

THE GREEN QUARTER

WEST LONDON

QUADRANT HOUSE



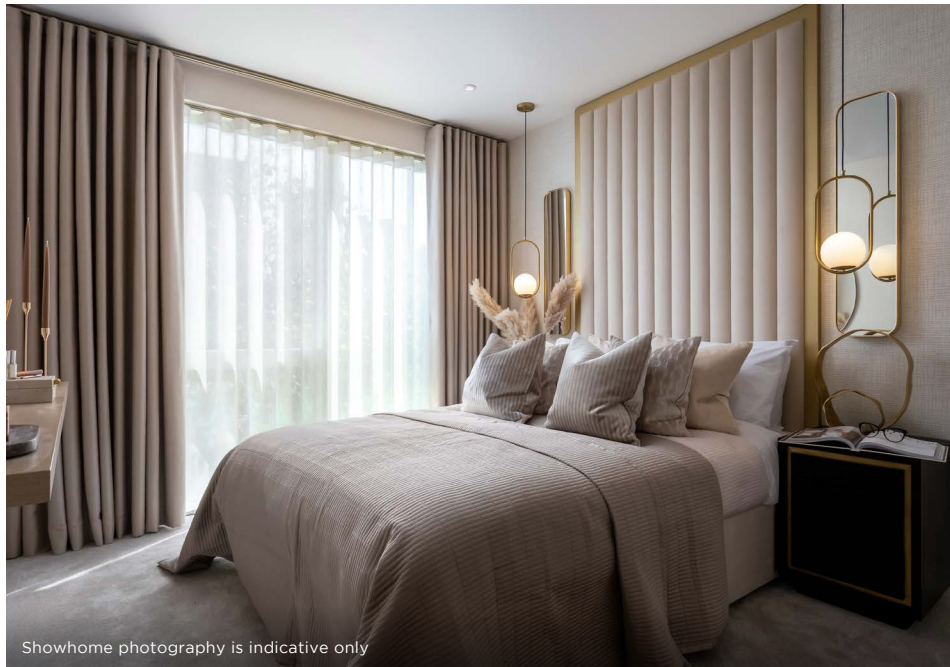
In any city, it's rare to find yourself completely surrounded by nature. Yet London is no ordinary city. And The Green Quarter is no ordinary place to live.

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

April - June 2025

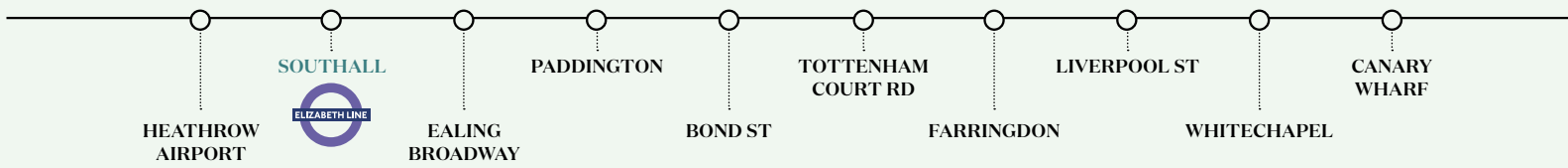
PARKING

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 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

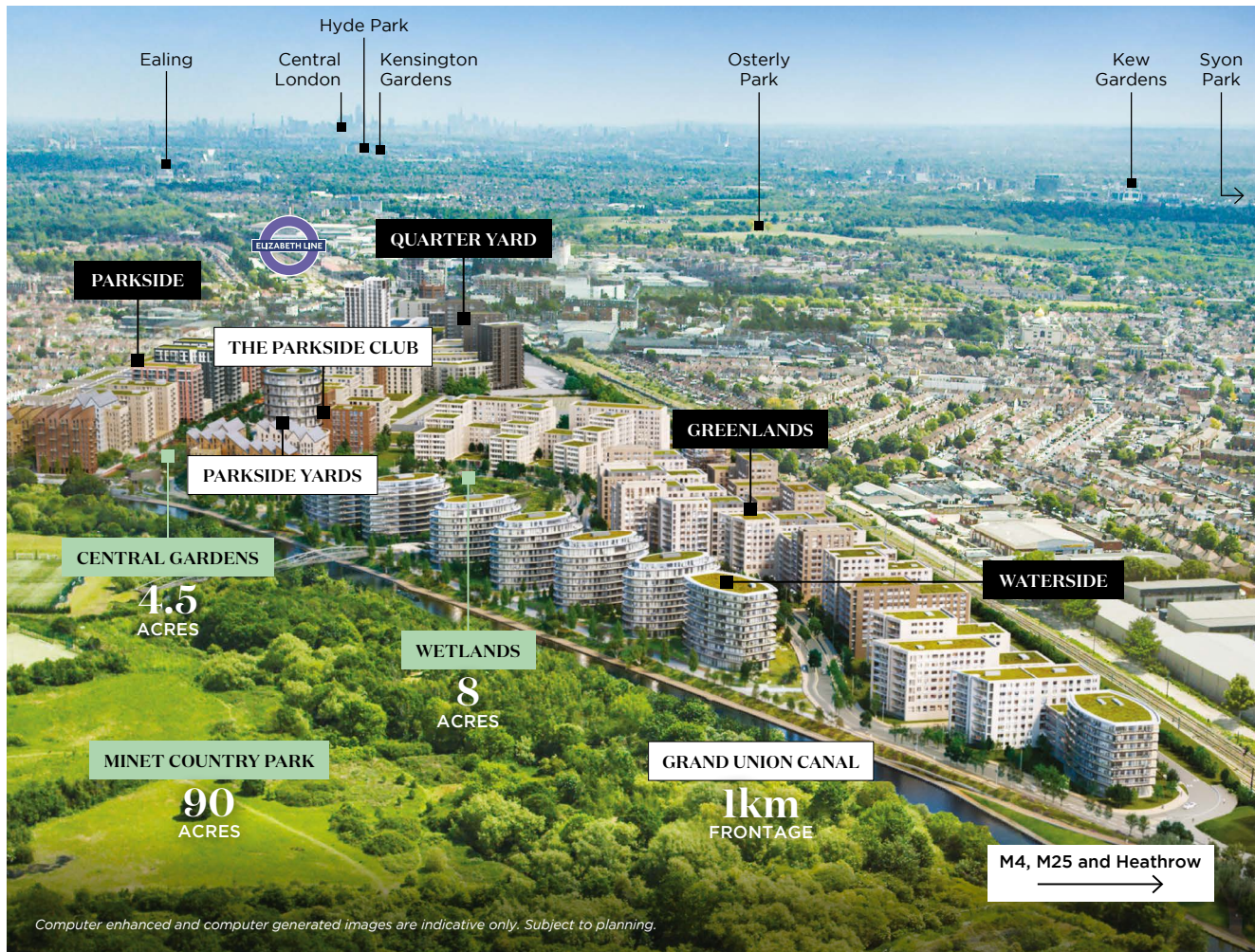


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Computer-generated image is indicative only and subject to planning.



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COUNCIL TAX BANDING

London Borough of Ealing

Band B	£1,515 per annum
Band C	£1,732 per annum
Band D	£1,948 per annum
Band E	£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)
- 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 £4.38 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: £235 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



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