



## Arber House, Greenleaf Walk, Southall

- Stunning One Bedroom Apartment
- Parking for One Car
- Fitted Wardrobes to Master Bedroom
- Communal Gardens & Grounds
- Built by Berkeley Homes
- Fourth View & Beautiful Views
- Open Plan Living
- Private Balcony
- On Site Gym, Concierge, Cafe, Cinema Room & Offices
- EPC Rating B

**Asking Price £335,000**





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Situated in 'The Green Quarter' Southall, is this stunning, fourth floor apartment being offered for sale with NO ONWARD CHAIN. The property is situated on Arber House and is perfect for first time buyers or investors looking for a property moments away from transport links and amenities.

The property comprises entrance hall with large storage cupboard with washing machine, modern three piece bathroom suite, large master bedroom with fitted wardrobes, open plan living area with sofa and dining area, modern fitted kitchen with integrated appliances and a private balcony overlooking the communal grounds and surrounding scenery. The property also come with a parking space for one car along with beautiful nature reserve and park for residents.



The Green Quarter is a newly built development situated within walking distance to the town centre with its vibrant restaurants and shops. Southall is currently undergoing an exciting and far-reaching regeneration project and benefits from Crossrail Service which provides a direct and speedy service straight into the heart of Central London on the Elizabeth Line. The development also benefits from its very own Padel Courts, Gym Facilities, Office Spaces, Cinema Room and Cafe/Restaurant. The Green Quarter is also very well known for its nature reserve, landscaping and water feature bringing a suburban feel throughout the development. You are also within close proximity to Grand Union Canal and Minet Country Park.



Lease 993 years  
Annual Service Charge £2,800  
No Ground Rent  
Parking is included

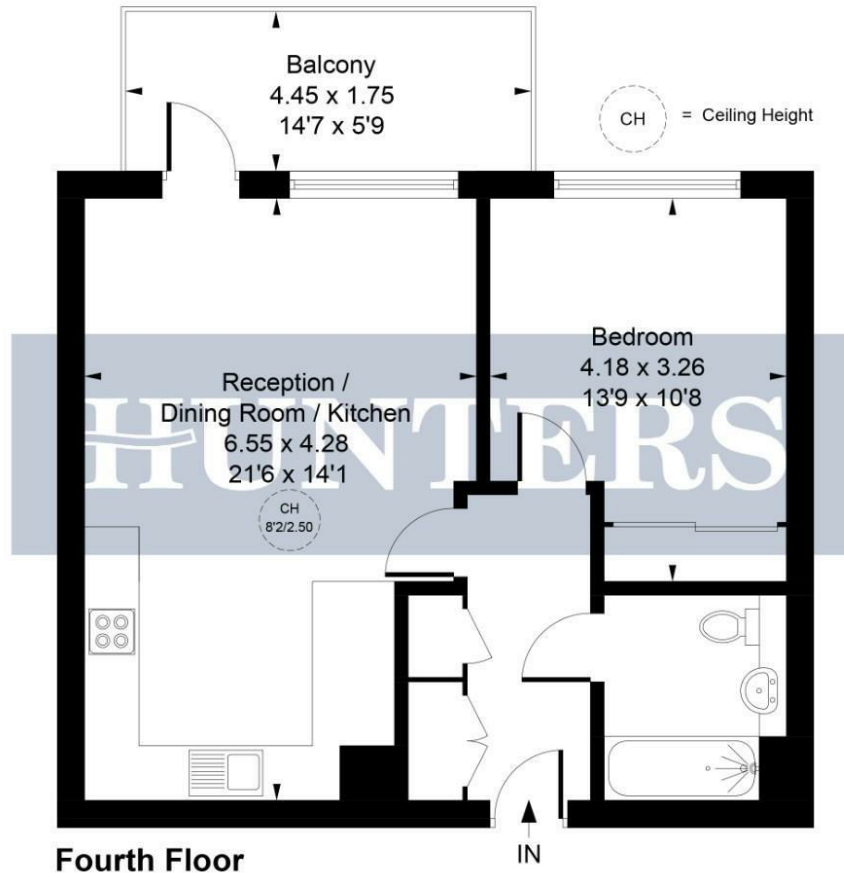




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Approximate Gross Internal Area  
51.16 sq m / 551 sq ft



**Fourth Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

**Produced for Hunters**

### Viewings

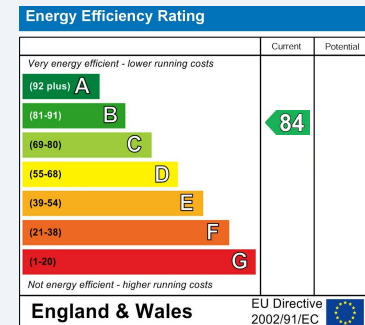
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.