

THE GREEN QUARTER

WEST LONDON

THE HARRIS



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. The Harris 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 Harris' one and two-bedroom apartments 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 Crossrail station only a short stroll away. Residents will have access to the exclusive gym, lounge & co-working space and concierge service from completion day.



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



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APARTMENTS

The Harris comprises 84 private sale apartments.

TYPE	NUMBER	AVERAGE SQ FT
1 bedroom	36	559
2 bedroom	48	726



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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.

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
- Residents will have access to an exclusive gym, lounge & co-working space and concierge service from completion day
- 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 Premier Guarantee

ESTIMATED COMPLETION

Completions for The Harris are from Q4 2023 - Q1 2024

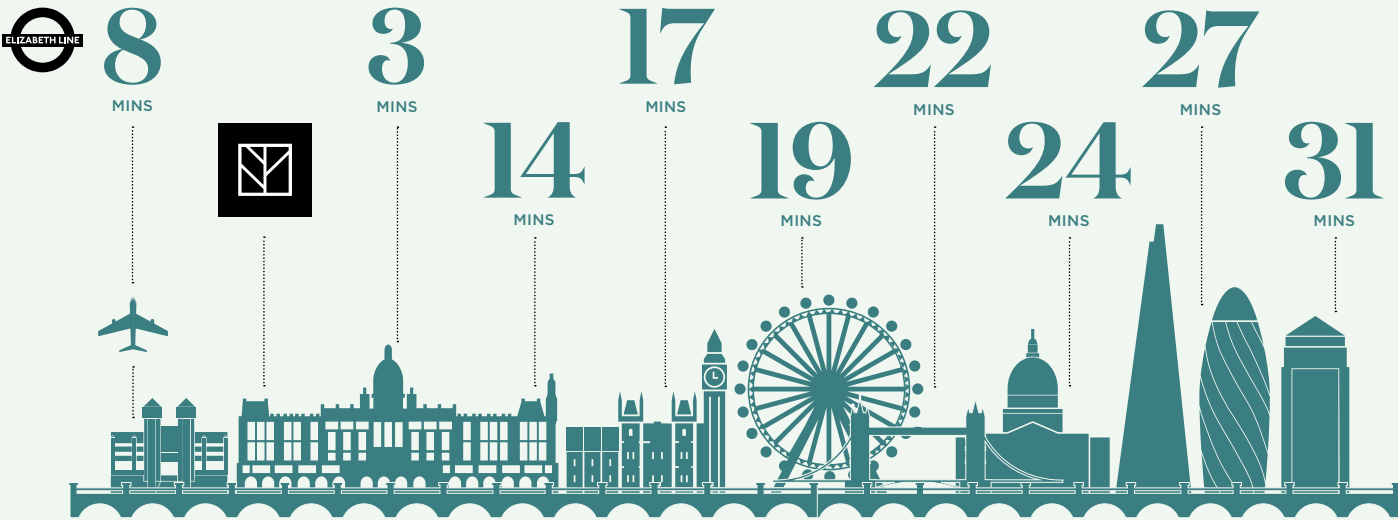
PARKING

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 = 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



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COUNCIL TAX BANDING

London Borough of Ealing

Band C	£1,109.77 per annum
Band D	£1,664.65 per annum
Band E	£2,034.57 per annum
Band F	£2,404.49 per annum
Band G	£2,774.42 per annum

Based on 2021/2022 figures

GROUND RENT

1 bedroom	£300 per annum
2 bedroom	£350 per annum

TERMS OF PAYMENT

Reservation fee:

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

DEPOSIT STRUCTURE:

- 10% upon exchange (minus reservation fee), 10% 6 months after exchange, 5% 12 months after exchange, 75% on completion

PAYMENT STRUCTURE

- 10% upon exchange of contracts
- 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 £3.75 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

For more information contact our Sales Team

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



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Designed for life

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