

# THE GREEN QUARTER

WEST LONDON

QUADRANT HOUSE



**In any city, it's rare to find yourself completely surrounded by nature. Yet London is no ordinary city. And The Green Quarter is no ordinary place to live.**

Here, you'll enjoy the benefits of modern urban living in a truly remarkable setting, with nature at its very heart. Quadrant House is the latest addition to the transformation of this former brownfield site into one of the most biodiverse neighbourhoods in the UK.

Crafted by renowned interior design studio Atellior, the Manhattan, one, two and three-bedroom apartments at Quadrant House feature timeless material palettes designed for style with sustainability in mind.

Apartment balconies overlook residents' podium gardens and out across Central Gardens, the 4.5-acre landscaped park that is the focal point of The Green Quarter.

Offering the convenience of a wide range of residents' facilities, you'll also enjoy the flexibility of super-fast connections across London with the Elizabeth line at Southall station only a short stroll away. Residents will have access to the exclusive gym, lounge & co-working space and concierge service from completion day.





Showhome photography is indicative only



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### THE DEVELOPER

Berkeley Group is one of the UK's most recognised housebuilders, responsible for delivering nearly 4,000 homes a year across London and the South East.

A member of the FTSE 100 index, Berkeley has grown to become one of the UK's premier names in property development, creating approximately 10% of all new homes in London over the last five years.

#### LOCATION

West London, UB1

#### LOCAL AUTHORITY

London Borough of Ealing, West London

#### TENURE

999 years leasehold

#### ARCHITECTS

John Thompson and Partners

#### LANDSCAPE ARCHITECTS

Applied Landscape Design

#### WARRANTY

10-year NHBC Guarantee

#### ESTIMATED COMPLETION

Jan-May 2025

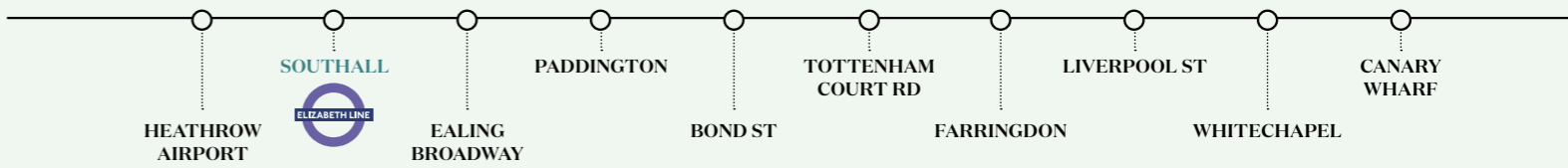
#### PARKING

General Right to Park available.



### FIRST-CLASS CONNECTIONS

The Green Quarter is positioned opposite Southall station, on the Elizabeth Line - just a short walk across the road.



\* All journey times are approximate only. Source: tf.gov.uk

### APARTMENTS

Quadrant House comprises 96 private sale apartments.

TYPE	NUMBER	AVERAGE SQ FT
Manhattan	9	470
1 Bedroom	32	566
2 Bedroom	51	742
3 Bedroom	4	980

### THE GREEN QUARTER



One of London's most ambitious regeneration developments



Outdoor leisure spaces including an amphitheatre, play areas, and fitness trails



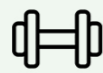
Adjacent to Southall Crossrail station on the Elizabeth line



A variety of large employers including Heathrow Airport, Stockley Business Park and the M4 technology corridor nearby



3 acres of parkland across 2 new parks and 1km of canal frontage



Residents' only facilities including gym, screening room, meeting room, co-working space and concierge



New community hub, retail facilities and office space



Excellent access to a number of leading educational institutions

REGENERATION + BERKELEY EFFECT = INCREASED GROWTH AND PRICES

- Berkeley developments of similar scale, such as Royal Arsenal Riverside and Kidbrooke Village, have seen capital appreciation of up to 100% over 10 years (research report available on request)
- Yields of up to 5% achieved in Parkside East
- A variety of large employers including Heathrow Airport, Stockley Business Park and the M4 technology corridor are located nearby
- Ealing offers an attractive investment opportunity as the UK's most eco-friendly borough with an abundance of bars, restaurants and shops, to create an exciting destination\*

\*Source: www.ealinginlondon.com



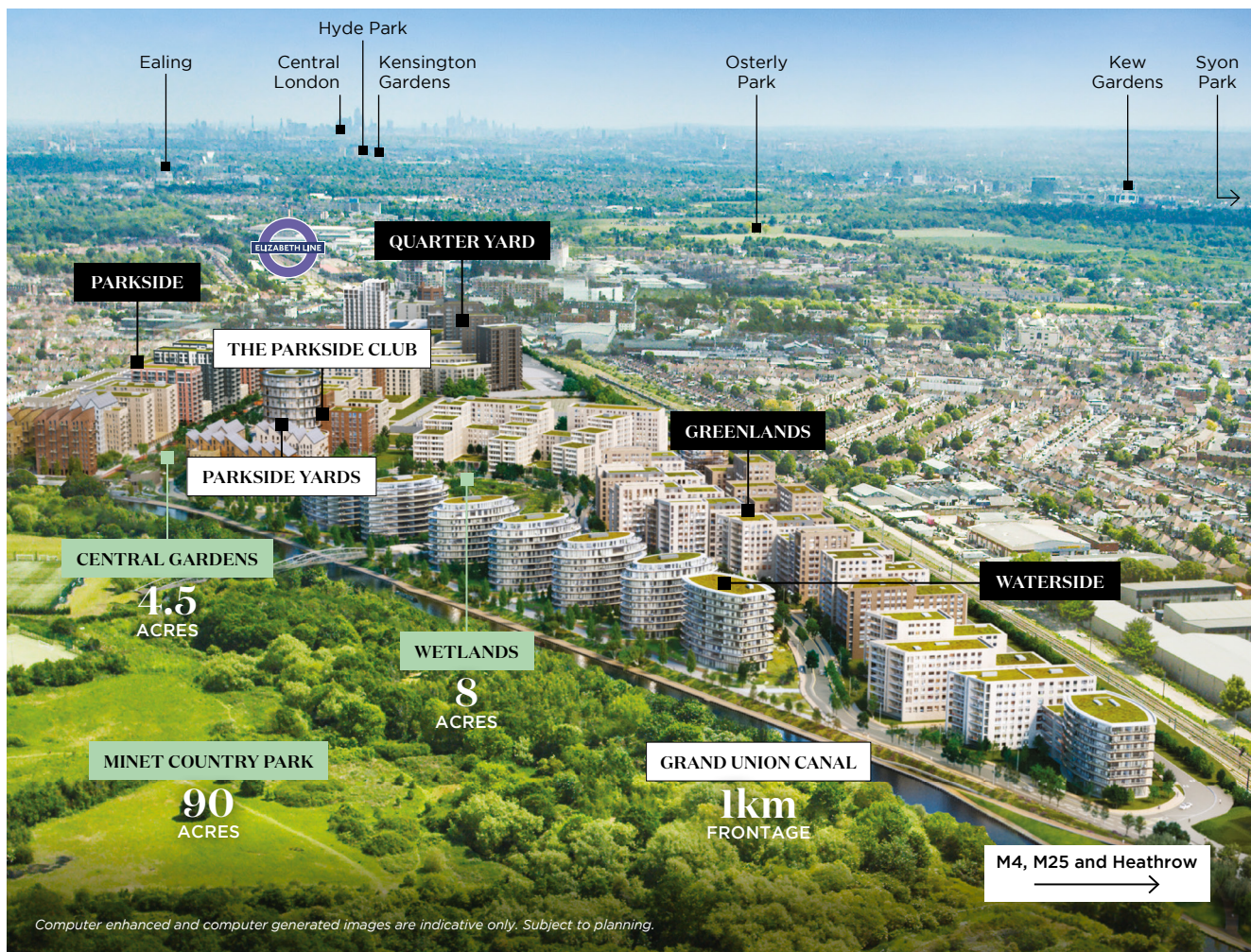
QUADRANT HOUSE

Computer-generated image is indicative only and subject to planning.



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### COUNCIL TAX BANDING

London Borough of Ealing

<b>Band B</b>	£1,515 per annum
<b>Band C</b>	£1,732 per annum
<b>Band D</b>	£1,948 per annum
<b>Band E</b>	£2,381 per annum

Based on 2024/2025 figures

### TERMS OF PAYMENT

Reservation fee:

- £2,000 per apartment up to the value of £500,000
- £5,000 per apartment for a value over £500,000 and up to the value of £1,000,000

### PAYMENT STRUCTURE

- 10% of the purchase price is payable on exchange of contracts (minus the reservation fee)
- A further 10% deposit is payable 6 months after the exchange of contracts
- Balance of 80% is payable on completion

### GROUND RENT

In line with Government legislation, a Peppercorn Rent will be applicable to all apartments.

### SERVICE CHARGES

- Estimated service charge of £4.38 per sq ft per annum
- Combined heat and power standing charge of approximately £0.38 per sq ft
- To include gym, concierge services, buildings insurance, landscaping, maintenance of communal areas and staffing

### CAR PARK SERVICE CHARGES

- Car: £235 per annum
- Motorcycle: £127 per annum

**For more information contact our Sales Team**

**020 3432 1465 | [tgqsales@berkeleygroup.co.uk](mailto:tgqsales@berkeleygroup.co.uk) | [www.the-green-quarter.com](http://www.the-green-quarter.com)**

OUR VISION  
**2030**  
TRANSFORMING TOMORROW

**Berkeley**  
Group  
Proud to be a member of the  
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Investor in  
Customers  
Gold 2022

**Berkeley**  
Designed for life

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