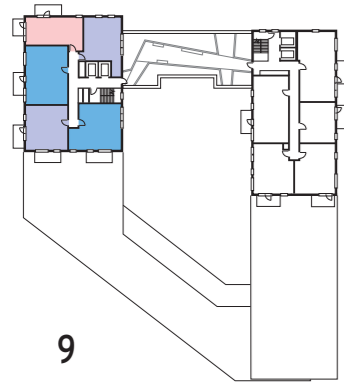
| No. | TYPE | SQM | SQFT |
|------|--------|------|------|
| A901 | STUDIO | 47.3 | 509 |
| A902 | 2 BED | 70.6 | 760 |
| A903 | 1 BED | 53.7 | 578 |
| A906 | 2 BED | 63.5 | 683 |
| A907 | 1 BED | 51.1 | 550 |



LEVEL 11

| No. | TYPE | SQM | SQFT |
|-------|--------|------|------|
| A1101 | STUDIO | 47.3 | 509 |
| A1102 | 2 BED | 72.0 | 775 |
| A1103 | 1 BED | 52.1 | 561 |
| A1106 | 2 BED | 63.5 | 683 |
| A1107 | 1 BED | 51.1 | 550 |

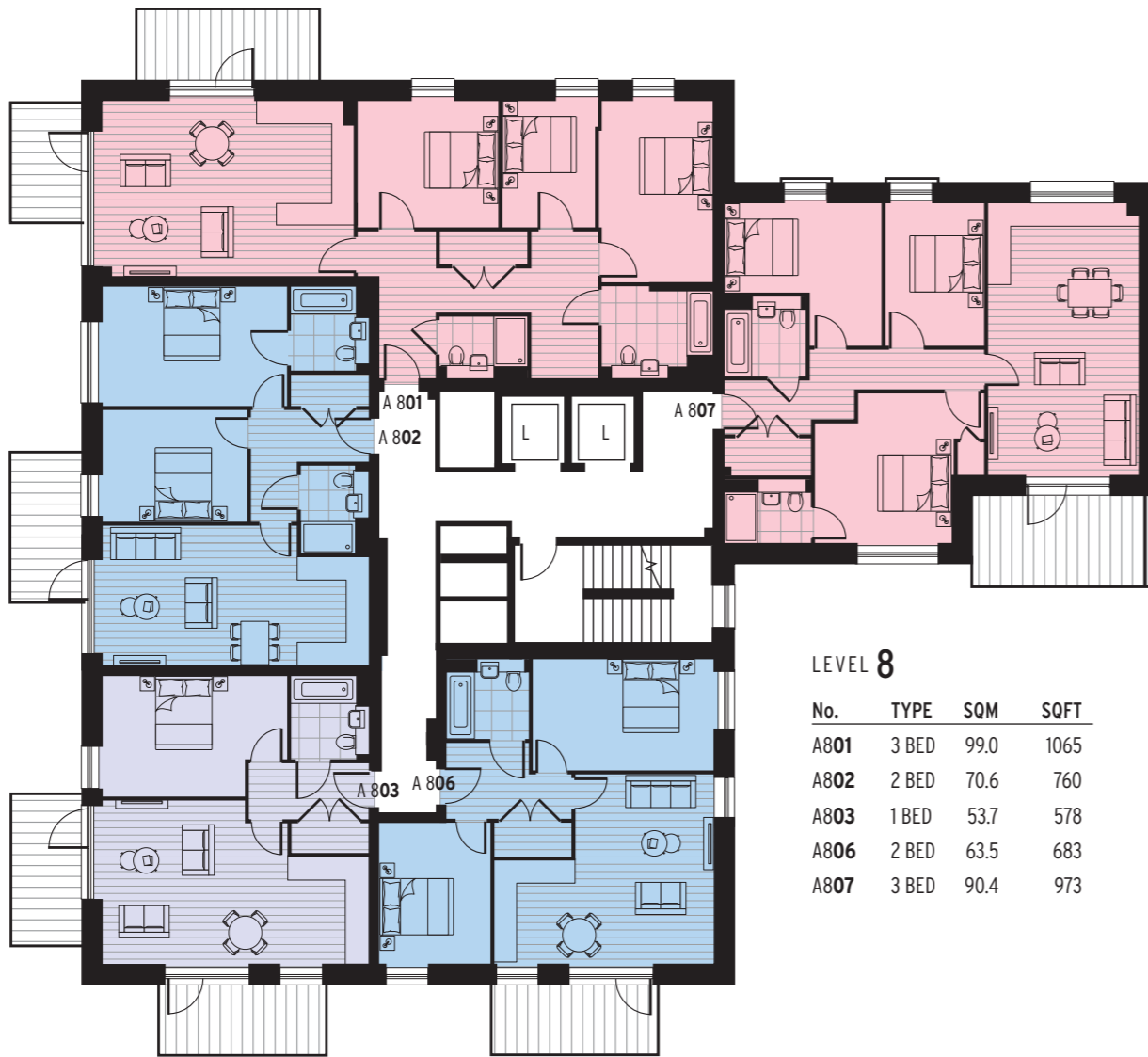
STUDIO 1 BED 2 BED



9



8



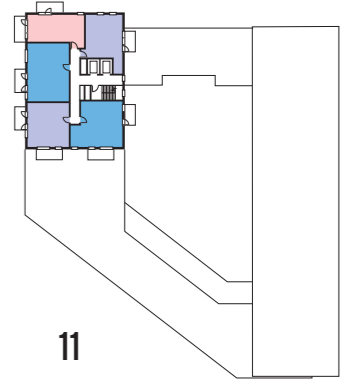
LEVEL 8

| No. | TYPE | SQM | SQFT |
|------|-------|------|------|
| A801 | 3 BED | 99.0 | 1065 |
| A802 | 2 BED | 70.6 | 760 |
| A803 | 1 BED | 53.7 | 578 |
| A806 | 2 BED | 63.5 | 683 |
| A807 | 3 BED | 90.4 | 973 |

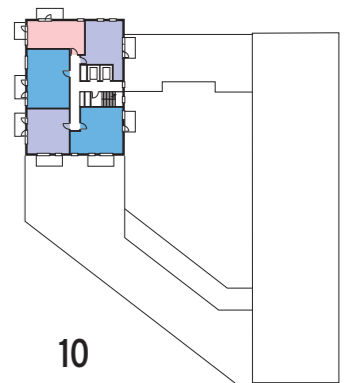


LEVEL 10

| No. | TYPE | SQM | SQFT |
|-------|--------|------|------|
| A1001 | STUDIO | 47.3 | 509 |
| A1002 | 2 BED | 72.0 | 775 |
| A1003 | 1 BED | 52.1 | 561 |
| A1006 | 2 BED | 63.5 | 683 |
| A1007 | 1 BED | 51.1 | 550 |



11



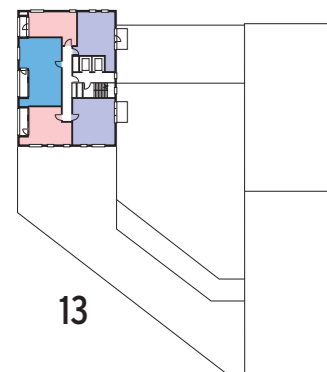
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a

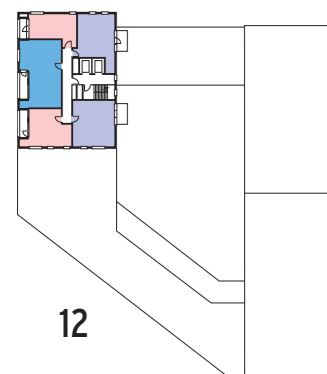
BLOCK LEVELS

12
13

STUDIO 1 BED 2 BED



13



12



LEVEL 13

| No. | TYPE | SQM | SQFT |
|-------|--------|------|------|
| A1301 | STUDIO | 39.8 | 428 |
| A1302 | 2 BED | 74.1 | 797 |
| A1303 | STUDIO | 41.4 | 446 |
| A1306 | 1 BED | 56.7 | 610 |
| A1307 | 1 BED | 51.1 | 550 |



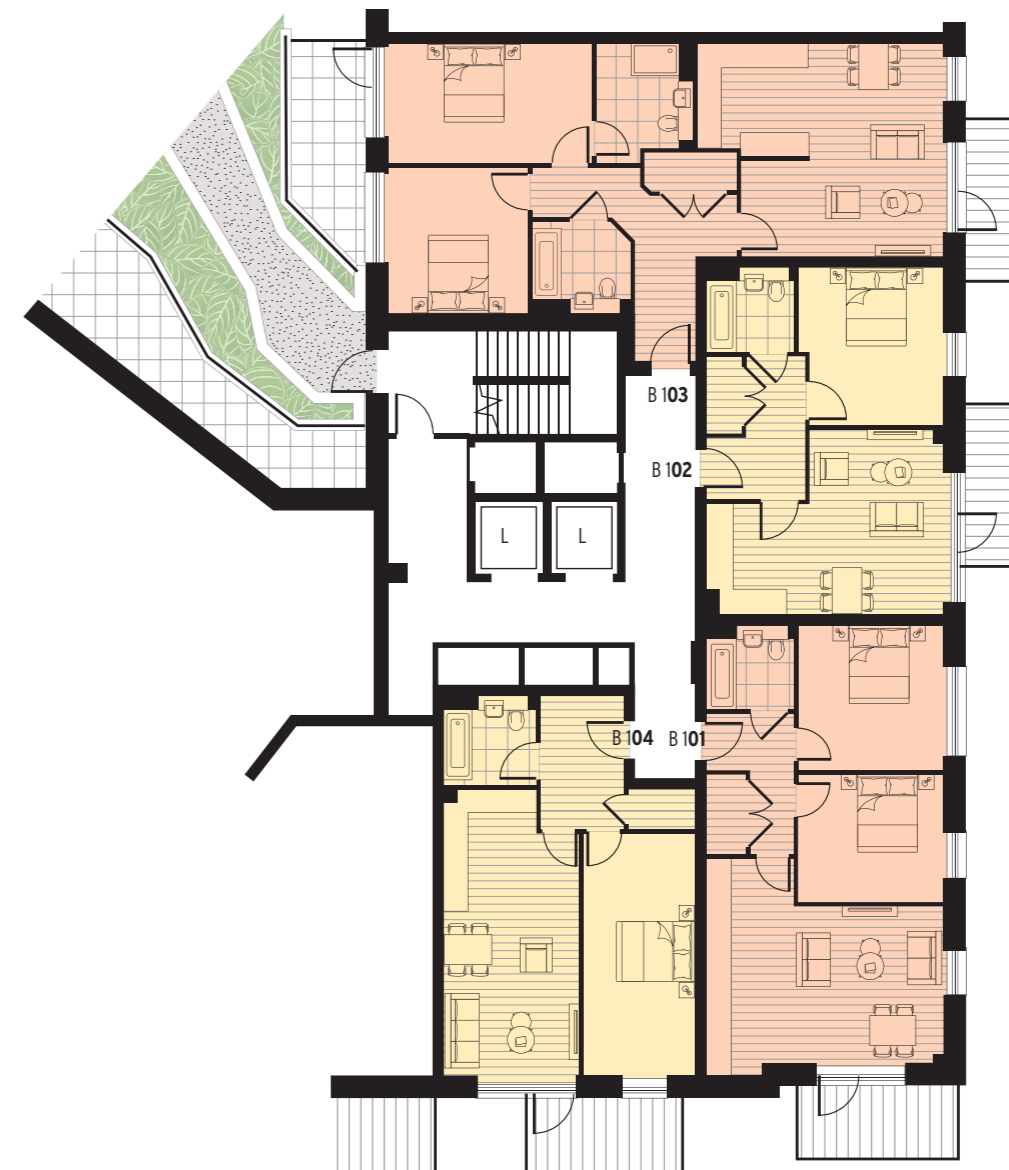
LEVEL 12

| No. | TYPE | SQM | SQFT |
|-------|--------|------|------|
| A1201 | STUDIO | 39.8 | 428 |
| A1202 | 2 BED | 74.1 | 797 |
| A1203 | STUDIO | 41.4 | 446 |
| A1206 | 1 BED | 56.7 | 610 |
| A1207 | 1 BED | 51.1 | 550 |

b

BLOCK LEVELS

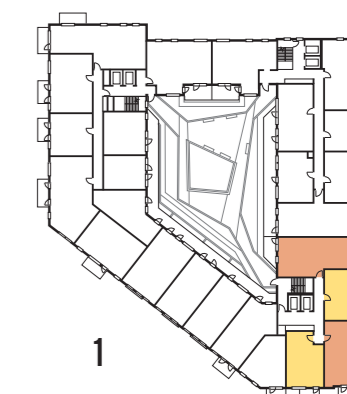
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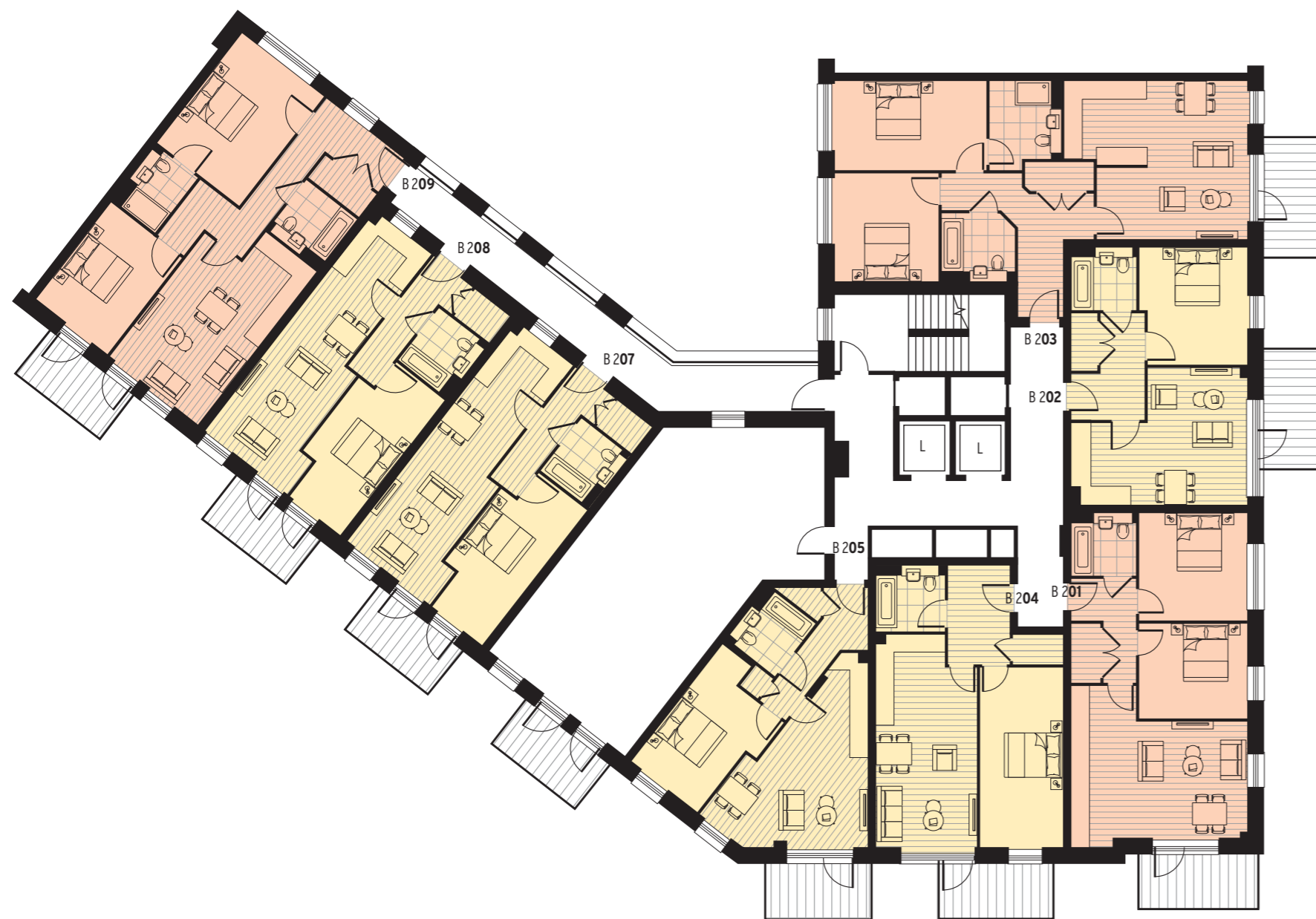
LEVEL 1

| No. | TYPE | SQM | SQFT |
|------|-------|------|------|
| B101 | 2 BED | 64.7 | 696 |
| B102 | 1 BED | 50.8 | 547 |
| B103 | 2 BED | 86.1 | 927 |
| B104 | 1 BED | 55.2 | 594 |

1 BED 2 BED 3 BED



1



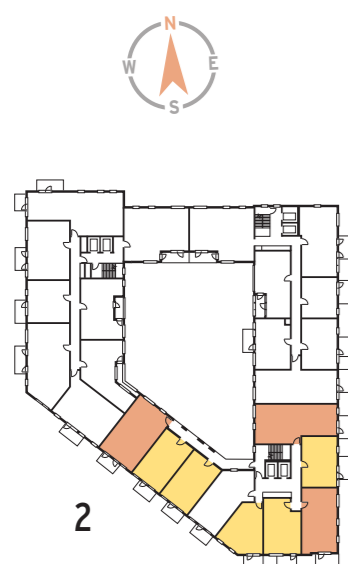
LEVEL 2

| No. | TYPE | SQM | SOFT |
|------|-------|------|------|
| B201 | 2 BED | 64.7 | 696 |
| B202 | 1 BED | 50.8 | 547 |
| B203 | 2 BED | 86.1 | 927 |
| B204 | 1 BED | 55.2 | 594 |
| B205 | 1 BED | 50.3 | 541 |
| B207 | 1 BED | 53.7 | 578 |
| B208 | 1 BED | 53.7 | 578 |
| B209 | 2 BED | 77.9 | 838 |

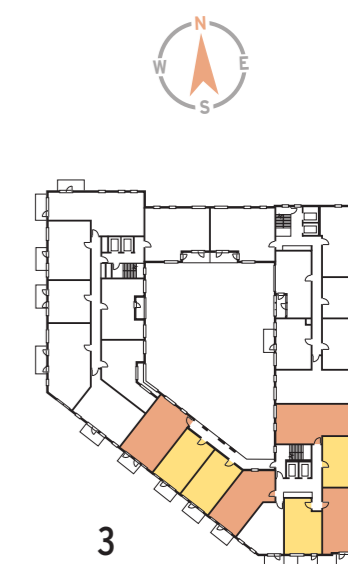


LEVEL 3

| No. | TYPE | SQM | SOFT |
|------|-------|------|------|
| B301 | 2 BED | 64.7 | 696 |
| B302 | 1 BED | 50.8 | 547 |
| B303 | 2 BED | 86.1 | 927 |
| B304 | 1 BED | 55.2 | 594 |
| B306 | 2 BED | 68.0 | 732 |
| B307 | 1 BED | 53.7 | 578 |
| B308 | 1 BED | 53.7 | 578 |
| B309 | 2 BED | 77.9 | 838 |



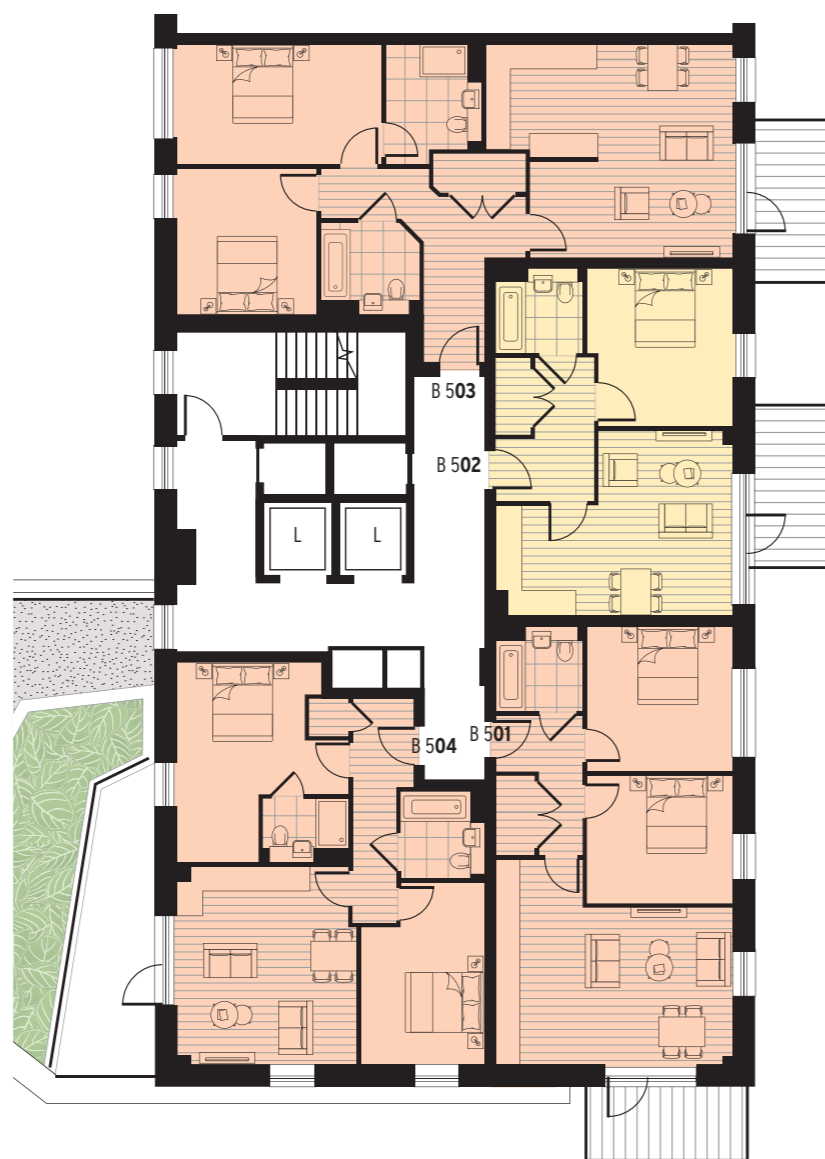
1 BED 2 BED 3 BED





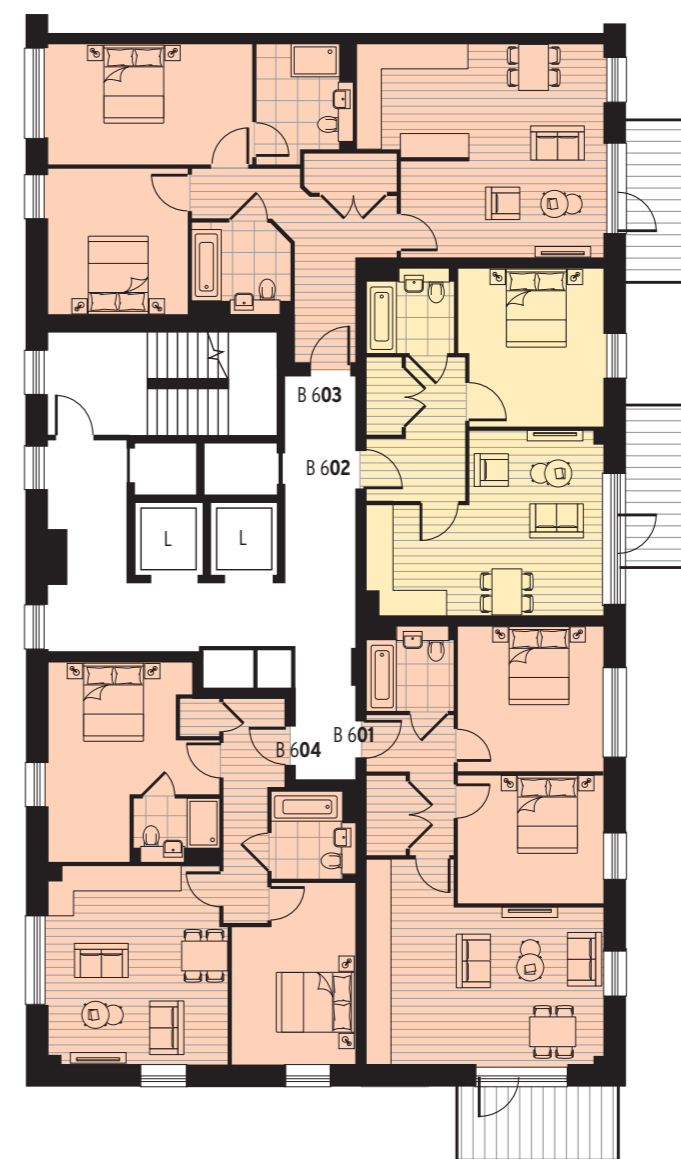
LEVEL 4

| No. | TYPE | SQM | SQFT |
|------|-------|------|------|
| B401 | 2 BED | 64.7 | 696 |
| B402 | 1 BED | 50.8 | 547 |
| B403 | 2 BED | 86.1 | 927 |
| B404 | 1 BED | 55.2 | 594 |



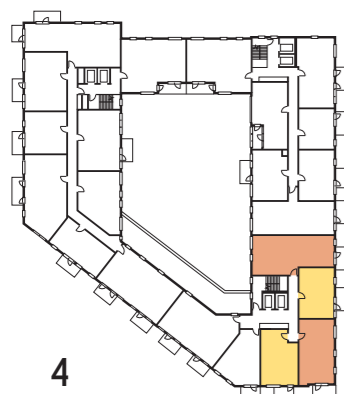
LEVEL 5

| No. | TYPE | SQM | SQFT |
|------|-------|------|------|
| B501 | 2 BED | 64.7 | 696 |
| B502 | 1 BED | 50.8 | 547 |
| B503 | 2 BED | 86.1 | 927 |
| B504 | 2 BED | 69.1 | 744 |

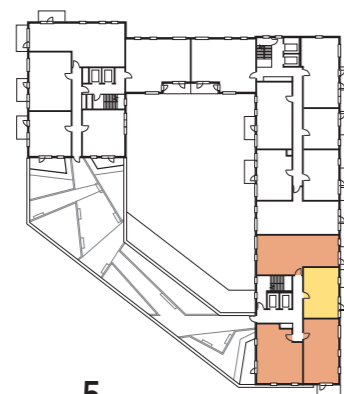


LEVEL 6

| No. | TYPE | SQM | SQFT |
|------|-------|------|------|
| B601 | 2 BED | 64.7 | 696 |
| B602 | 1 BED | 50.8 | 547 |
| B603 | 2 BED | 86.1 | 927 |
| B604 | 2 BED | 69.1 | 744 |



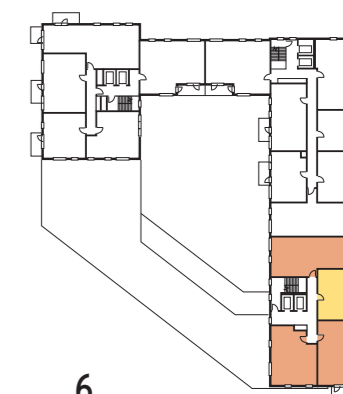
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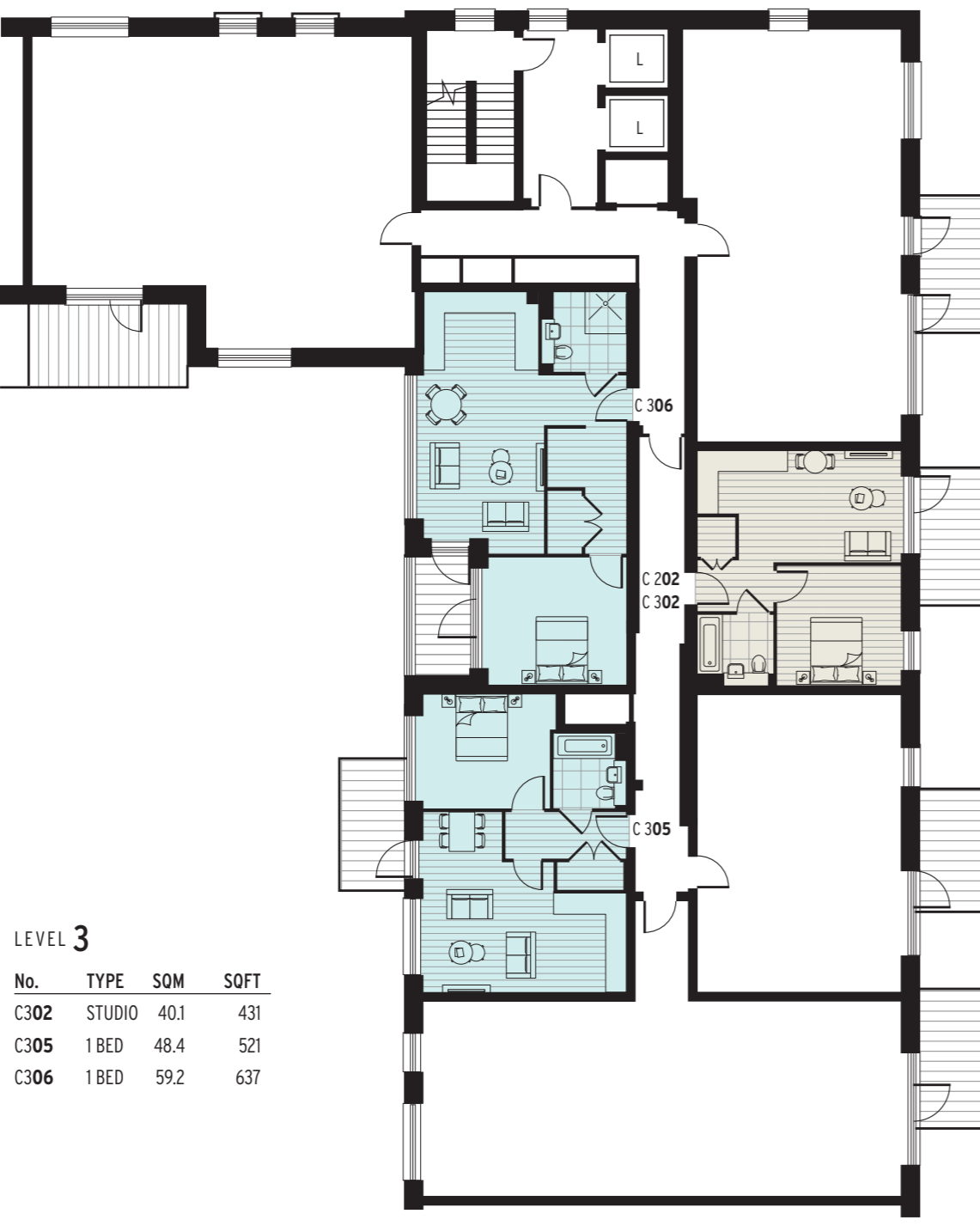
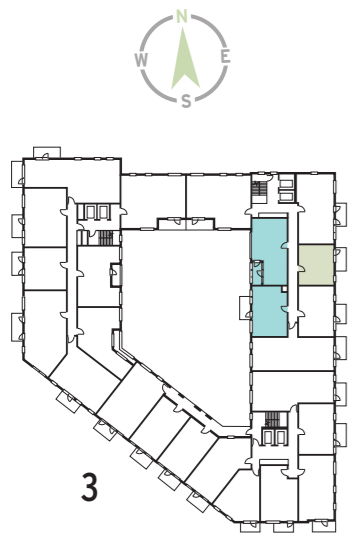
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1 BED 2 BED 3 BED

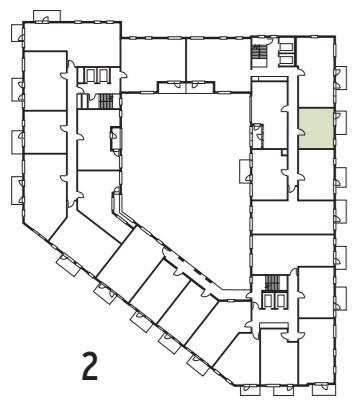


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LEVEL 3

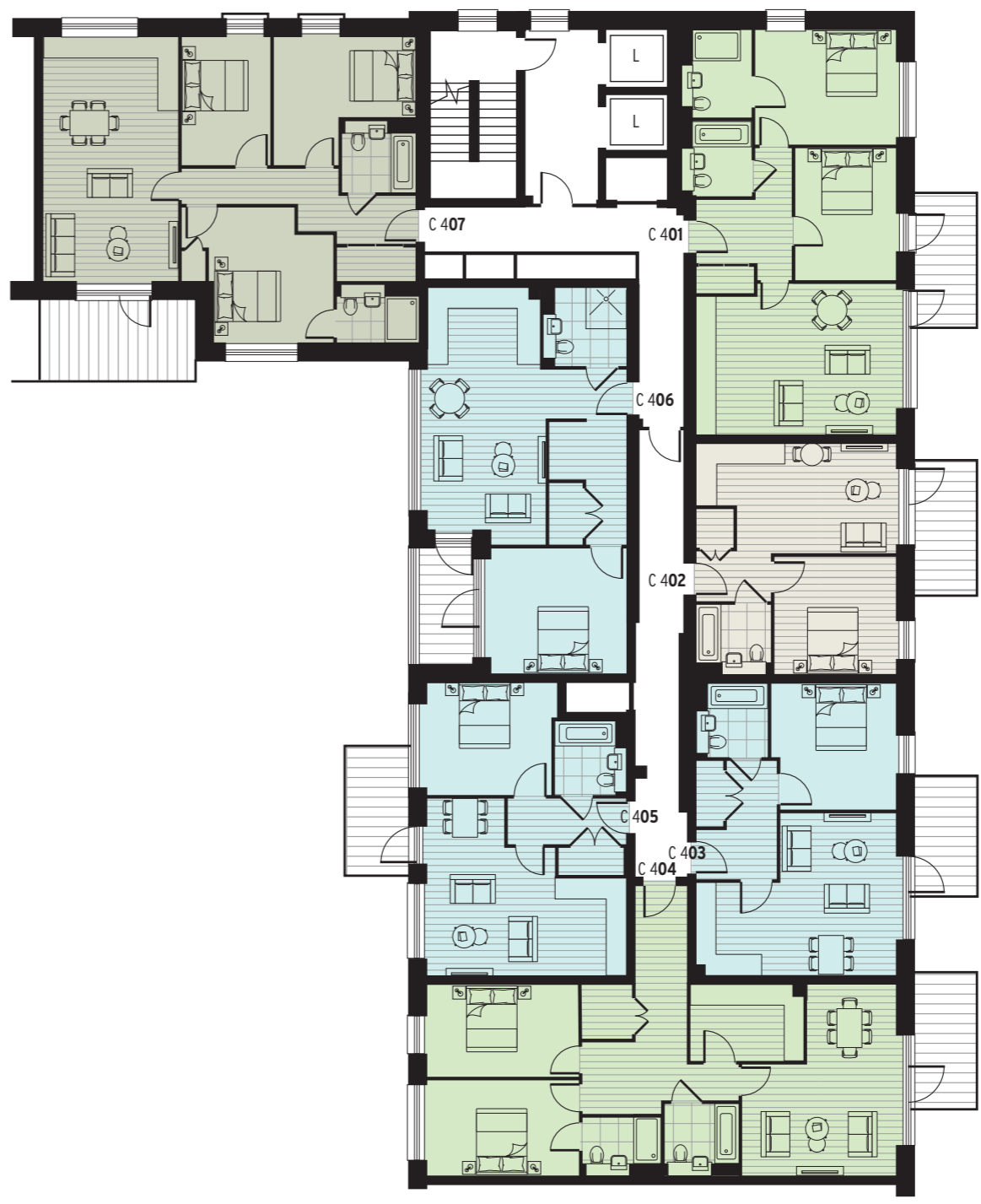
| No. | TYPE | SQM | SOFT |
|------|--------|------|------|
| C302 | STUDIO | 40.1 | 431 |
| C305 | 1 BED | 48.4 | 521 |
| C306 | 1 BED | 59.2 | 637 |



LEVEL 2

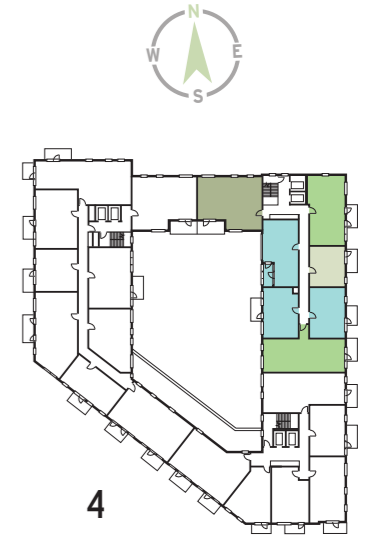
| No. | TYPE | SQM | SOFT |
|------|--------|------|------|
| C202 | STUDIO | 40.1 | 431 |

■ STUDIO
 ■ 1 BED
 ■ 2 BED
 ■ 3 BED



LEVEL 4

| No. | TYPE | SQM | SOFT |
|------|--------|------|------|
| C401 | 2 BED | 72.4 | 779 |
| C402 | STUDIO | 40.1 | 431 |
| C403 | 1 BED | 50.7 | 546 |
| C404 | 2 BED | 82.1 | 884 |
| C405 | 1 BED | 48.4 | 521 |
| C406 | 1 BED | 59.2 | 637 |
| C407 | 3 BED | 90.4 | 973 |





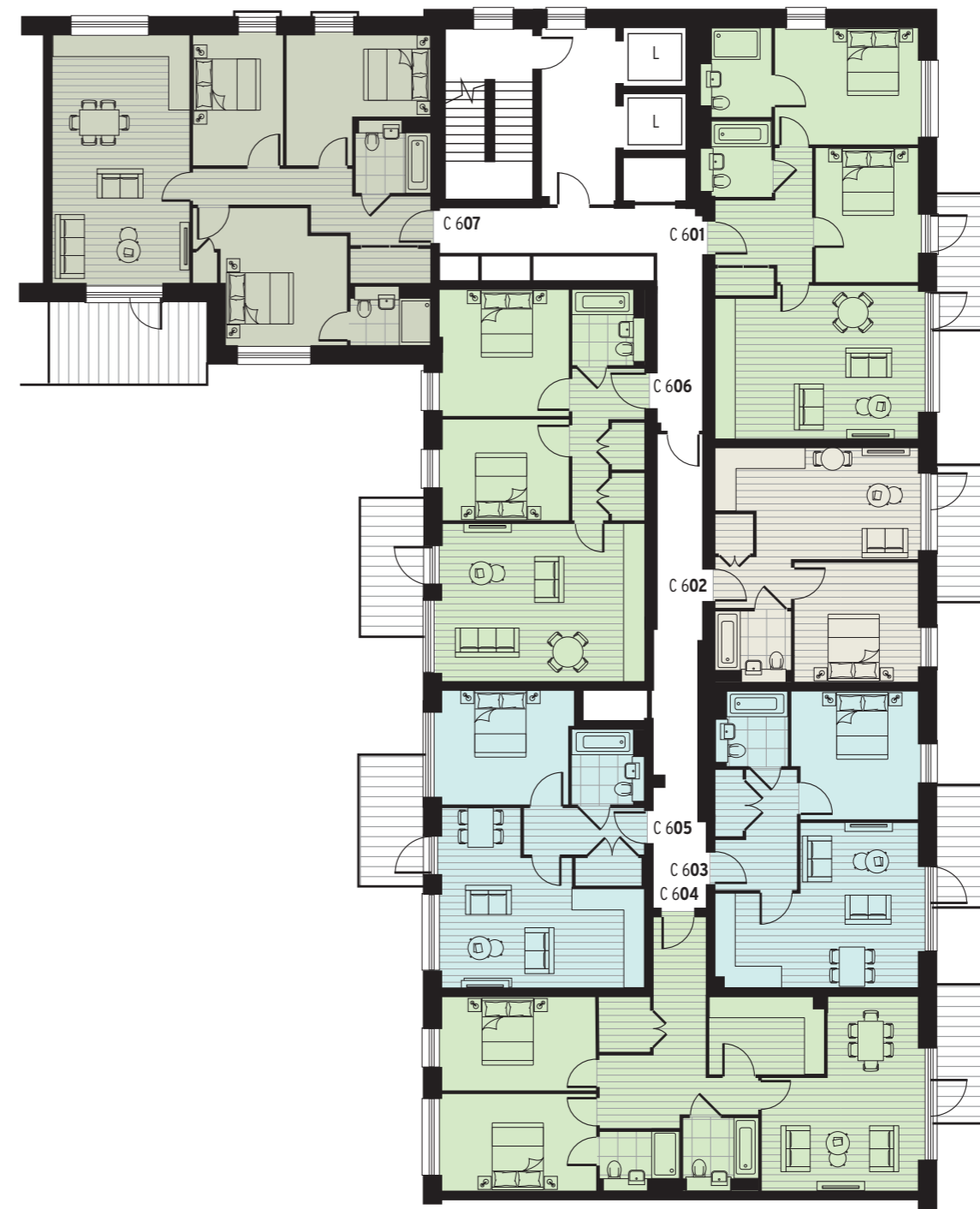
LEVEL 5

| No. | TYPE | SQM | SOFT |
|------|--------|------|------|
| C501 | 2 BED | 72.4 | 779 |
| C502 | STUDIO | 40.1 | 431 |
| C503 | 1 BED | 50.7 | 546 |
| C504 | 2 BED | 82.1 | 884 |
| C505 | 1 BED | 48.4 | 521 |
| C506 | 2 BED | 66.9 | 720 |
| C507 | 3 BED | 90.4 | 973 |



5

STUDIO 1 BED 2 BED 3 BED

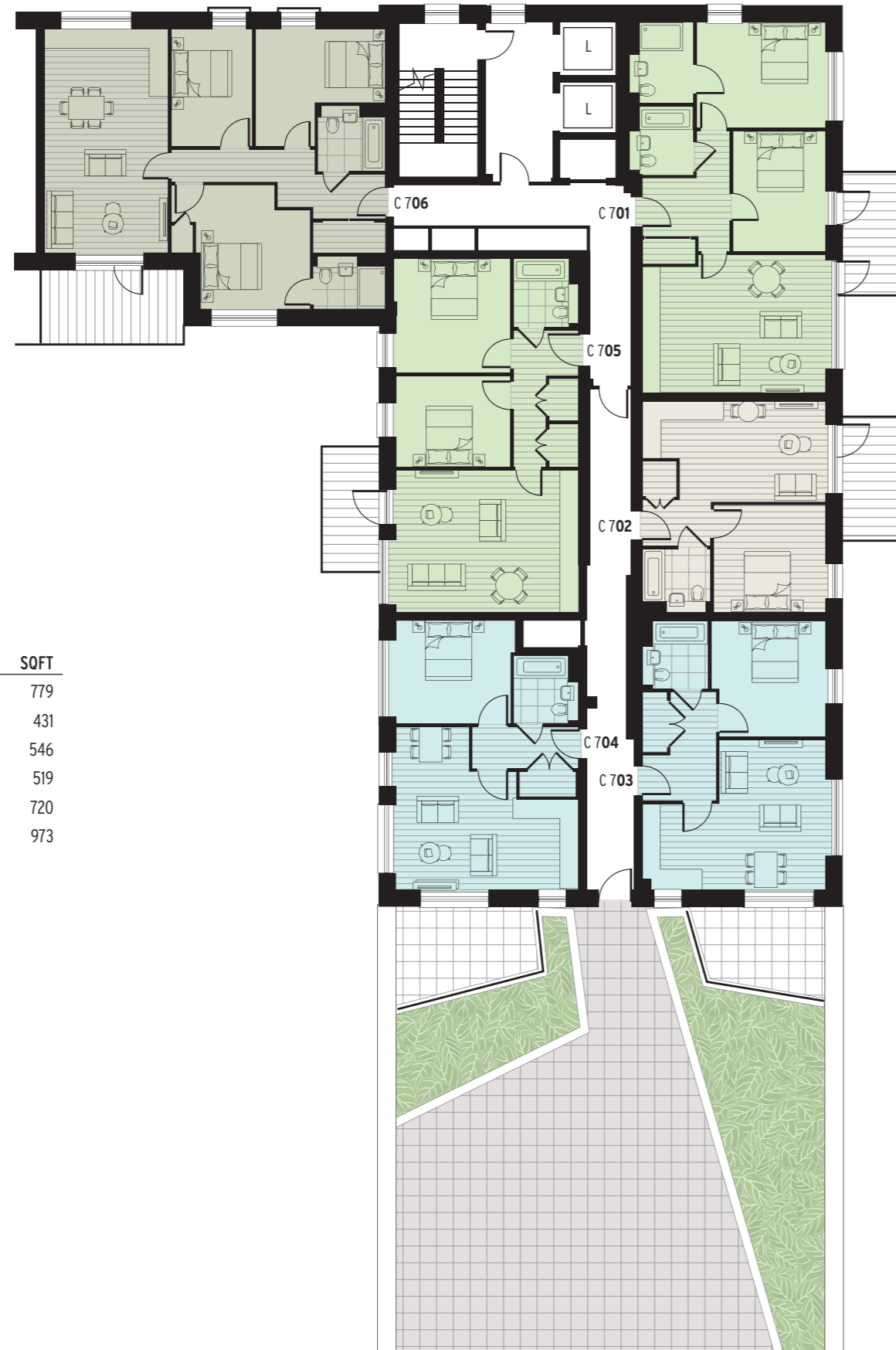


LEVEL 6

| No. | TYPE | SQM | SOFT |
|------|--------|------|------|
| C601 | 2 BED | 72.4 | 779 |
| C602 | STUDIO | 40.1 | 431 |
| C603 | 1 BED | 50.7 | 546 |
| C604 | 2 BED | 82.1 | 884 |
| C605 | 1 BED | 48.4 | 521 |
| C606 | 2 BED | 66.9 | 720 |
| C607 | 3 BED | 90.4 | 973 |

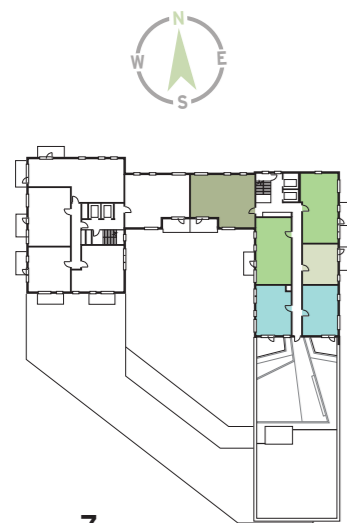


6



LEVEL 7

| No. | TYPE | SQM | SOFT |
|------|--------|------|------|
| C701 | 2 BED | 72.4 | 779 |
| C702 | STUDIO | 40.1 | 431 |
| C703 | 1 BED | 50.7 | 546 |
| C704 | 1 BED | 48.2 | 519 |
| C705 | 2 BED | 66.9 | 720 |
| C706 | 3 BED | 90.4 | 973 |



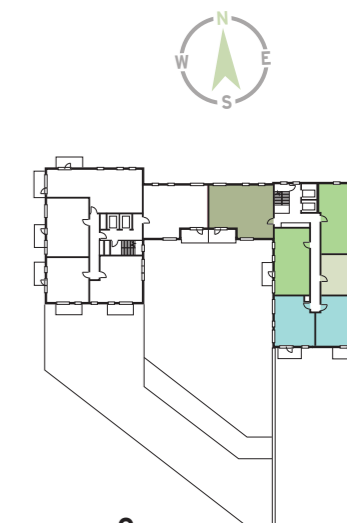
7

STUDIO 1 BED 2 BED 3 BED



LEVEL 8

| No. | TYPE | SQM | SOFT |
|------|--------|------|------|
| C801 | 2 BED | 72.4 | 779 |
| C802 | STUDIO | 40.1 | 431 |
| C803 | 1 BED | 55.8 | 600 |
| C804 | 1 BED | 53.5 | 576 |
| C805 | 2 BED | 66.9 | 720 |
| C806 | 3 BED | 90.4 | 973 |

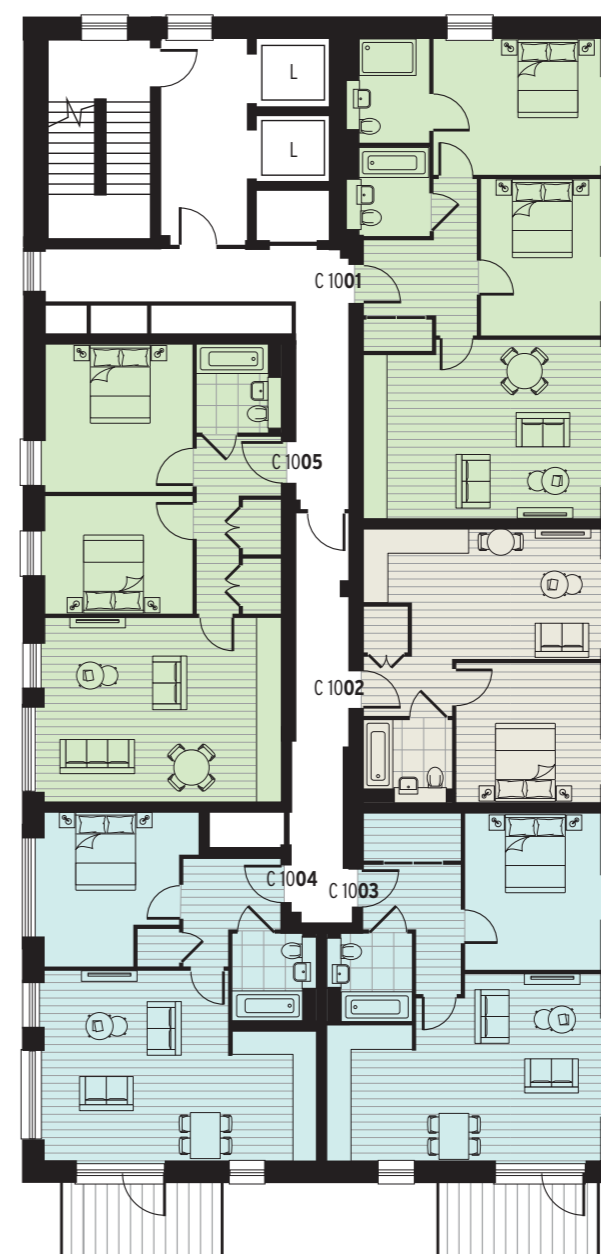


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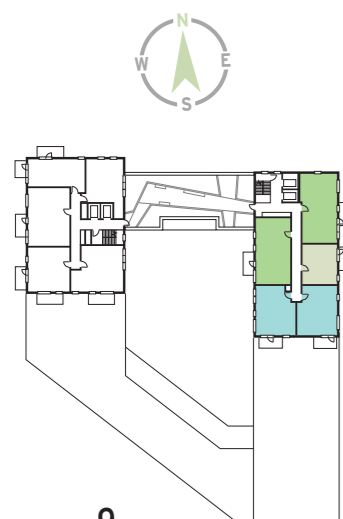
LEVEL 9

| No. | TYPE | SQM | SOFT |
|------|--------|------|------|
| C901 | 2 BED | 72.4 | 779 |
| C902 | STUDIO | 40.1 | 431 |
| C903 | 1 BED | 55.8 | 600 |
| C904 | 1 BED | 53.5 | 576 |
| C905 | 2 BED | 66.9 | 720 |



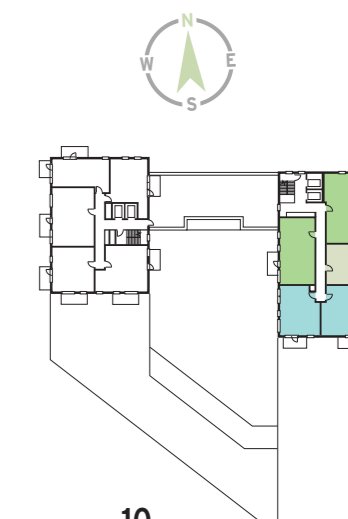
LEVEL 10

| No. | TYPE | SQM | SOFT |
|-------|--------|------|------|
| C1001 | 2 BED | 72.4 | 779 |
| C1002 | STUDIO | 40.1 | 431 |
| C1003 | 1 BED | 55.8 | 600 |
| C1004 | 1 BED | 53.5 | 576 |
| C1005 | 2 BED | 66.9 | 720 |



9

STUDIO 1 BED 2 BED 3 BED



10

GENERAL SPECIFICATIONS

- Matte light grey painted walls and brilliant white finish smooth ceilings.
- Satin white finish door linings, architraves and skirtings.
- Walnut veneered internal doors.
- Brushed stainless steel door furniture including lever door handles with square shaft and rose.
- Brushed metal switch and socket plates, selected with USB sockets.
- Audio/visual security entry phone system.
- Recessed LED downlighting with white bezels.
- Thermostatically controlled central heating via flat panelled radiators.
- Pressurised hot and cold water supplies.
- Double glazing throughout.
- Majority with balcony, terrace or winter garden.

KITCHEN AREA

- Amtico Walnut flooring.
- Two tone designer kitchen units with dark grey base level finish, white matt finish to wall units, all with soft close doors and concealed handles.
- Smoke grey recon stone worktop with splashback.
- Smeg stainless steel fully integrated electric appliances to include:-
 - Single low level oven
 - 4 ring ceramic hob
 - Cooker hood
 - Washer/dryer (freestanding if within utility cupboard)
 - Dishwasher
 - Fridge/freezer
 - Microwave
- Stainless steel bowl and a half under-mounted sink with monobloc mixer tap and grooved worktop drainer.
- Low energy wall unit under lighting.
- Centralised appliance isolator switch panel.

LIVING/DINING ROOM

- Amtico Walnut flooring.
- TV socket set to living room (Sky+) subject to subscription. All TV socket sets to include digital radio and terrestrial sockets.
- Brushed metal telephone and data sockets to living/dining area.

BATH & SHOWER ROOMS

- Large format mid brown porcelain tiled floor and large format beige porcelain fully tiled walls.
- Walnut framed recess with mirrored cabinet, mirror and feature downlight.
- Shaver socket.
- White bathroom suite featuring shower tray or steel bath as appropriate, floor mounted WC, concealed dual flush cistern and semi-recessed basin.
- Chrome monobloc mixer tap, bottle trap, cistern push plate, thermostatic bath filler/shower mixer diverter.
- White coloured glass bath panel.
- Concealed plumbing fixed chrome shower head over bath and in shower enclosure with low level hose and handset.
- Chrome plated thermostatic electric heated towel rail.
- Clear glass frameless bath screen/shower enclosure.

BEDROOM

- Light grey carpet with underlay.
- Walnut veneered floor to ceiling fitted wardrobe with interior shelf, hanging rail & drawers.
- TV socket set to all bedrooms (Sky) subject to subscription. All TV socket sets to include digital radio and terrestrial sockets.
- Brushed metal telephone and data extension sockets to all bedrooms.

APARTMENT HALLWAY AND LANDING

- Amtico Walnut flooring.
- Audio/visual entryphone system connected to communal entrance door.

COMMUNAL AREAS

- Daytime concierge & services.
- Three private landscaped rooftop gardens.
- Private podium level courtyard garden and communal space.
- Low energy wall light fittings.
- Lifts to all apartment levels.
- Secure undercroft parking (limited and at additional cost).
- Three independent entrance foyers serving each core with stair and lift access.

A DEVELOPMENT BY

Galliard
Homes

PRESENTED BY

Strawberry Star

Strawberry Star have strengthened their position in London's residential property market by associating themselves with the Capital's largest privately owned residential developer, Galliard Homes. Greenview Court now offers Strawberry Star an exciting new opportunity to present an international exposure for this spectacular development.

Strawberry Star Profile

Strawberry Star Group is an international property company specialising in investment, acquisition, development, homes, sales, lettings & management and asset management of London property to local and international investors.

The Group was founded in 2007 by entrepreneur Santhosh Gowda, who has amassed over 28 years expertise in global property markets - enabling Strawberry Star to now have London residential and commercial assets under management in excess of £1.4 billion. The company also manages specific UK real estate investment funds, family office investments with interests in both residential and commercial London based projects. Hoola in the Royal Docks and Sky Gardens in Vauxhall are prime examples of Strawberry Star's high-profile presence and ability to deliver prestigious schemes across London. The company recently launched its mixed-use development Lu2on in Luton, the UK's top buy-to-let postcode.

The Group currently have a strong pipeline of future residential developments within the London market and the commuter belt towns.



GREENVIEW COURT
SOUTHALL
WEST LONDON

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GREENVIEW COURT

SOUTHALL
WEST LONDON



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