

Greenleaf Walk

Southall • • UB1 1FR
Guide Price: £325,000



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A luxury one bedroom apartment located at Arber House, a newly built Berkeley homes development perfect for first time buyers and investors alike. With Elizabeth Line access, the flat is just a short distance from Southall Station, offering excellent transport links to central London and just a short walk away to a number of local amenities. The property comprises an entrance hall with storage cupboards, 22ft kitchen/ reception room with direct access to a private balcony, 11ft bedroom with fitted wardrobes and modern family bathroom. Outside the property there is a gated entrance and communal gardens.

One bedroom apartment

Berkeley homes

Concierge

21ft kitchen/reception room

11ft bedroom

Close to local amenities

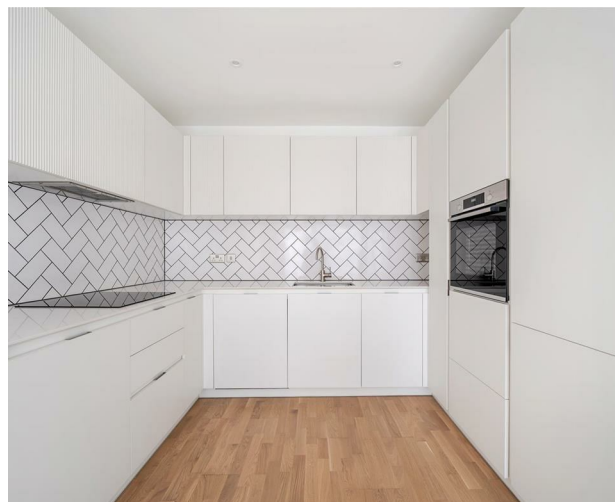
Gym

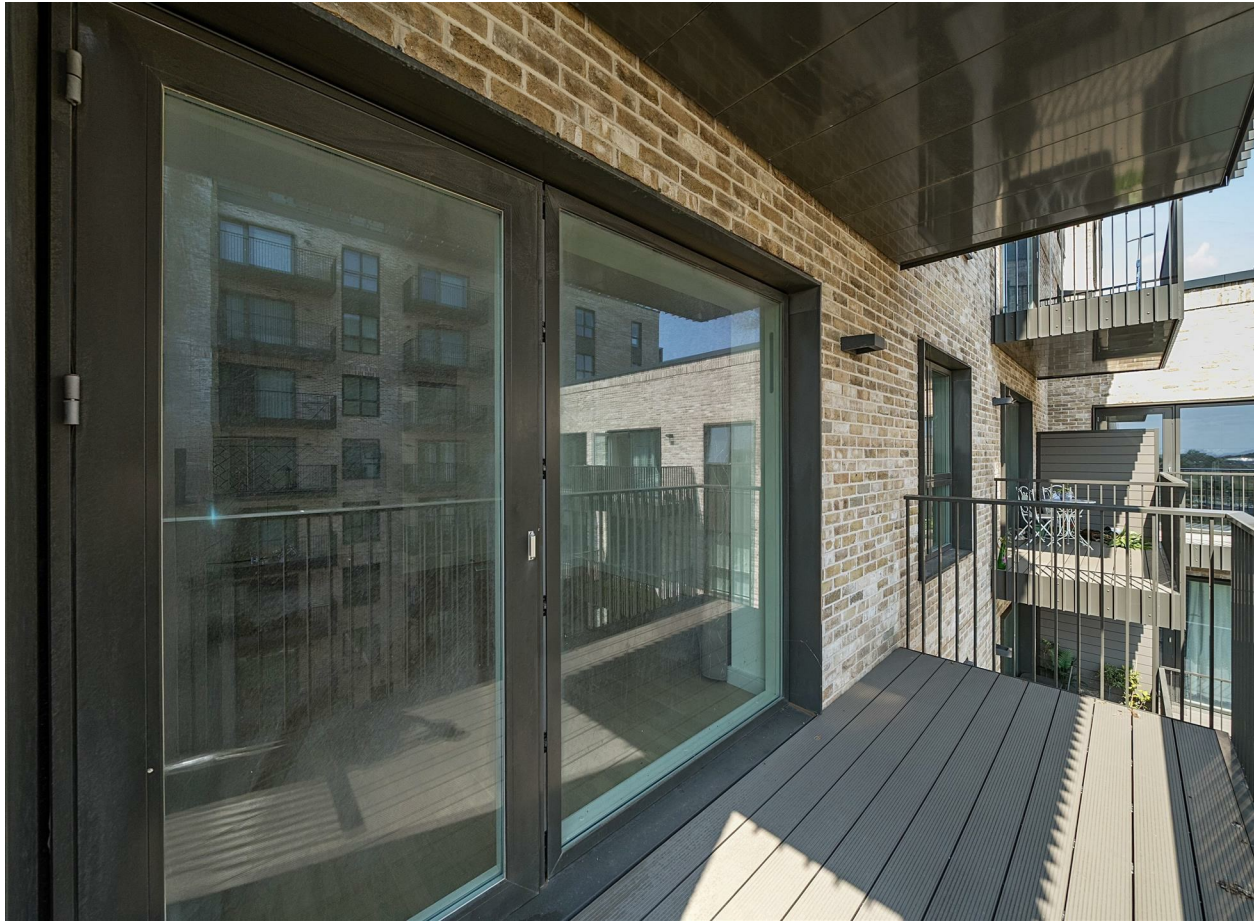
Great transport links

Private balcony

Communal gardens

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

A stunning one bedroom apartment offering generously proportioned and spacious rooms throughout. The property comprises an entrance hall with storage cupboards, 22ft kitchen/ reception room with direct access to a private balcony, 11ft bedroom with fitted wardrobes and modern family bathroom.

Location

Conveniently located, the flat is just a short distance from Southall Station, offering excellent transport links to central London, including the Elizabeth Line. Nearby, you'll find a variety of shops, supermarkets, and restaurants along Southall Broadway, as well as several parks like Southall Park, perfect for outdoor relaxation. This is an exceptional opportunity to own a stylish, well-connected home with modern amenities in a vibrant and growing community.

Outside

Outside the property there is a gated entrance and communal gardens.





Schools:

Beaconsfield Primary and Nursey school 0.2 miles
Blair Peach Primary School 0.3 miles
Featherstone High School 0.5 miles



Train:

Southall station 0.4 miles
Hayes & Harlington station 1.5 miles
Hanwell station 2.1 miles



Car:

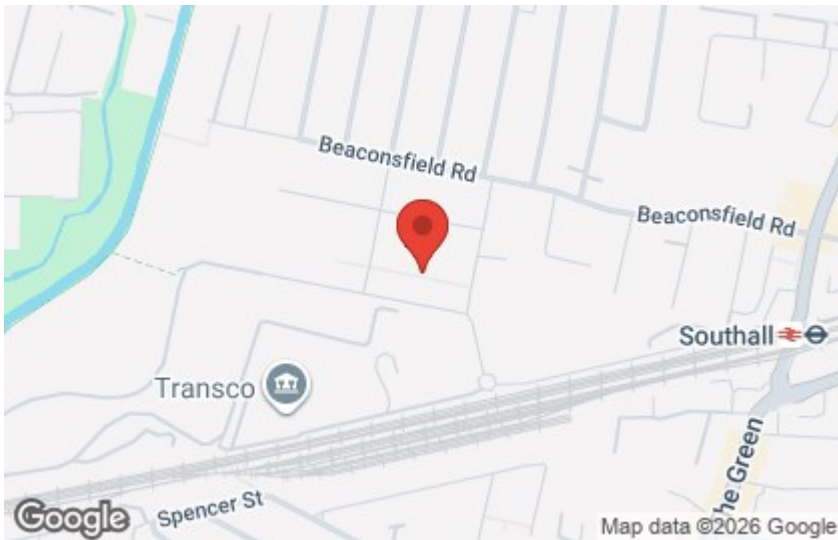
M4, A40, M25, M40



Council Tax Band:

B

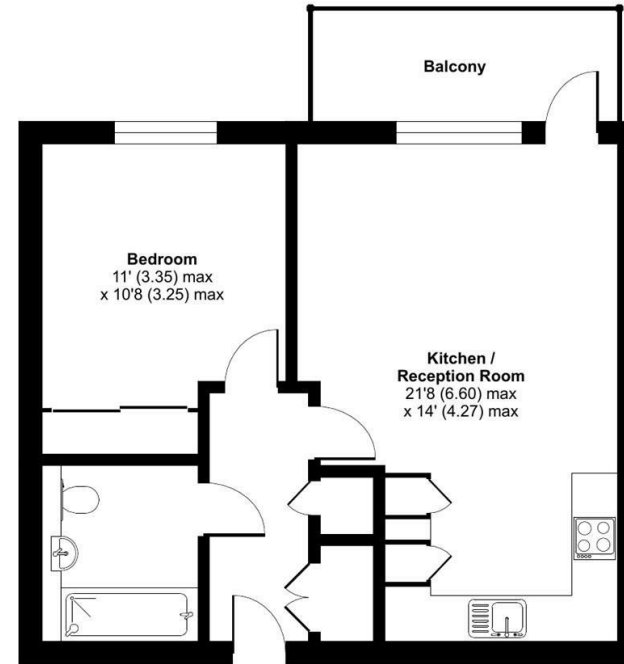
(Distances are straight line measurements from centre of postcode)



Greenleaf Walk, Southall, UB1

Approximate Area = 545 sq ft / 50.6 sq m

For identification only - Not to scale



FOURTH FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Coopers. REF: 1336122

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Energy Efficiency Rating	Current	Target
Very energy efficient - lower running costs		
Low energy A		
Energy efficient B		
Energy efficient C		
Energy efficient D		
Energy efficient E		
Energy efficient F		
Energy efficient G		
Not energy efficient - higher running costs		
England & Wales	85	85

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.