



**Shaw  
& Co**  
ESTATE  
AGENTS

OFFERS OVER

**£480,000**

**Greenleaf Walk**

Southall, UB1 1FR



## PROPERTY SUMMARY

Welcome to this stunning new build flat located on Greenleaf Walk in the vibrant area of Southall. This contemporary property, completed in 2021, offers a modern living experience with a generous space of 764 square feet.

The flat features a well-designed layout, comprising one inviting reception room that serves as the perfect space for relaxation or entertaining guests. With two spacious bedrooms, this home is ideal for small families, couples, or individuals seeking extra room for a home office or guest accommodation.

The property boasts two stylish bathrooms, ensuring convenience and privacy for all residents. The modern finishes and thoughtful design throughout the flat create a warm and welcoming atmosphere, making it a delightful place to call home.

Situated in Southall, this flat benefits from excellent transport links and local amenities, providing easy access to shops, parks, and schools. Whether you are looking to invest or find your next home, this property presents a fantastic opportunity for comfortable living in a thriving community. Don't miss the chance to view this exceptional flat and experience all it has to offer.

Tenure: Leasehold 993 Years

2



2



1



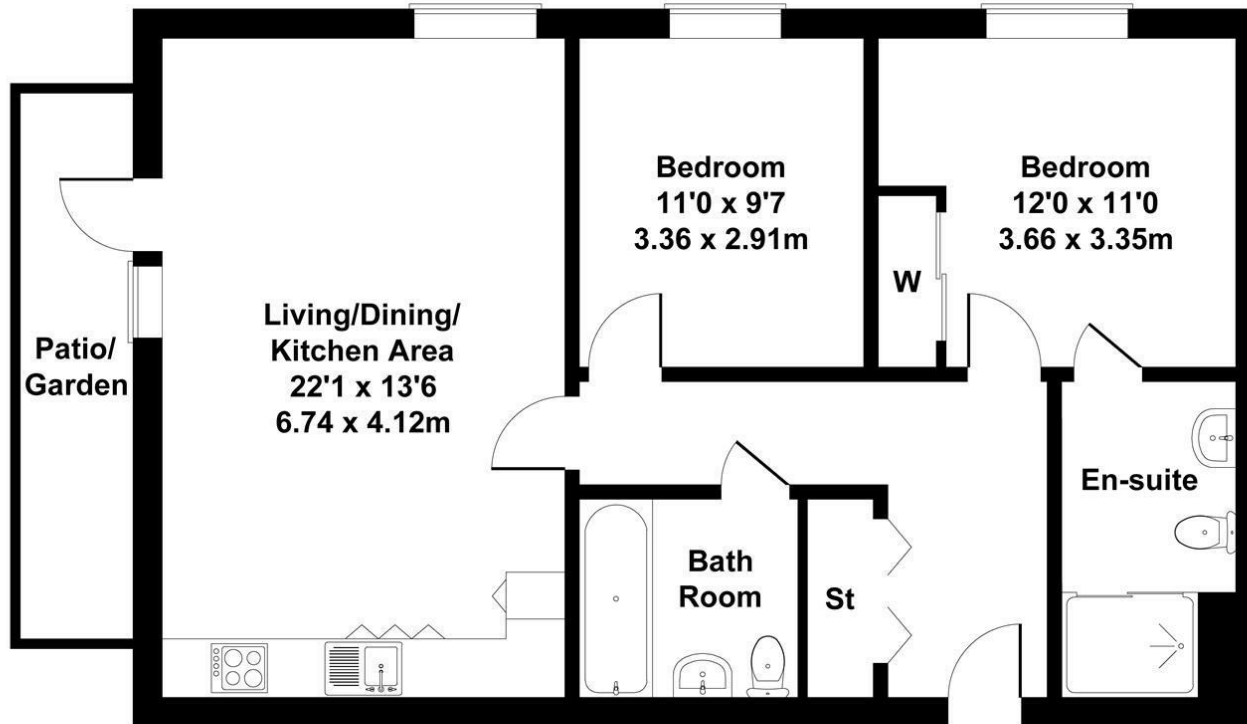
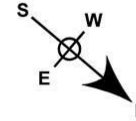






# Arber House

Approximate Gross Internal Area  
797 sq ft - 74 sq m



## GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

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### LOCAL AUTHORITY

Ealing

### TENURE

Leasehold

### COUNCIL TAX BAND

C

### VIEWINGS

By prior appointment only

| 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 |           |



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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