



FOR SALE • APARTMENT • GROUND FLOOR

Arber House

Greenleaf Walk, Southall, UB1 1FR

£445,000 (Offers In Region Of)



2
BEDROOMS

2
BATHROOMS

791
SQ FT

B
EPC RATING

The Property

ARBER HOUSE, GREENLEAF WALK, SOUTHALL · UB1 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 and an exceptionally long 999-year lease. Ideally positioned within walking distance of Southall Station (Elizabeth Line), providing fast connections into Central London and Heathrow.

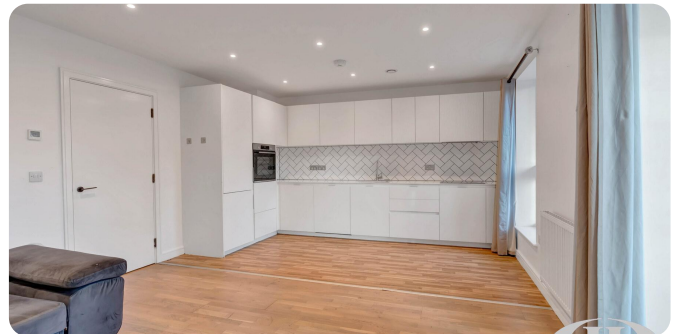
This superb apartment represents an excellent opportunity for both homeowners and investors, with an estimated rental income of £2,100 pcm (5.66% yield).

Key Features

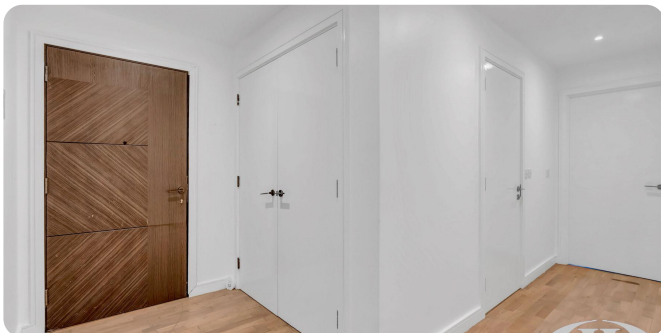
- Two Bedroom, Two Bathroom Ground Floor Apartment
- Approx. 791 Sq Ft of Well-Planned Living Space
- Spacious Open-Plan Kitchen/Living/Dining Area
- Principal Bedroom With En-Suite
- Private Garden/Patio Space
- Secure Gated Allocated Parking
- Exceptionally Long 999-Year Lease
- Walking Distance To Southall Elizabeth Line Station



LIVING AREA



KITCHEN



HALLWAY



ARBER HOUSE

ESTIMATED RENTAL INCOME

£2,100 pcm

5.66%

Gross Yield

Bedrooms

ARBER HOUSE, GREENLEAF WALK, SOUTHALL · UB1 1FR



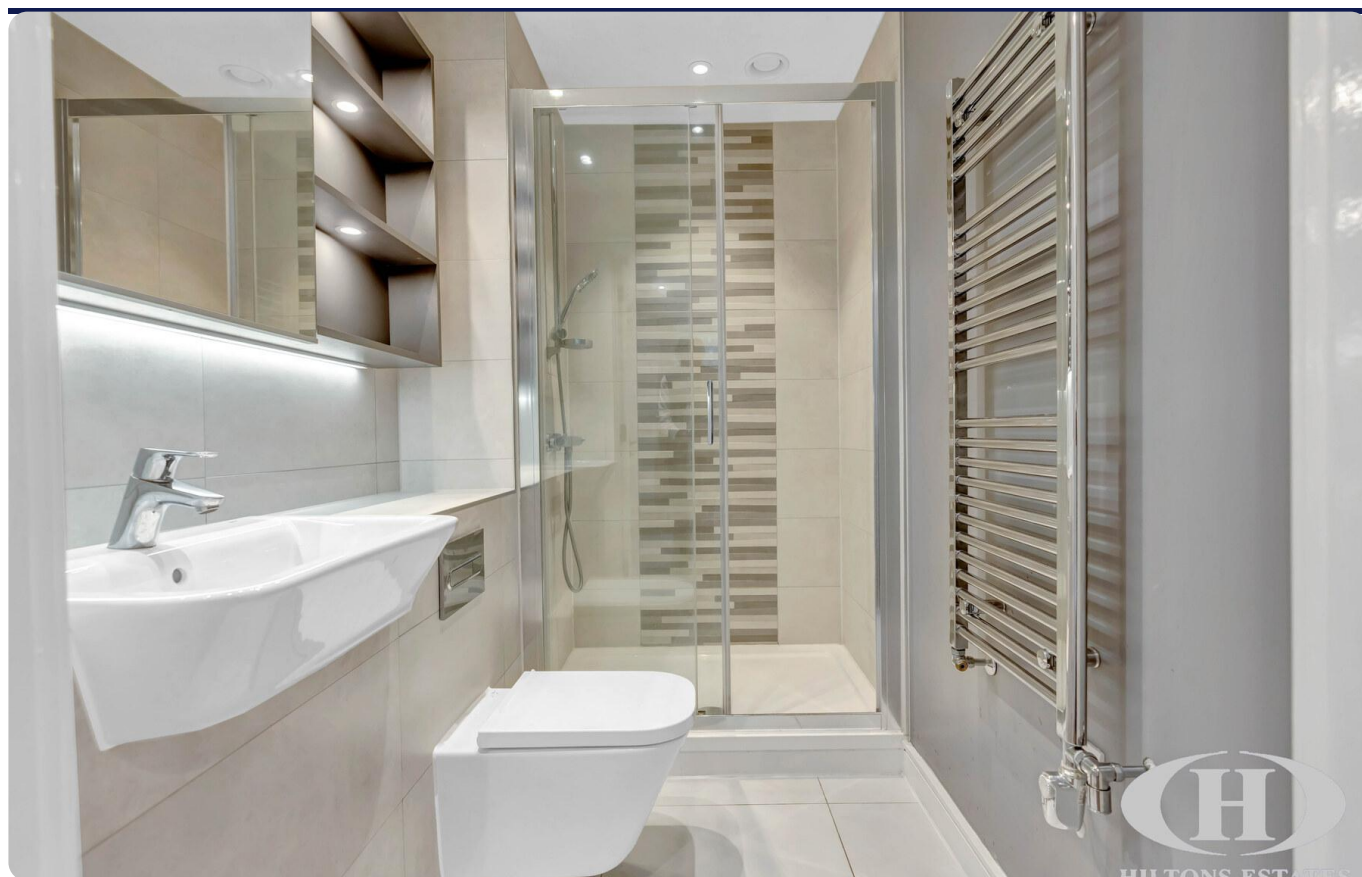
BEDROOM ONE — PRINCIPAL SUITE



BEDROOM TWO

Bathrooms

ARBER HOUSE, GREENLEAF WALK, SOUTHALL · UB1 1FR



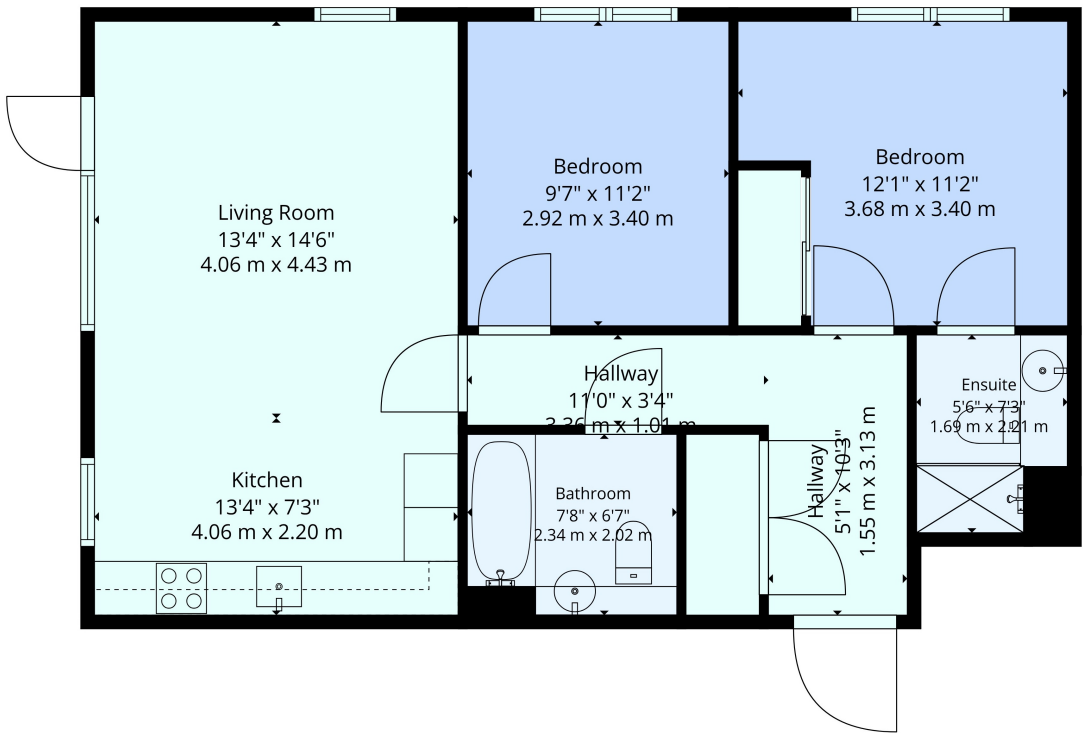
EN-SUITE



FAMILY BATHROOM

Floor Plan & Dimensions

ARBER HOUSE · APPROX. 757 SQ FT



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



* 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 Assessm

Ground floor apartment · not to scale

Accommodation

Living Room	13'4" x 14'6"
Kitchen	13'4" x 7'3"
Bedroom One	12'1" x 11'2"
En-Suite	5'6" x 7'3"

Accommodation (cont.)

Bedroom Two	9'7" x 11'2"
Bathroom	7'8" x 6'7"
Hallway	11'0" x 3'4"
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 · **Lease** 999 years

Outside Private garden/patio space. Secure gated allocated parking space. Tenure to be confirmed and verified by your solicitor.

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 intending purchasers 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 intending purchasers 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. Tenure, service charge, ground rent and any parking rights, should be verified by your solicitor. Measurements are approximate and taken from the floor plan for guidance purposes only. Estimated rental income is indicative only and should be verified independently.