

# THE GREEN QUARTER

WEST LONDON



**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 find yourself enjoying modern city life as well as the simple pleasure of being outdoors and beside the water.

The Green Quarter is one of the most biodiverse and significant regeneration projects in the UK – a transformed landscape with wetlands, parks, community areas and acres of green open spaces.

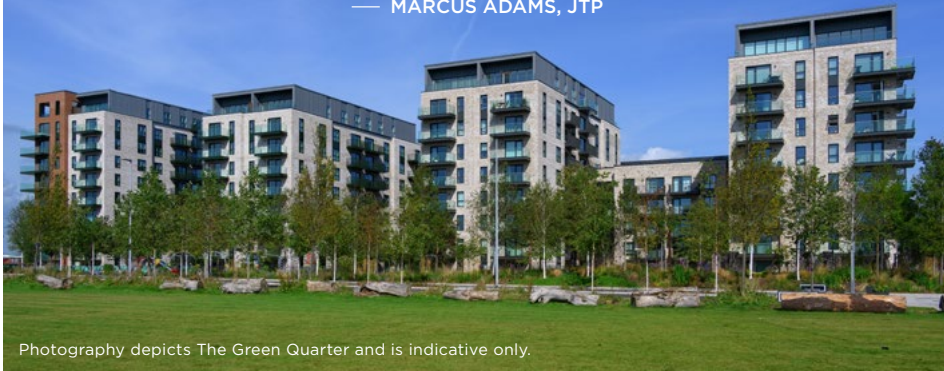
Situated conveniently in zone 4, adjacent to the forthcoming Crossrail station and with great transport links, accessing Heathrow Airport, central London, and the motorway network is made simple.

Each suite, one, two and three bedroom apartment reflects the surrounding nature and offers easy access to cafés, bars and restaurants as well as everything else you need to live a comfortable, convenient lifestyle.



“Berkeley is building something special here. The Green Quarter. A place for all. And for always.”

— MARCUS ADAMS, JTP



Photography depicts The Green Quarter and is indicative only.



Interior photography is of showhome and is indicative only.

## APARTMENTS

The Green Quarter's first homes will consist of 319 private sale apartments.

TYPE	NUMBER	AVERAGE SQ FT
Suite	103	421
1 bedroom	79	552
2 bedroom	127	759
3 bedroom	10	1,053



Interior photography is of showhome and is indicative only.

## 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.

## THE DEVELOPMENT

- One of London's most significant regeneration projects
- Situated adjacent to the forthcoming Crossrail station
- Circa 13 acres of green parkland including the Central Gardens and a Wetlands
- Set to become one of the most biodiverse developments in the UK
- Adjacent to the 90-acre Minet Country Park, twice the size of Green Park
- 1km of canal frontage
- Exclusive resident facilities will include a swimming pool, gym, screening room, lounge and co-working space, concierge, car club and cycle storage and hire
- New leisure facilities, shops and office space will create a thriving destination
- Outdoor community spaces including an amphitheatre will bring this new neighbourhood alive
- A new on-site primary school and health centre will be delivered

## LOCATION

Southall, 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 warranty

## ESTIMATED COMPLETION

Projected completion finalised in 2022

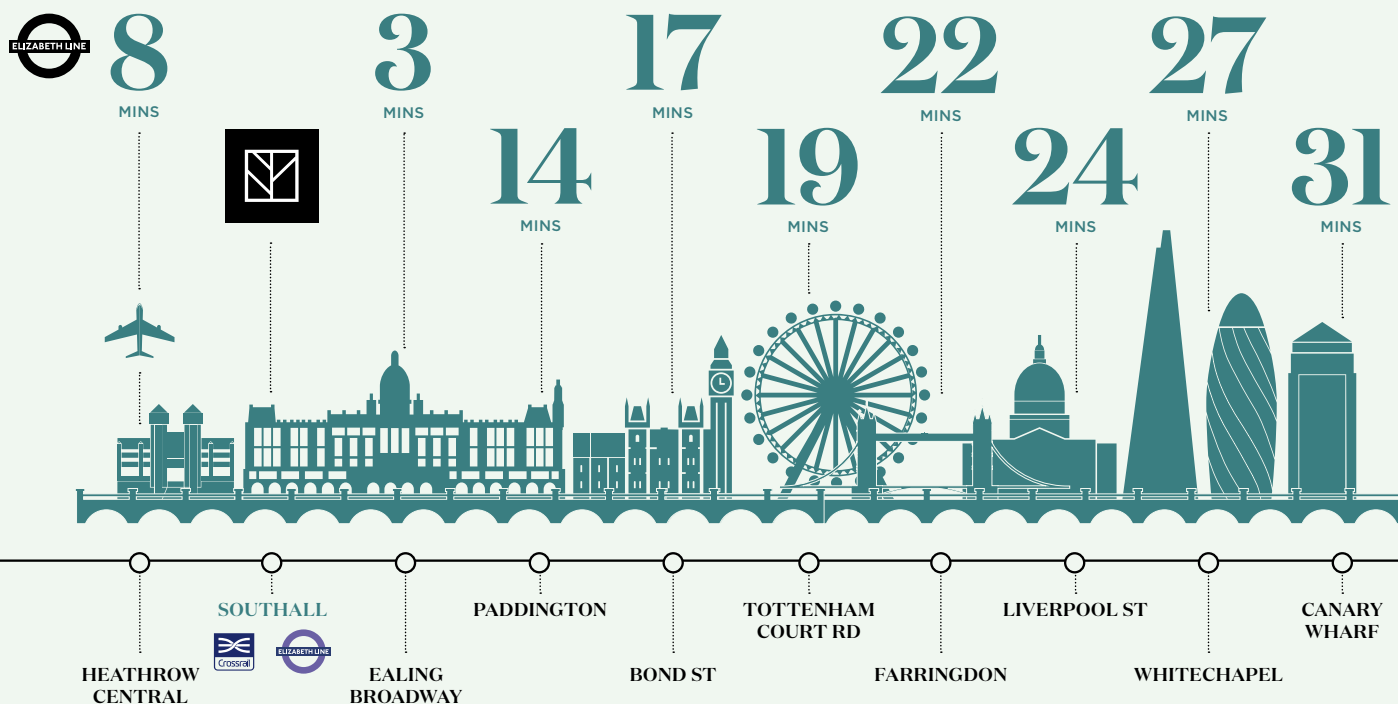
## PARKING

General Right to Park available to purchase with most apartments. 999-year tenure

## FIRST-CLASS CONNECTIONS

The Green Quarter is positioned opposite the forthcoming Crossrail station - just a short walk across the road.

### BY CROSSRAIL (ELIZABETH LINE)



### BY TRAIN (From Southall station)

Ealing Broadway	3 mins
Hayes and Harlington	3 mins
Heathrow Airport	10 mins
London Paddington	14 mins
Slough	16 mins
Taplow	23 mins
Windsor and Eton Central	29 mins
Twyford	33 mins
Henley-on-Thames	50 mins

First Great Western Rail Services

### BY CAR (From UB1 1FH\*)

M4**	1.3 miles - 4 mins
Ealing	3.9 miles - 16 mins
M25**	5.1 miles - 8 mins
Heathrow	5.4 miles - 12 mins
Uxbridge	5.4 miles - 16 mins
Wembley Stadium	10.8 miles - 24 mins
Westfield White City	11.1 miles - 24 mins
Richmond	11.3 miles - 24 mins
Harrods	14.1 miles - 28 mins

### BY BIKE (From UB1 1FH\*)

Minet Country Park	1.4 miles - 7 mins
Heathrow Airport	4.5 miles - 25 mins
Uxbridge	5.2 miles - 27 mins
Horsenden Hill	5.3 miles - 29 mins
Denham	10.6 miles - 1 hr 16 mins
Windsor	12.4 miles - 1 hr 8 mins
Little Venice	12.4 miles - 1 hr 8 mins
Paddington Lock	13.1 miles - 1 hr 11 mins
Camden Lock	14.9 miles - 1 hr 20 mins

\* All journey times are approximate only. Sources: crossrail.co.uk, thetrainline.com, Google Maps and Cyclinguk.org \*\*Time via future Western Access entrance.

## 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)
- 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



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





## COUNCIL TAX BANDING

London Borough of Ealing

<b>Band B</b>	£1,349.82 per annum
<b>Band C</b>	£1,542.65 per annum
<b>Band D</b>	£1,735.48 per annum

Based on 2022/2023 figures

## GROUND RENT

<b>Suite</b>	£250 per annum
<b>1 bedroom</b>	£300 per annum
<b>2 bedroom</b>	£350 per annum
<b>3 bedroom</b>	£400 per annum

## CAR PARK GROUND RENT

<b>Car</b>	£50 per annum
<b>Motorcycle</b>	£25 per annum

## TERMS OF PAYMENT

Reservation fee:

- £2,000 per apartment up to the value of £750,000

## PAYMENT STRUCTURE

- 10% within 21 days of exchange of contract (minus reservation fee)
- A further 10% payable within 12 months of exchange of contract
- An additional 5% payable within 18 months of exchange of contract
- 75% balance to be paid on completion

## SERVICE CHARGES

- Estimated service charge of £3.75 per sq ft per annum
- Combined heat and power standing charge of approximately £470 per annum
- To include gym, concierge services, buildings insurance, landscaping, maintenance of communal areas and staffing

## CAR PARK SERVICE CHARGES

- Car: £165 per annum
- Motorcycle: £55 per annum

**For more information contact our Sales Team**

**020 3432 8474 | [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  
Berkeley Group of companies

**Investor in  
Customers**  
Gold 2022

**Berkeley**  
Designed for life

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