THE ORIEN

QUARTER YARDS

THE GREEN QUARTER

Computer generated imagery is indicative only and subject to change.

AT QUARTER YARDS, BALANCE IS WOVEN INTO THE VERY FABRIC OF THE NEIGHBOURHOOD. THIS IS A COMMUNITY WHERE EVERYDAY ESSENTIALS AND SOCIAL SPACES HAVE BEEN THOUGHTFULLY CONSIDERED AND ARE CONNECTED BY PURPOSEFUL PLANNING.

The streetscape unfolds with curated shops, including a Sainsbury's Local, alongside a brand-new health centre and five serviced office units. The local dining scene will be equally vibrant, featuring a micro-brewery and gastro pub. It is a well-rounded environment that supports an easy-to-live lifestyle without the intensity of the city pressing in.

Positioned at the end of the new high street, The Orien is thoughtfully designed and serves as the cornerstone of the Quarter Yards community. Defined with a distinctive architectural presence, The Orien blends character with modern convenience, featuring ground-floor restaurants and cafés that bring a steady energy to the entrance. Residents will also benefit from two storeys of health and wellness facilities located directly within the building.

At The Orien, life feels social and well-considered, offering a refined home where everything you need is always close at hand.

Berkeley
Designed for life

A NEW WAY OF LIVING

As the latest addition to the Quarter Yards neighbourhood, The Orien offers an exclusive collection of studio 1, 2 and 3-bedroom apartments designed for a seamless, everything-on-your-doorstep lifestyle.

Positioned at The Green Quarter's primary entrance, Quarter Yards provides the most efficient door-to-door access to the Elizabeth Line with travel to Heathrow taking just 10 minutes[1].

Life here is defined by The Quarter Club, an extensive wellness suite on the ground and lower ground floors featuring a swimming pool, sauna, steam room and plunge pool, complemented by a state-of-the-art gym and virtual golf suite. Whether you are finding focus in the professional co-working spaces, retreating to the screening rooms, tropical lounge and botanical gardens, or simply enjoying elevated views from the private roof terrace, The Orien balances high-specification urban living with convenience, character and connection.

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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

TENURE
999 years leasehold

ARCHITECT
Rolfe Judd Architecture Ltd

LANDSCAPE ARCHITECT
Elite Landscapes Ltd

WARRANTY
BLP Insurance*

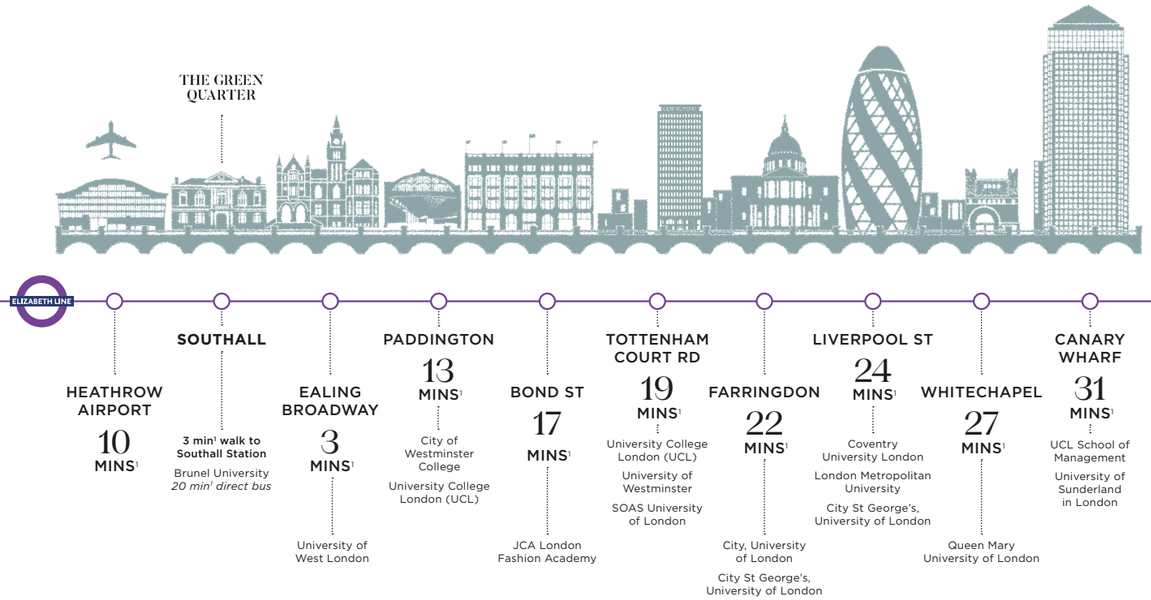
ESTIMATED COMPLETION
Q3 2028 - Q4 2028

PARKING
Right to Park available to selected homes at additional cost of £25,000

*Warranty provider is subject to change. Please speak with a Sales Advisor for more information.

CONNECTED WITHOUT COMPROMISE

START HERE, GO ANYWHERE. QUARTER YARDS IS THE CLOSEST NEIGHBOURHOOD TO SOUTHALL STATION, JUST A 3 MINUTE WALK.[1]



A SMART PLACE TO START

MAKING A MOVE IS ABOUT MORE THAN FINDING A HOME – IT'S ABOUT MAKING A CONFIDENT CHOICE FOR YOUR FUTURE IN AN AREA PRIMED FOR GROWTH.

Rental Growth:
Southall has seen rental growth of 53% over the past 3 years, outpacing the Borough and wider London average[2]

Rental Demand:
Proven demand with 17 applicants per available property at The Green Quarter[3]

Exceptional Connectivity:
Directly opposite Southall Station, reach Heathrow in 10 minutes and Paddington in just 13 minutes[1]

Sustainability Appeal:
Targeting biodiversity net gain with over 13 acres of green open space across two new parks and gardens

Tenant Base:
Proximity to Heathrow (114,000 jobs) and Stockley Business Park (7,000 jobs) ensures a strong tenant base

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[1] Travel times are approximate only. Source: Google Maps.
[2] Source: ONS, 2025.
[3] Source: Benham & Reeves, 2025.

KEY INFORMATION:

Ground Rent

For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments.

Tenure

999 years leasehold

Service Charge

£4.95 per sq ft per annum

Car Park Service Charge

£230 per annum

Parking

Right to Park available to selected homes at additional cost of £25,000

RESERVATION FEE:

£2,000 per apartment up to the value of £499,999

£5,000 per apartment over the value of £500,000

Reservation payment can be made either with a credit card or by cheque payable to Berkeley Homes Ltd.

ANTI-MONEY LAUNDERING REQUIREMENTS:

For every person named on the reservation form, or for persons making payment on behalf of the named purchaser, the following identification must be supplied in order to satisfy *Berkeley Homes Anti-Money Laundering Regulations*

- Passport or driving license
- Utility bill (less than 3 months old)

PAYMENT TERMS:

- Following reservation, purchasers are required to enter into a binding contract to purchase within 28 days of receipt of contract papers by their solicitor
- 10% of the purchase price is payable on exchange of contracts (minus the reservation fee)
- A further 10% is payable after 12 months
- A further 5% is payable after 18 months
- Balance of 75% is payable on completion

For more information, please contact our Sales Team

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

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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. Computer generated imagery is indicative only. The proposed residents' swimming pool is subject to planning and will be delivered at a later date. It is not yet constructed and may be subject to changes in design and delivery. Travel times approximate only. Source: Google Maps. A725/38CA/0326.