

Arron James



2 Greenleaf walk, Southall, UB1 1FR

Arron James are proud to present this luxury two bedroom apartment situated within The Green Quarter which is a newly built development walking distance to the town centre with its vibrant restaurants and shops. This thoughtfully designed luxurious apartment consists of high specifications, finest fixtures and fittings. It has a spacious private balcony allowing bright and airy living spaces, including modern open plan lounge with fully integrated kitchen, modern lavatory and two spacious bedrooms.

This development is situated in one of the most desired school catchment areas with many outstanding secondary and primary schools nearby.

This property is conveniently located only walking distance from Southall Station (Crossrail Service Zone 4) which will provide a direct and speedy service straight into the heart of Central London on the Elizabeth Line. Also, a short drive away is Heathrow Airport, Osterley Park.

This property is in excellent condition also provides exclusive residents facilities including concierge, swimming pool, modern fully equipped gym, farm shop, creative spaces, screening room, lounge, underground secure allocated car parking space and a private residents play area.

Please call now to avoid disappointment!

Offers In Excess Of £520,000

2 Greenleaf walk

, Southall, UB1 1FR



- Luxury Two Bedroom Apartment
- Fully Integrated Kitchen
- Walking Distance From Local Amenities
- Over 900 Year Lease
- Private Spacious Balcony With Impressive Views
- Access To Exclusive Residents Facilities
- Under Ground Allocated Secure Car Park
- Bright Open Plan Living/Dining Area
- Exclusive Residents Gym
- Walking Distance To An Elizabeth Line Station

Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
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| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

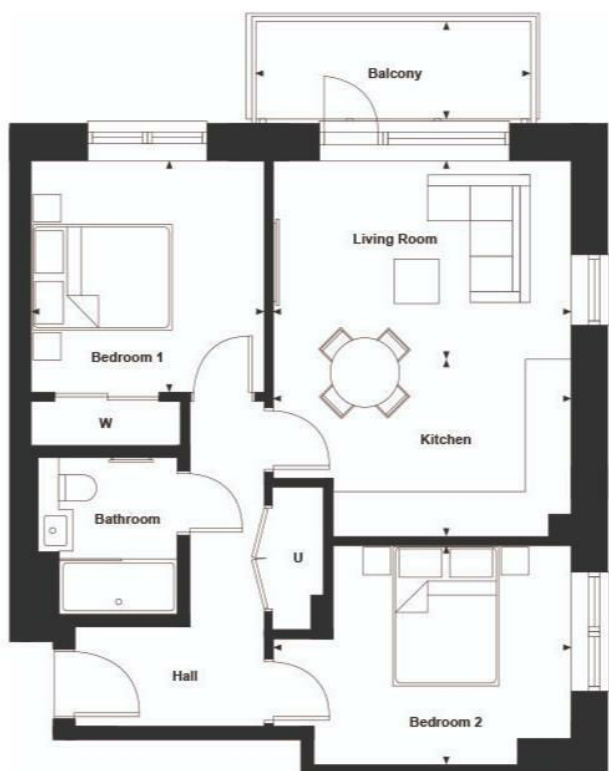


Directions

Southall Station 0.1 miles
Hayes & Harlington Station 1.8 miles
Hanwell Station 1.8 miles



Floor Plan



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