



TO LET • APARTMENT • GROUND FLOOR

Arber House

Greenleaf Walk, Southall, UB1 1FR

£2,150 pcm (Per Calendar Month)



2

BEDROOMS

2

BATHROOMS

791

SQ FT

B

EPC RATING

The Property

ARBER HOUSE, GREENLEAF WALK, SOUTHALL · UBI 1FR

Beautifully presented and finished with a modern touch, this impressive two-bedroom, two-bathroom ground floor apartment offers approximately 791 sq. ft. of stylish and well-planned living space at Arber House, Greenleaf Walk, Southall.

The property features a spacious open-plan kitchen/living/dining area, two generous double bedrooms, including a principal bedroom with en-suite, a further family bathroom and its own private garden/patio space.

Further benefits include a secure gated allocated parking space. Ideally positioned within walking distance of Southall Station (Elizabeth Line), providing fast connections into Central London and Heathrow.

This superb apartment is available to let unfurnished on an assured shorthold tenancy, ideal for professionals or small families seeking a modern, well-connected home in Southall. Early viewing is highly recommended.

Key Features

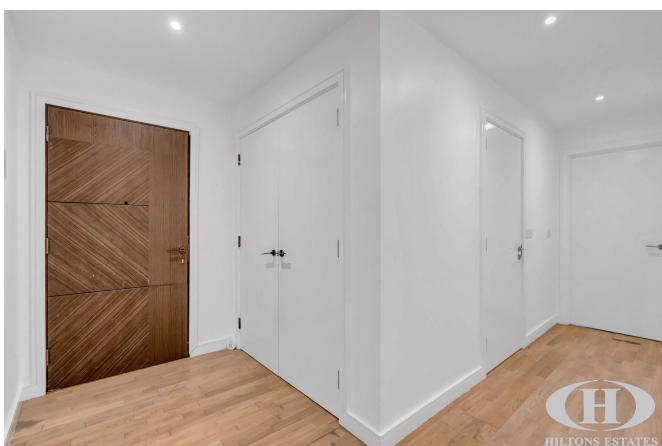
- Two Bedroom, Two Bathroom Ground Floor Apartment
- Approx. 791 Sq Ft of Well-Planned Living Space
- Spacious Open-Plan Kitchen/Living/Dining Area
- Principal Bedroom With En-Suite
- Private Garden/Patio Space
- Secure Gated Allocated Parking
- Available Unfurnished
- Walking Distance To Southall Elizabeth Line Station



LIVING AREA



KITCHEN



HALLWAY



ARBER HOUSE

SECURITY DEPOSIT

£2,480

Immediately

Available From

Bedrooms

ARBER HOUSE, GREENLEAF WALK, SOUTHALL · UB1 1FR

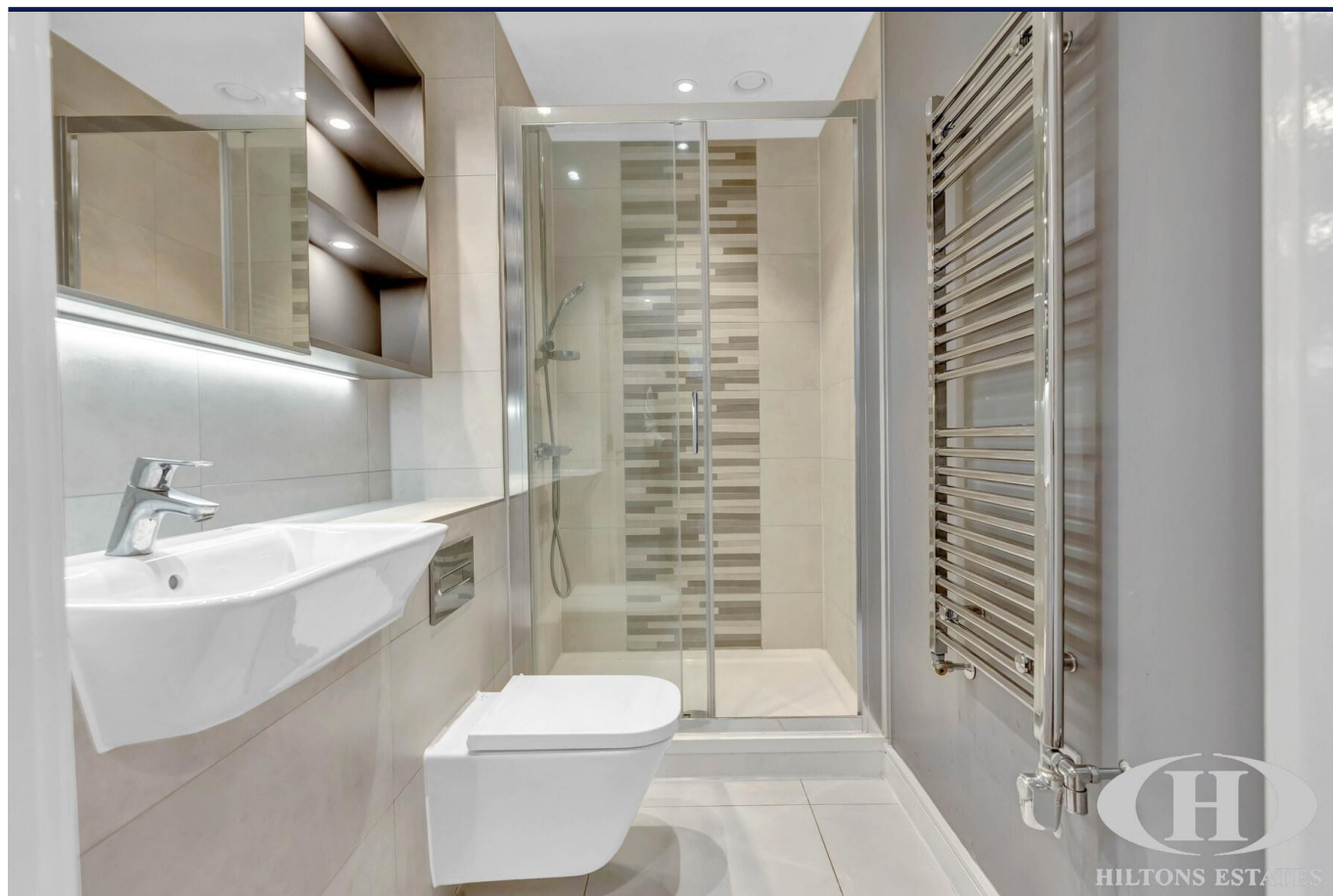


BEDROOM ONE — PRINCIPAL SUITE

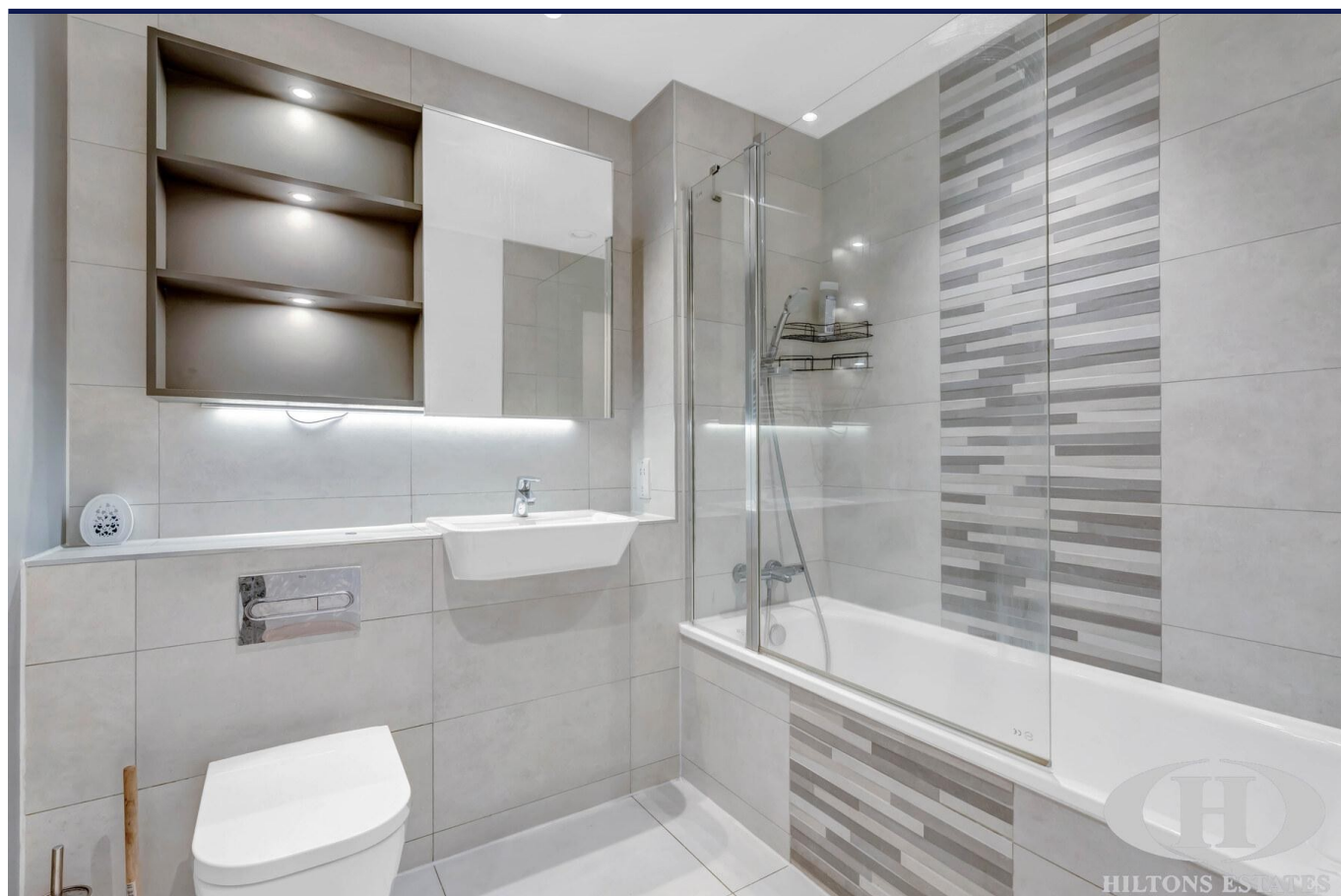


Bathrooms

ARBER HOUSE, GREENLEAF WALK, SOUTHALL · UB1 1FR

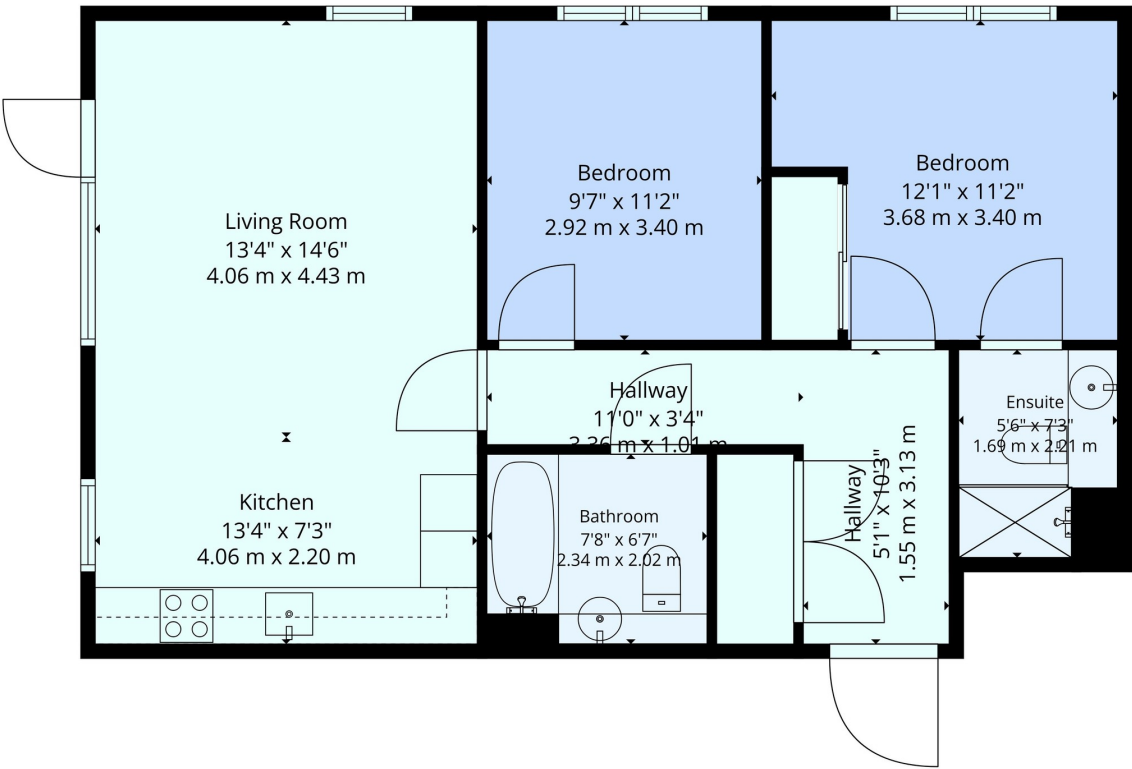


EN-SUITE



Floor Plan & Dimensions

ARBER HOUSE · APPROX. 757 SQ FT



* Plans Are Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections And Assessments

Total: 757 sq. Ft, 70 m2
1st Floor: 757 sq. Ft, 70 m2
Excluded Areas: Walls: 58 sq. Ft, 6 m2



Ground floor apartment · not to scale

Accommodation		Accommodation (cont.)	
Living Room	13'4" x 14'6"	Bedroom Two	9'7" x 11'2"
Kitchen	13'4" x 7'3"	Bathroom	7'8" x 6'7"
Bedroom One	12'1" x 11'2"	Hallway	11'0" x 3'4"
En-Suite	5'6" x 7'3"	Total	757 sq ft / 70 m²

Further Information

ARBER HOUSE, GREENLEAF WALK, SOUTHALL · UB1 1FR



ARBER HOUSE



DEVELOPMENT GROUNDS

Key Information

Accommodation Open-plan kitchen/living/dining area · two bedrooms · en-suite · family bathroom · private garden/patio

Floor Area approx. 791 sq ft · **Type** Ground floor apartment · **Tenancy** Minimum 12 months

Deposit £2,480 (5 weeks' rent) · **Available** Immediately · **Furnishing** Unfurnished

Outside Private garden/patio space. Secure gated allocated parking space included.

Location Within walking distance of Southall Station (Elizabeth Line), providing fast connections into Central London and Heathrow.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Current 83 (B) · Potential 83 (B)

Arrange a Viewing

Hiltons Estates
243 The Broadway, Southall UB1 1NF

020 8574 1999

Rajneev@hiltons-estates.com
www.hiltons-estates.com

Agents Note: These particulars are intended to give a fair and substantially correct overall description for the guidance of prospective tenants and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith and are believed to be correct, but prospective tenants should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise. No person in the employment of Hiltons Estates has any authority to make or give any representation or warranty in relation to this property. Services, appliances and fittings have not been tested. A holding deposit of one week's rent and right-to-rent checks apply prior to move-in; permitted fees are charged in accordance with the Tenant Fees Act 2019. Measurements are approximate and taken from the floor plan for guidance purposes only.