

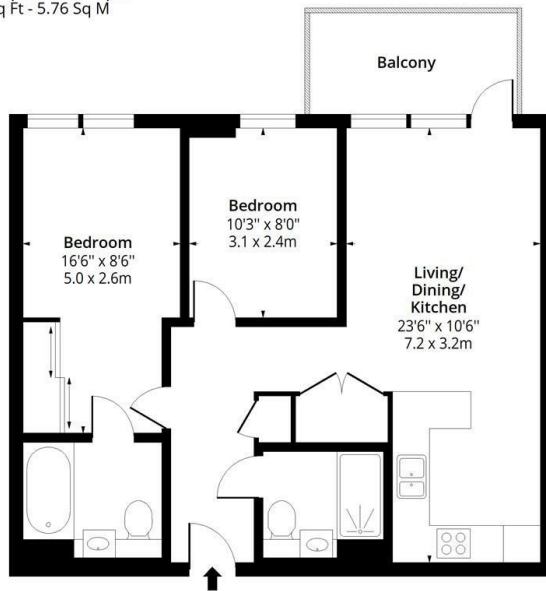


70 Viola House, The Green Quarter, 12 Greenleaf Walk, £2,300 Per month

- Two bedrooms
- 24h Concierge
- Balcony
- 4th floor
- Beautiful communal gardens

Viola House, UB1

Approx. Gross Internal Area 510 Sq Ft - 47.38 Sq M
Approx. Gross Balcony Area 62 Sq Ft - 5.76 Sq M



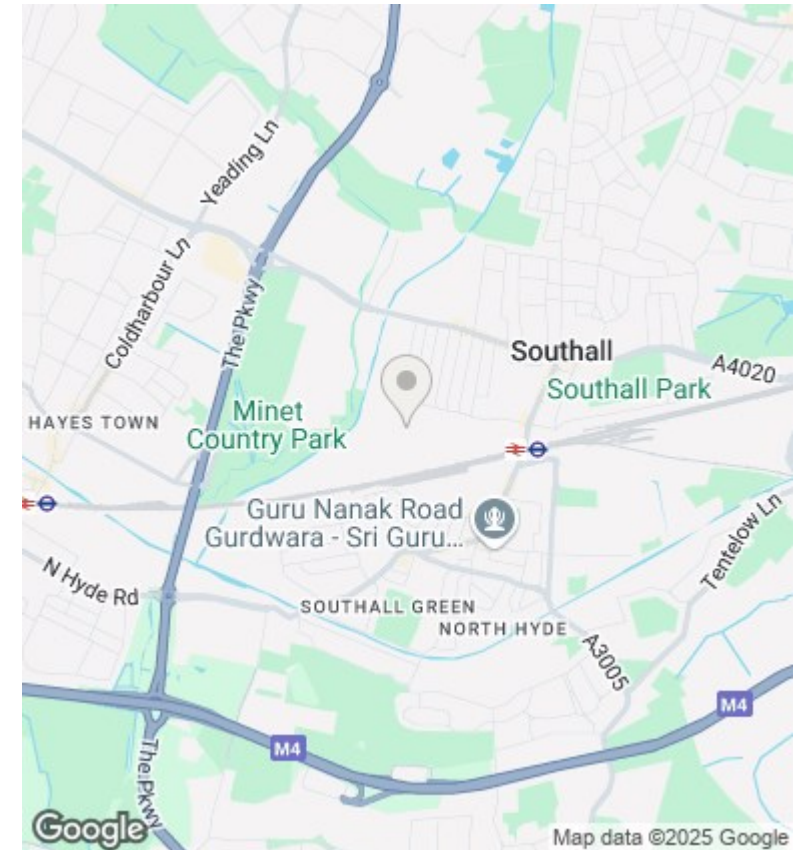
Floor Area 658 Sq Ft - 61.13 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 11/4/2025



Directions

Viewings

Viewings by arrangement only. Call 0208 075 4927 to make an appointment.

Council Tax Band

New Build

EPC Rating:

B

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 84 | 84 |
| (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 | |