



### **Greenleaf Walk, Southall, UB1 1FR**

### **Offers In The Region Of £520,000**

A well presented 2 bedroom ground floor apartment within walking distance to Elizabeth Line train station and close to local amenities and further transport links. The property comprises lounge/kitchen, two double bedrooms, one with ensuite and bathroom. Benefits include double glazed windows, allocated parking space, communal garden and use of resident facilities including swimming pool, gym and tennis court.

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### Entrance Hallway

Storage cupboard housing washing machine and electric consumer unit, radiator.

### Lounge/Kitchen



Double aspect double glazed window, single sink unit with mixer tap, further wall and floor mounted units, built-in electric hob oven and extractor hood, two radiators, laminate flooring, part tiled walls, door to small balcony area.



### Bedroom One



Double glazed window, built-in wardrobes with sliding mirror doors, radiator, door to...



## Ensuite



Shower cubicle with wall mounted shower unit, hand wash basin with storage cupboard above, low level w/c, heated towel rail, extractor fan, tiled flooring.

## Bedroom Two



Double glazed window, radiator.

## Bathroom



Panel enclosed bath with mixer tap, shower attachment and shower screen, hand wash basin with cupboard above, low level w/c, heated towel rail, fully tiled walls, ceramic tiled flooring.

## Outside

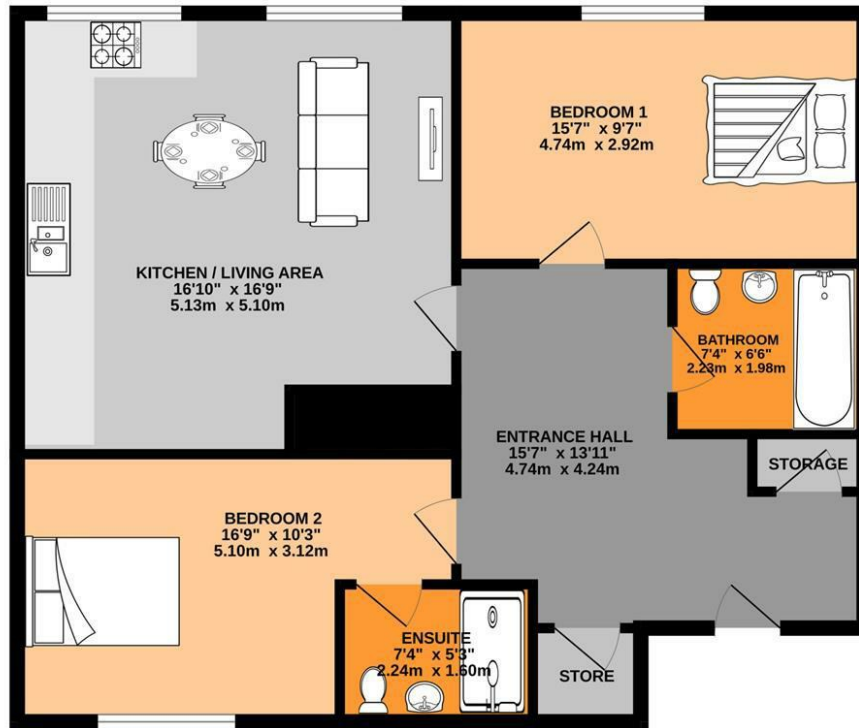


Communal garden and allocated parking space



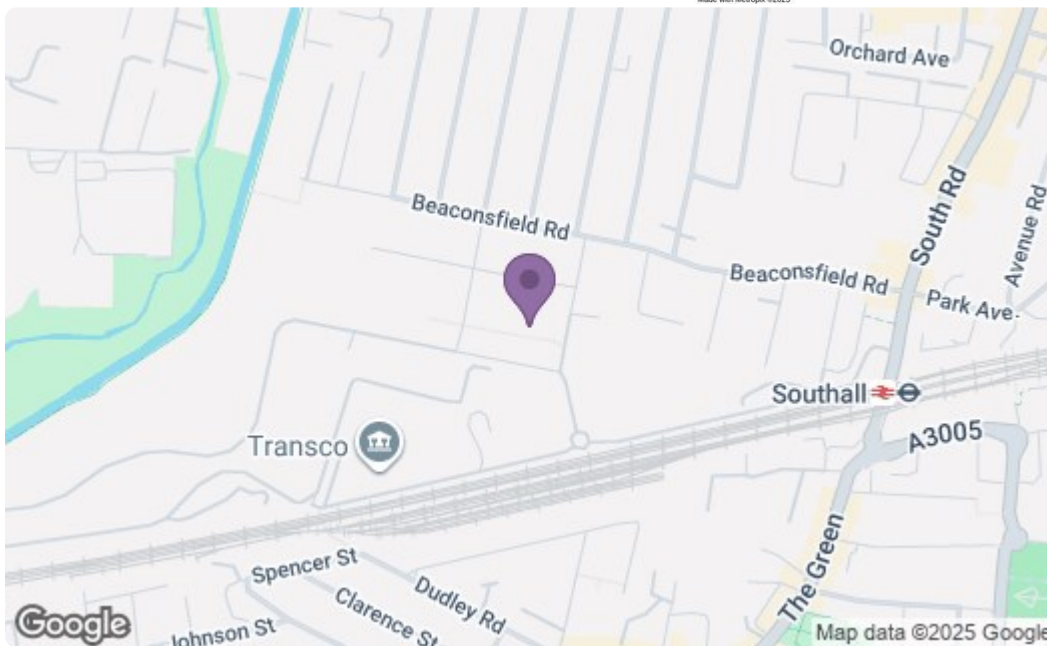


## GROUND FLOOR 831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA: 831 sq.ft. (77.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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