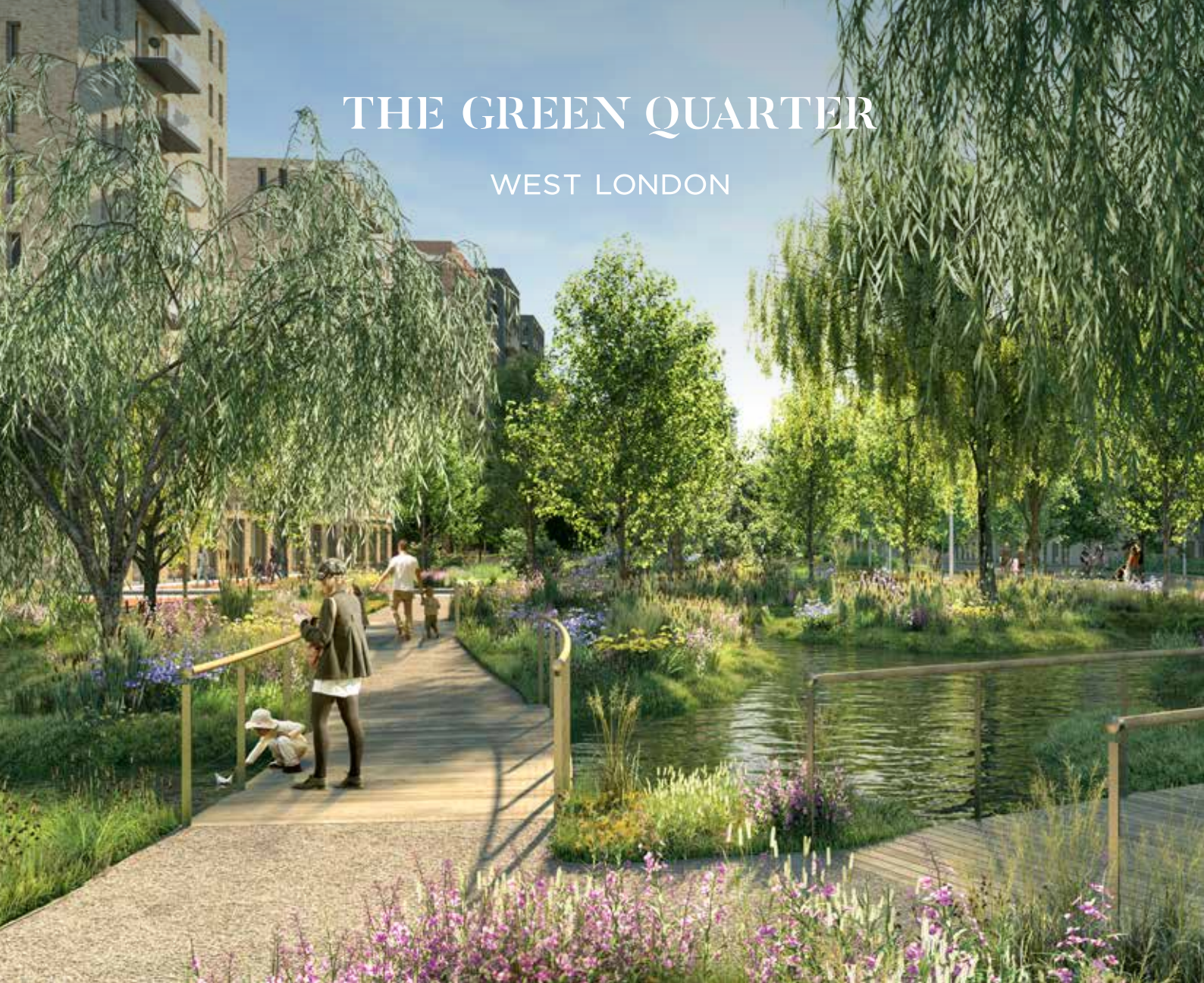


THE GREEN QUARTER

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



Computer generated image of The Green Quarter, indicative only and subject to change.



Computer generated image of The Green Quarter, indicative only and subject to change.

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



Computer generated image of The Green Quarter, indicative only and subject to change.

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 completions for Phase 1 commence January 2021– November 2021

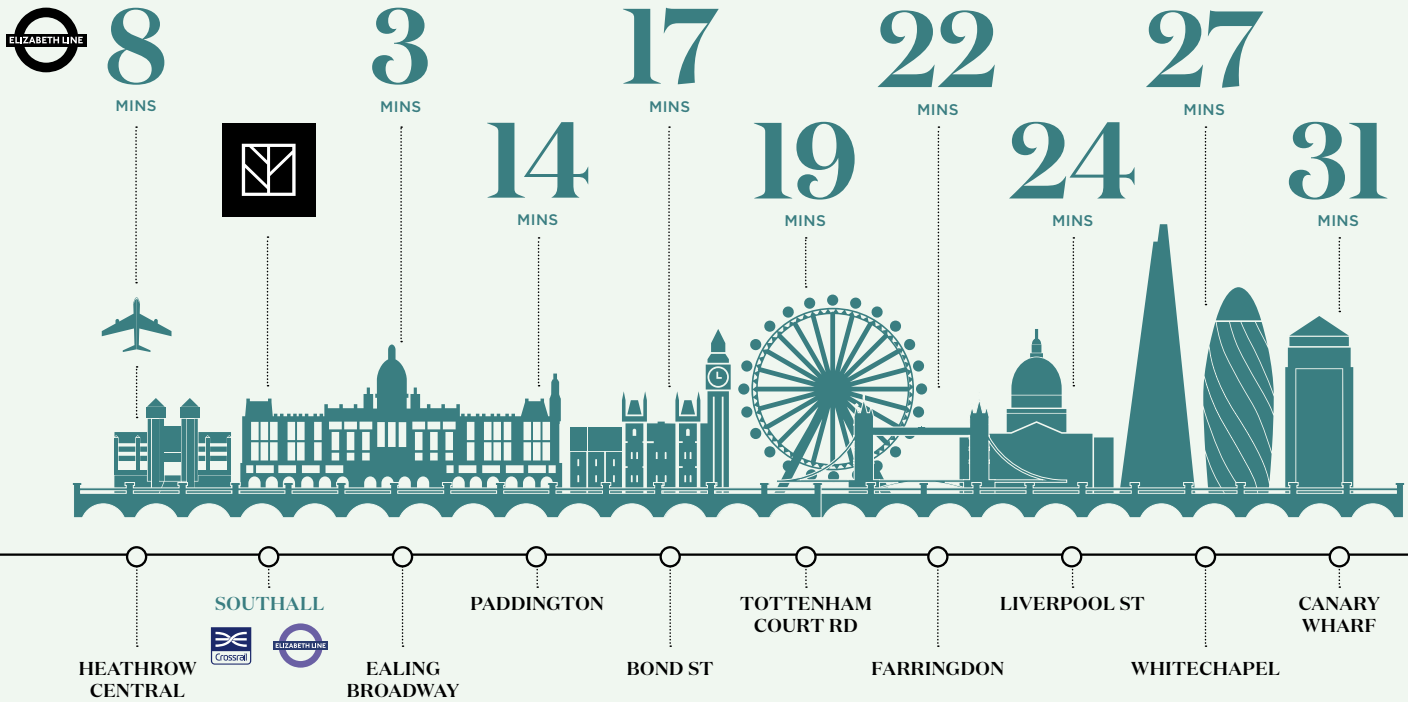
PARKING

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 of The Green Quarter, indicative only and subject to change.



*Source: www.ealinginlondon.com
Computer enhanced image of The Green Quarter, indicative only and subject to change.

COUNCIL TAX BANDING

London Borough of Ealing

Band C	£1,022.43 per annum
Band D	£1,150.23 per annum
Band E	£1,405.84 per annum
Band F	£1,661.44 per annum
Band G	£1,917.05 per annum

Based on 2020/2021 figures

GROUND RENT

Suite	£250 per annum
1 bedroom	£300 per annum
2 bedroom	£350 per annum
3 bedroom	£400 per annum

TERMS OF PAYMENT

Reservation fee:

- £2,000 per apartment up to the value of £750,000
- £5,000 per apartment above the value of £750,000
- Exchange deposit is 10% of the purchase price less reservation fee payable via your solicitor within 21 days of reservation
- A further 10% payable within 6 months of exchange of contract
- An additional 5% payable within 12 months of exchange of contract
- 75% balance to be paid on completion

SERVICE CHARGES

- Estimated service charge of £3.70 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

For more information contact our Sales Team

020 3432 8474 | salestgq@berkeleygroup.co.uk | www.the-green-quarter.com



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The Green Quarter is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. Computer generated images of The Green Quarter are indicative only.