



£310,000 Leasehold

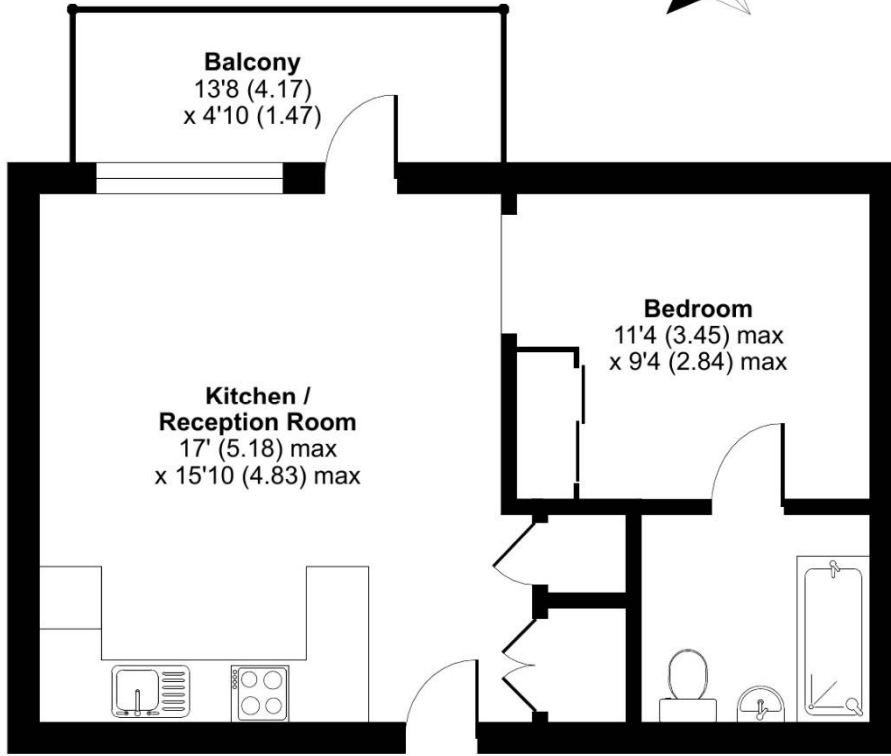
Arbour House, Greenleaf Walk, Southall, UB1

Discover a chic studio apartment in the highly desirable Green Quarter development, crafted by the renowned Berkeley Group. This beautifully presented unit spans approximately 453 square feet and features a custom-designed kitchen with integrated appliances, an open-plan living area with direct access to a private balcony boasting southeast views. The cozy bedroom is discreetly positioned with carpet flooring, fitted wardrobes, and a stylish three-piece bathroom. Additional amenities include a utility cupboard with ample storage, a video entry system, and access to exclusive residents-only gardens.

Arbour House, Greenleaf Walk, Southall, UB1

Greenleaf Walk, Southall, UB1

Approximate Area = 453 sq ft / 42 sq m
For identification only - Not to scale



GROUND FLOOR



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Simple Estate Agents. REF: 1144861

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

UB3 3ES Coldharbour Ln, Hayes ? Continue to Coldharbour Ln 25 sec (266 ft) ? Follow Coldharbour Ln and Uxbridge Rd/A4020 to Woodlands Rd in Southall 8 min (1.7 mi) ? Continue on Woodlands Rd. Drive to Greenleaf Walk 3 min (0.5 mi) UB1 1FR Southall

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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