

THE GREEN QUARTER

WEST LONDON

ROSEMARY 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. Rosemary 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 one and two bedroom apartments at Rosemary House feature timeless material palettes designed for style with sustainability in mind.

Spacious private balconies offer wide-ranging views out across The Green Quarter, and the private podium gardens provide a beautiful retreat for residents to enjoy.

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 only a short stroll away. Residents will also have access to the exclusive gym, lounge, co-working space and concierge service.



Showhome photography is indicative only



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APARTMENTS

Rosemary House comprises 30 private sale apartments.

| TYPE | NUMBER | AVERAGE SQ FT |
|-----------|--------|---------------|
| 1 Bedroom | 14 | 566 |
| 2 Bedroom | 16 | 742 |

THE GREEN QUARTER



One of London’s most ambitious regeneration developments



Outdoor leisure spaces including an amphitheatre, play areas, fitness trails and three new padel courts



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 24-hr concierge



New community hub, retail facilities and office space



Excellent access to a number of leading educational institutions

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

ARCHITECT
John Thompson and Partners

LANDSCAPE ARCHITECT
Applied Landscape Design

WARRANTY
10-year NHBC Guarantee

ESTIMATED COMPLETION
May - October 2025

PARKING
General Right to Park available.

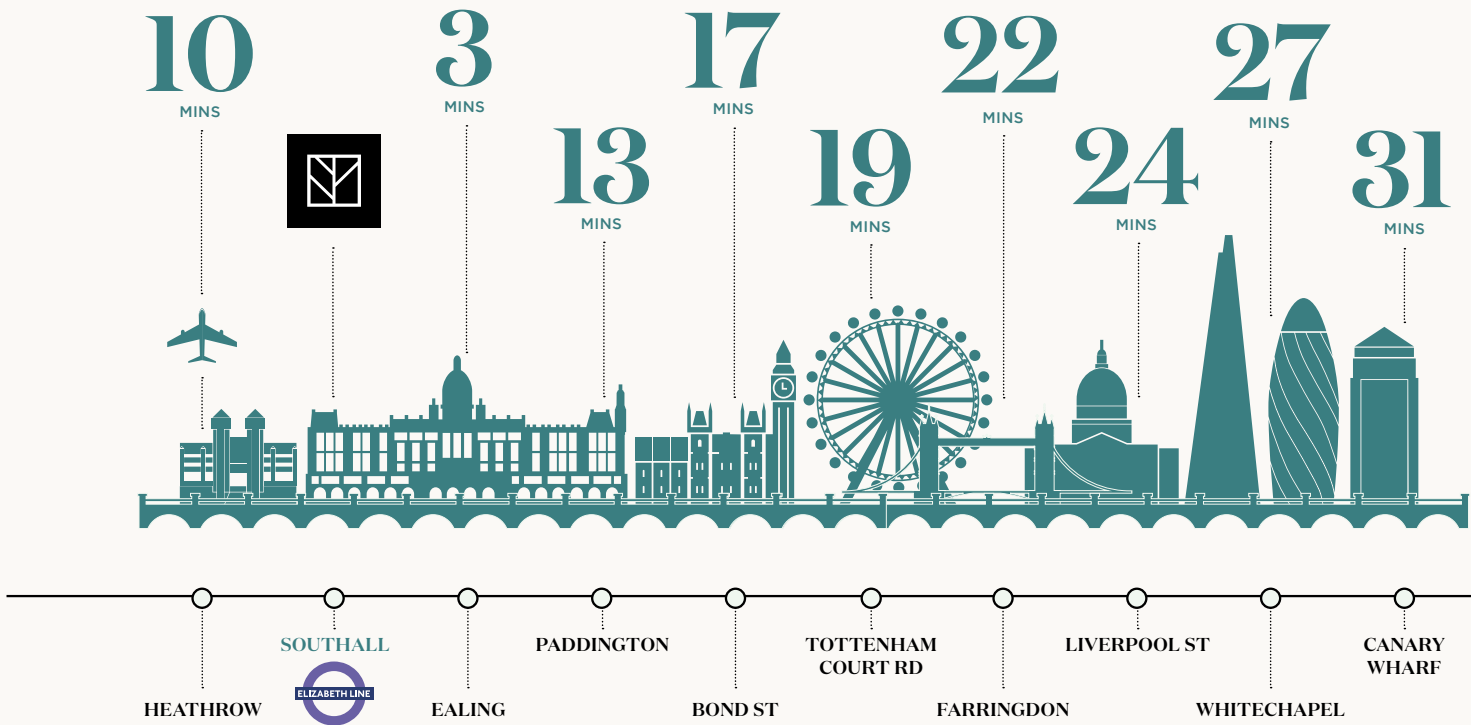


FIRST-CLASS CONNECTIONS

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



Elizabeth Line



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

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 6% achieved at The Green Quarter*
- 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**

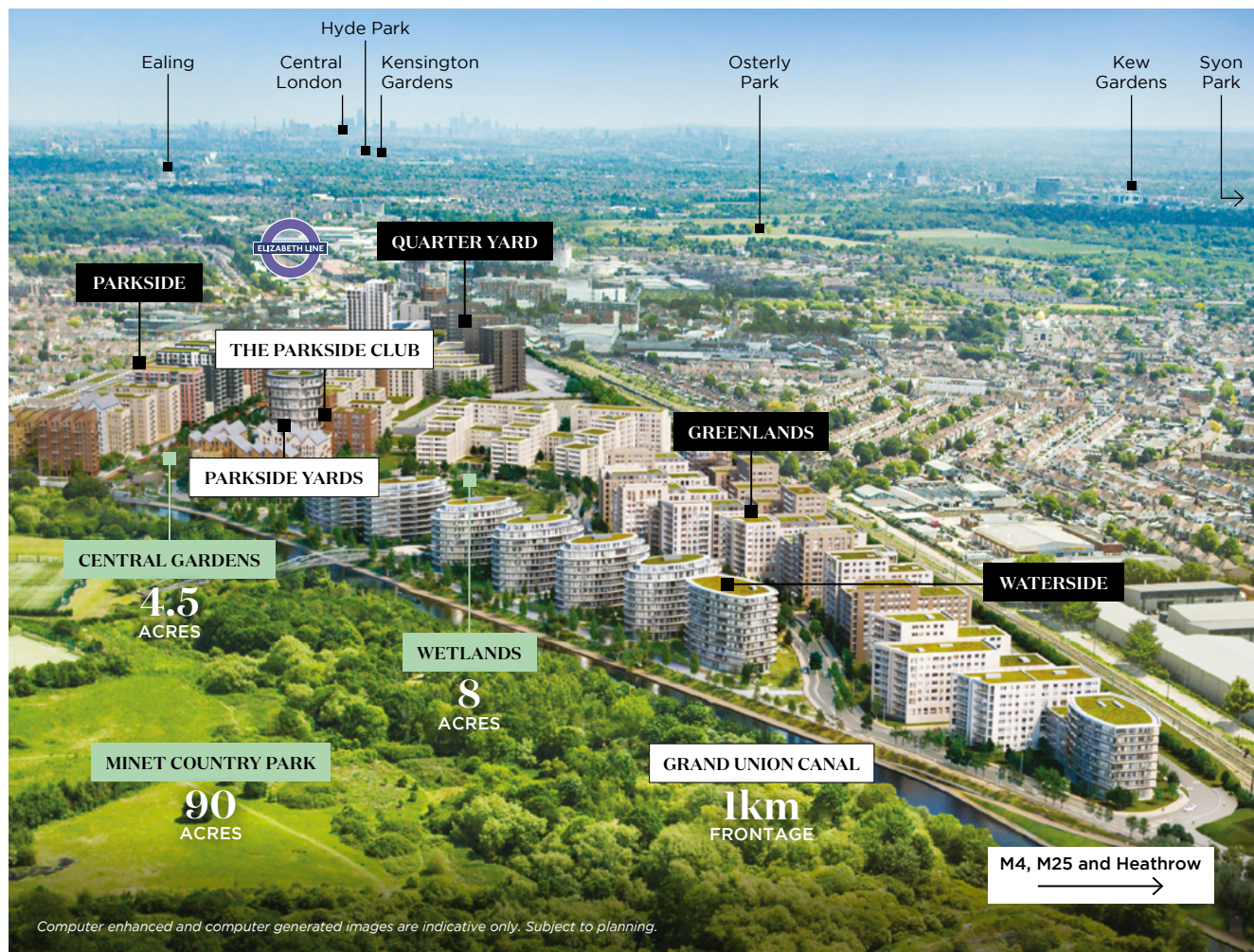
*Source: Benham & Reeves
**Source: www.ealinginlondon.com



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



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COUNCIL TAX BANDING

London Borough of Ealing

| | |
|---------------|--------------------|
| Band B | £1587.47 per annum |
| Band C | £1814.24 per annum |
| Band D | £2041.02 per annum |
| Band E | £2494.57 per annum |

Based on 2025/2026 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)
- Balance of 90% 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 £4.11 per sq ft per annum
- Energy charge of approximately £261 per home per annum
- To include gym, concierge services, buildings insurance, landscaping, maintenance of communal areas and staffing

CAR PARK SERVICE CHARGES

- Car: £145 per annum
- Motorcycle: £127 per annum

For more information contact our Sales Team

020 3432 1465 | tgqsales@berkeleygroup.co.uk | www.the-green-quarter.com

OUR VISION
2030
TRANSFORMING TOMORROW

Berkeley
Group
Proud to be a member of the
Berkeley Group of companies

**Investor in
Customers**
Gold 2022

Berkeley
Designed for life

Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation. Computer generated images are indicative only. A726/51CA/1124