

THE GREEN QUARTER

WEST LONDON

DEVELOPMENT GUIDE



Berkeley
Designed for life



YOUR GUIDE TO THE GREEN QUARTER

In any city, it's rare to find yourself completely surrounded by nature. Yet London is no ordinary city. Situated in West London, The Green Quarter is a serene 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.

and with great transport links nearby, access to Heathrow Airport, central London and the motorway network is made simple.

The Green Quarter is a large, biodiverse regeneration project - a transformed landscape with wetlands, parks, community areas and acres of green open spaces. Situated conveniently in zone 4, opposite the new Southall Crossrail station on the Elizabeth line

Each Townhouse, Manhattan, 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.

REMARKABLE BY NATURE



Computer Generated Image is indicative only and subject to change



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

KEY FACTS



LOCATION

West London, UB1



TENURE

999 years leasehold



ARCHITECTS

John Thompson and Partners



LANDSCAPE ARCHITECTS

Applied Landscape Design



LOCAL AUTHORITY

London Borough of Ealing,
West London



WARRANTY

10-year NHBC Guarantee



PARKING

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



ESTIMATED COMPLETION

- Parkside East Homes: Completed
- Parkside Central, The Harris: Feb-Apr 2024

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

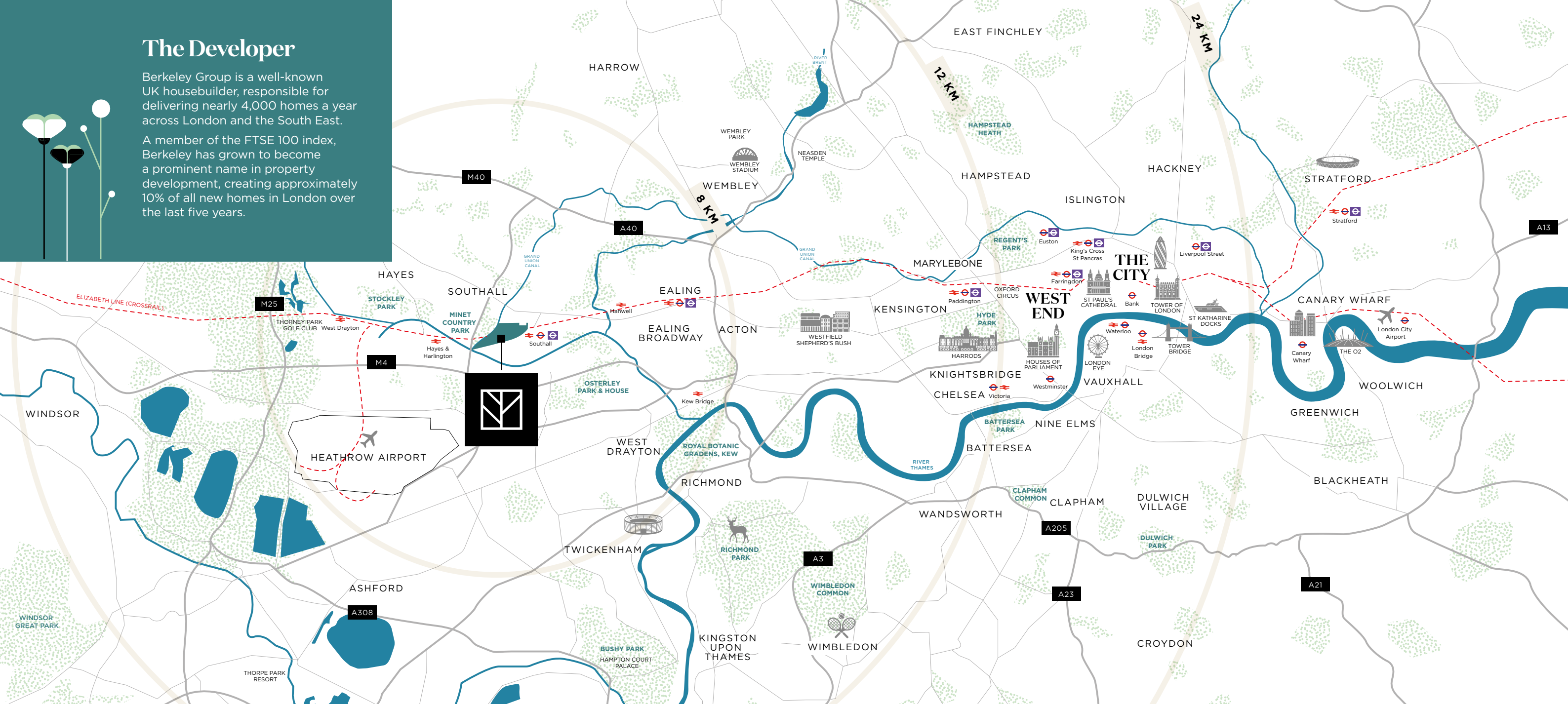
— MARCUS ADAMS, JTP



The Developer

Berkeley Group is a well-known UK housebuilder, 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 a prominent name in property development, creating approximately 10% of all new homes in London over the last five years.



COUNCIL TAX

1 April 2022 - 31 March 2023

London Borough of Ealing

Band A	£1,156.99 per annum
Band B	£1,349.82 per annum
Band C	£1,542.65 per annum
Band D	£1,735.48 per annum
Band E	£2,121.14 per annum
Band F	£2,506.81 per annum
Band G	£2,892.47 per annum
Band H	£3,470.96 per annum

Source: www.ealing.gov.uk

PEPPERCORN RENT

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

TERMS OF PAYMENT

Reservation fee:

- Up to £500,000 = £2,000
- £500,00 - £1,00,000 = £5,000

PAYMENT STRUCTURE

- 20% within 21 days of exchange of contract (minus reservation fee)
- 80% balance to be paid on completion

RIGHT TO PARK

- Car: £155-£165 per annum
- Motorcycle: £53-£55 per annum

SERVICE CHARGES*

- Estimated service charge of £3.75 per sq ft per annum
- Combined heat and power standing charge of approximately £454 per annum
- To include gym, concierge services, buildings insurance, landscaping, maintenance of communal areas and staffing

* "Estimated service charge" is an estimate only and subject to change. The estimate is dated 06/21 and does not make allowances for increases due to RPI, inflation etc. from the date of preparation to legal completion. Terms of change that can affect the service charge include, but are not limited to, changes in industry or government legislation, unexpected cost and any other matter outside of the control of Berkeley. The appointed Managing Agent may also charge additional fees, outside of the service charge, for items including, but not limited to, licences and consents, sub-letting, legal proceedings and re-selling/sales pack.

ONE OF LONDON'S GREENEST BOROUGH^{*} – EALING



Ealing

Central London

Hyde Park

Kensington Gardens

Osterley Park

Kew Gardens

Syon Park



QUARTER YARD

PARKSIDE

GREENLANDS

CENTRAL GARDENS

4.5 ACRES

WATERSIDE

WETLANDS

8 ACRES

MINET COUNTRY PARK

90 ACRES

GRAND UNION CANAL

1km FRONTAGE

M4, M25 and Heathrow →

*Source: www.ealinginlondon.com
Computer Enhanced Image, indicative only

DISCOVER THE GREEN QUARTER

APARTMENTS

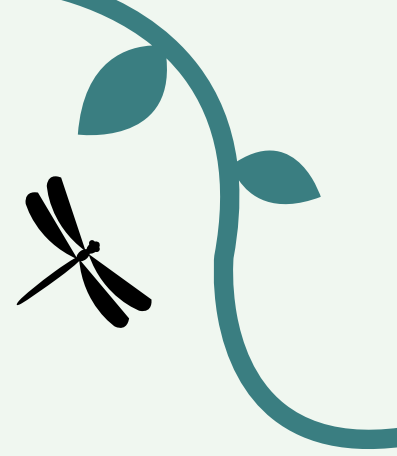
Parkside East consists of 319 private sale apartments.

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

Parkside Central, The Harris comprises 84 private sale apartments.

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





10 REASONS TO BUY

1 One of London's most notable regeneration projects



2 Remarkable by nature



3 The Parkside Club



4 First-class connections



5 Berkeley regeneration effect



6 Ealing leading investment



7 Employment opportunities



8 Education opportunities



9 A new community



10 Berkeley quality



1

ONE OF LONDON'S MOST NOTABLE REGENERATION PROJECTS

At 88 acres, The Green Quarter is one of London's larger new regeneration projects



The Green Quarter is the same size as 36 Trafalgar Squares or 3.5 O2 Arenas.



Situated near Southall Crossrail station on the Elizabeth line.



Rainwater harvesting is used to irrigate the communal landscaped areas.



The new arrival square will be the same size as 7 tennis courts.



The total length of the Central Gardens is equivalent to 12 Olympic swimming pools.



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.





2

REMARKABLE BY NATURE

Transforming sites into a sustainable, unique and nature-rich place where communities thrive.



Upon completion the site will achieve a 93.6% Biodiversity Net Gain, representing one of the most biodiverse and significant regeneration projects in the UK.



With 50% of development comprising of green open space, this will boost carbon restoration, flora and fauna habitat provision as well as improvement of air quality and well-being of the local area.



Onsite Water Treatment Plant allowing the treated water to be used primarily for dust suppression and watering new plants and trees, keeping our vastly biodiverse site flourishing.



A new footbridge linking to the 90-acre Minet Country Park, that facilitates children's playground, free of charge cycle circuit, picnic areas and the Minet Lodge Visitor Centre.



Circa 13 acres of green parkland across 2 new parks including 4.5 acres of Central Gardens and Wetlands; 2,500 new trees and 17 acres of podium gardens.



Berkeley Group are partnering with London Wildlife Trust to create new habitats for plant and animal life.



Green roofs to purify the air, reduce the ambient temperature, regulate the indoor temperature, save energy and encourage biodiversity within the development.



944 cycle spaces are to give more exercise opportunities to residents, and allow them to discover the 1km canal frontage on two wheels.



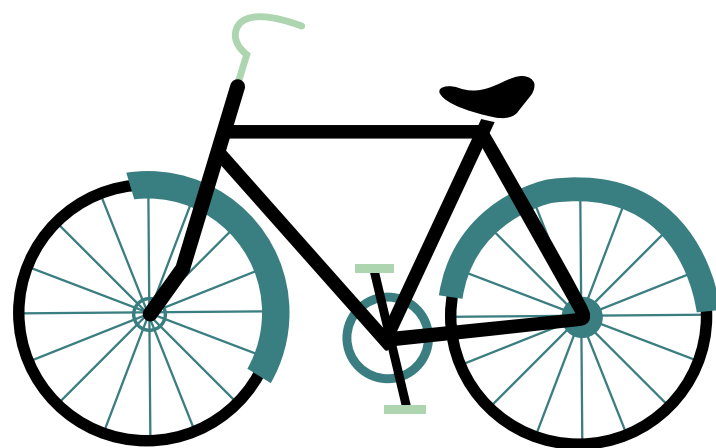
3

THE PARKSIDE CLUB – RESIDENTS’ AMENITIES

From the moment you pick up your keys, you’ll have access to all the amenities that The Green Quarter has to offer. Residents-only facilities are conveniently located close to Central Gardens.

As The Green Quarter community continues to grow, so will the facilities and you’ll soon enjoy access to even more amenities including a new swimming pool.

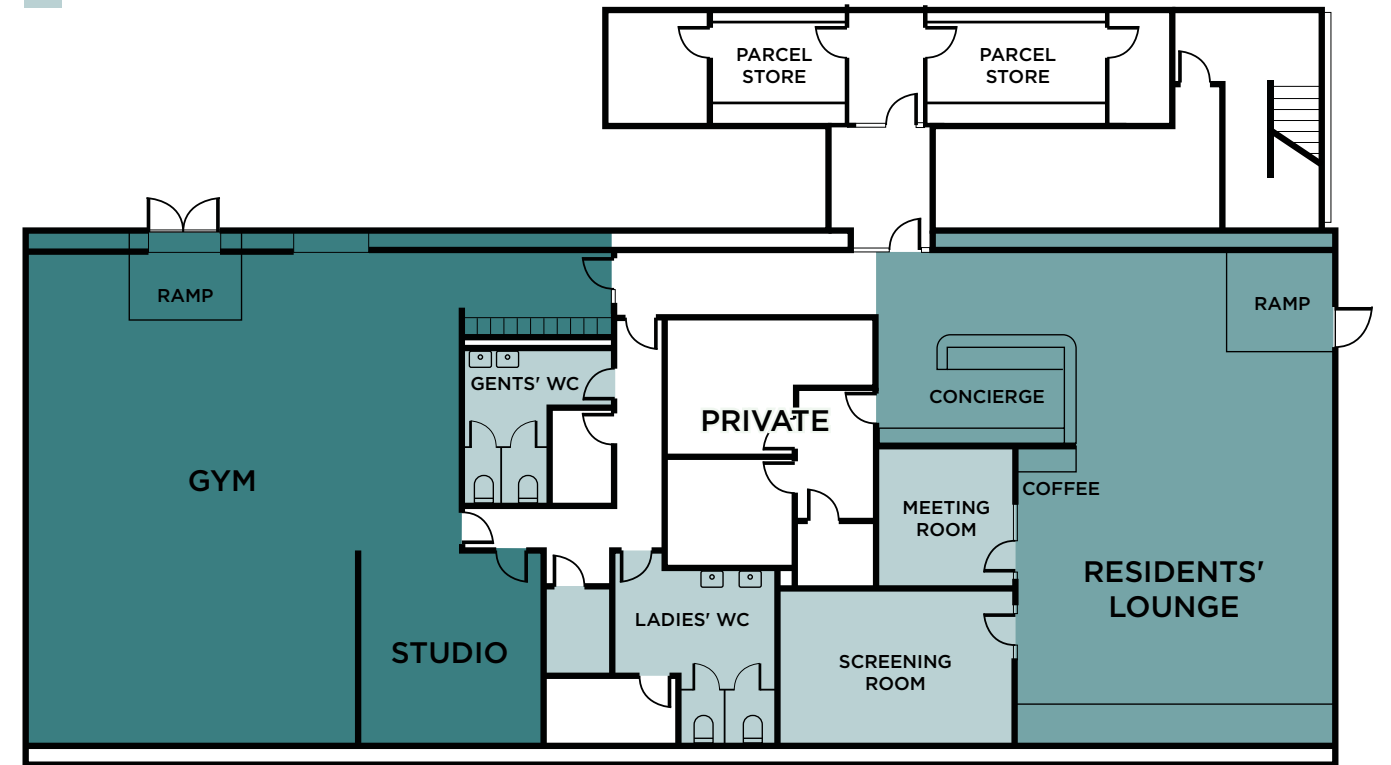
- Gym with
Open Studio Area
- Cycle Storage
- Lounge / Co-working Space
- Parcel Delivery Storage
- Concierge
- Parking†
- Coffee Station
- Swimming Pool*
- Car Club
- Screening Room
- Meeting Room



Disclaimer: Floorplan depicts the residents facilities and is indicative only. *Further amenities/facilities including a swimming pool will be completed at a later date. †Subject to extra cost.

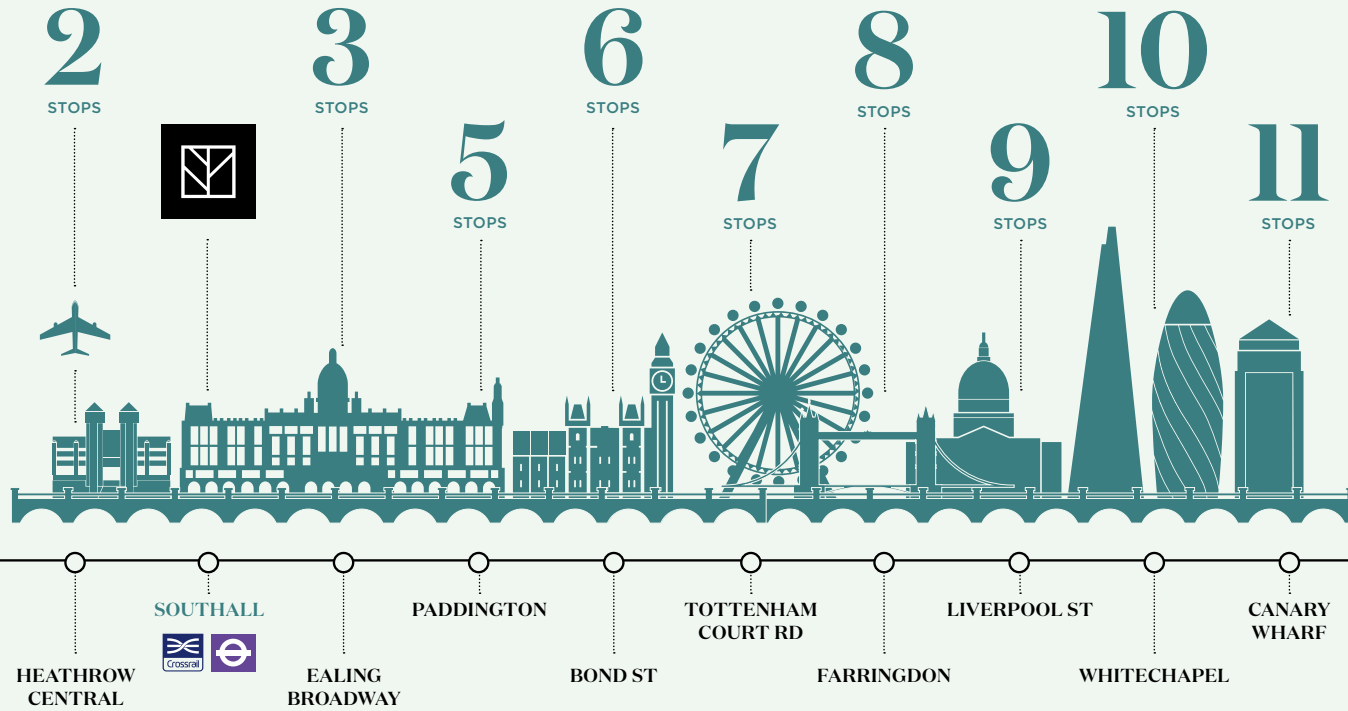
THE PARKSIDE CLUB PLAN

- GYM AREA
- LOUNGE & CO-WORKING SPACE
- FACILITIES



Photography of resident's lounge

BY CROSSRAIL
(ELIZABETH LINE)



BY TRAIN
(From Southall station)

Hayes and Harlington	1 stop
Heathrow Airport	2 stops
London Paddington	2 stops
Ealing Broadway	3 stops
Slough	5 stops
Twyford	5 stops
Windsor & Eton Central	6 stops
Henley-on-Thames	6 stops
Taplow	7 stops

First Great Western Rail Services

BY CAR
(From UB1 1FH*)

M4**	2.0 km
Ealing	6.2 km
M25**	8.2 km
Heathrow	8.6 km
Uxbridge	8.6 km
Wembley Stadium	17.3 km
Westfield White City	17.8 km
Richmond	18.1 km
Harrods	22.8 km

BY BIKE
(From UB1 1FH*)

Minet Country Park	2.2 km
Heathrow Airport	7.2 km
Uxbridge	8.3 km
Horsenden Hill	8.5 km
Denham	17.0 km
Windsor	19.9 km
Little Venice	19.9 km
Paddington Lock	21.0 km
Camden Lock	23.9 km



Direct Crossrail service
via the Elizabeth Line
to Central London



Simply cross the
road and arrive at
The Green Quarter

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

4

FIRST-CLASS CONNECTIONS

Conveniently located, The Green Quarter is within walking distance of the new Southall Crossrail station on the Elizabeth line which connects to popular destinations such as Bond Street in only 6 stops*. Similarly, the surrounding roads connect to motorway transport links such as the M4 and M25, making Heathrow Airport only 8.6 km away.

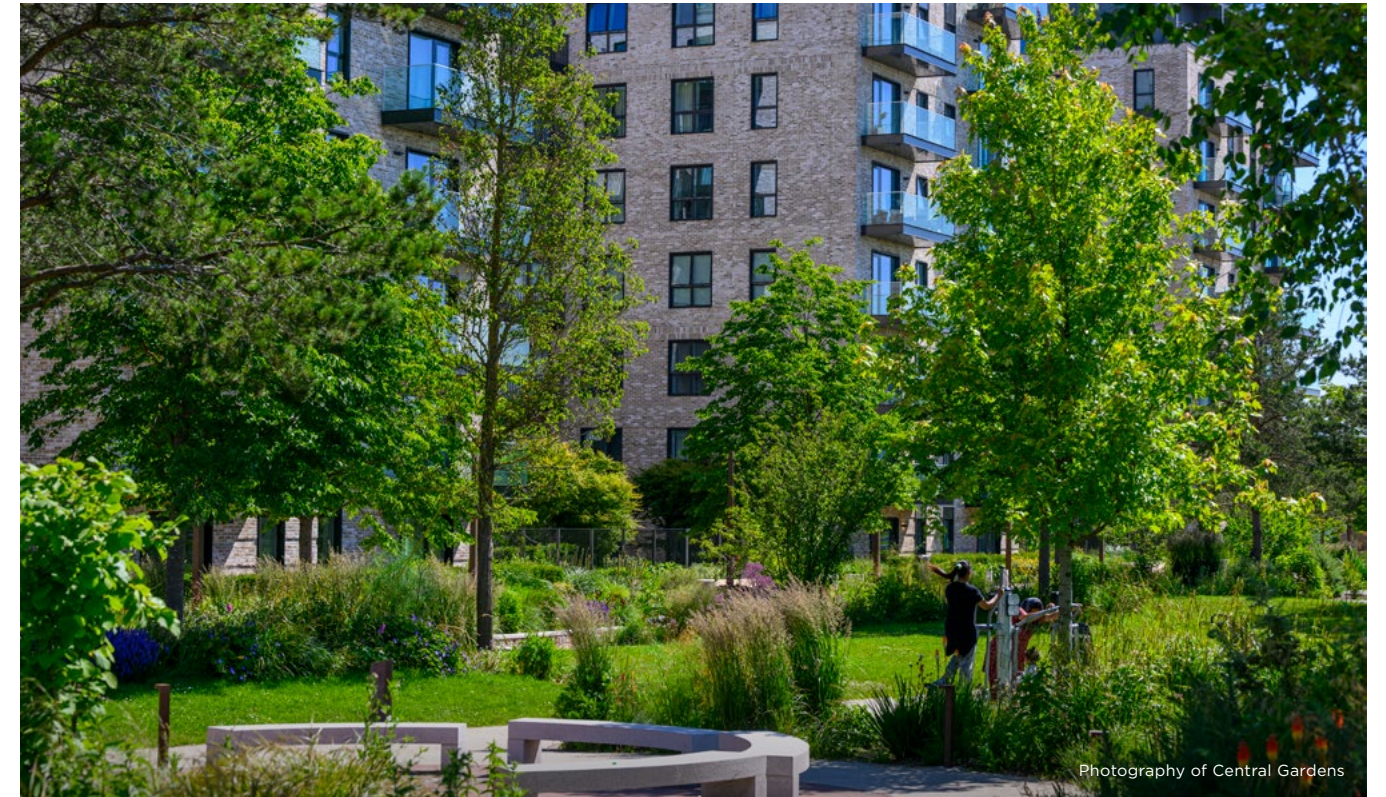


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BERKELEY REGENERATION EFFECT

Berkeley developments of a similar scale, have seen capital appreciation of up to 100% over 10 years, significantly outperforming the wider market.

$$\text{REGENERATION} + \text{BERKELEY EFFECT} = \text{INCREASED GROWTH \& PRICES}$$



Photography of Central Gardens

30%

Increase in demand from applicants enquiring about rental properties at The Green Quarter during 2022

4.5%

Average rental yield

+13%

Population increase forecast: +13% by 2036

+0.7%

Rental yield annual change

£1,557

Average rent achieved per month

Profile

Tenant profile: Mostly IT professionals working in the Uxbridge business park and the city

RENT ACHIEVED IN TGQ 2022

Manhattan:

Up to

£1,200

per month

1 Bedroom:

Up to

£1,400

per month

2 Bedroom:

Up to

£1,950

per month



DISCOVER EALING



6

EALING LEADING INVESTMENT

Ealing is a good investment opportunity as one of the UK's eco-friendly boroughs. There are many bars, restaurants and shops on Ealing Broadway, making it a great place to discover*

EALING'S GDP IS

£11bn

19,500

SMES WITHIN EALING



Sources: www.varbes.com/economy/ealing-economy (2021) & www.londoncouncils.gov.uk

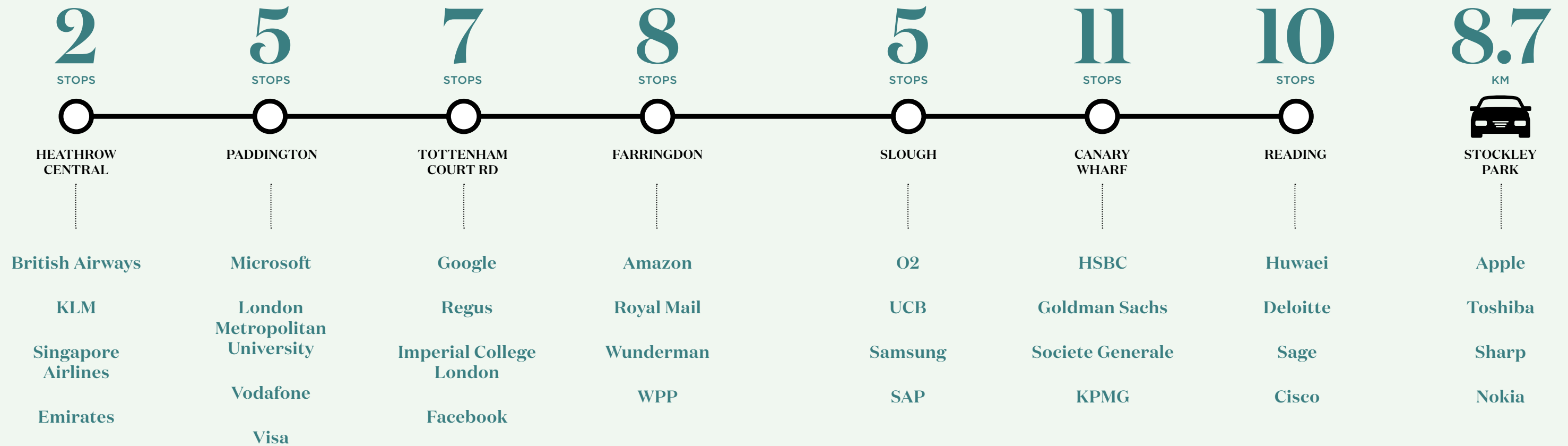


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EMPLOYERS WITHIN EASY REACH



A variety of large employers are nearby including Heathrow Airport and Stockley Park - one of the UK's original business parks and home to many of the world's blue-chip companies, as well as a large European trading estate in Slough.











*All journeys are sourced from crossrail.co.uk
All travel distances shown are shortest travel distances as sourced from google.co.uk/maps

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EDUCATION OPPORTUNITIES

Southall offers good education opportunities, including OFSTED rated 'excellent' and 'good' primary and secondary schools such as St Anselm's Primary School and Featherstone High School.

The highly regarded Brunel University, Royal Holloway University and the University of West London are also within close proximity.

UNIVERSITY OF WEST LONDON	BRUNEL UNIVERSITY LONDON	UNIVERSITY OF LONDON	UAL: LONDON COLLEGE OF FASHION
⋮	⋮	⋮	⋮
			
7.2 KM DRIVE	7.5 KM DRIVE	24.1 KM DRIVE	26.2 KM DRIVE
			
3 STOPS TO EALING BROADWAY VIA CROSSRAIL	2 STOPS TO WEST DRAYTON VIA TFL RAIL	5 STOPS TO PADDINGTON VIA CROSSRAIL	6 STOPS TO BOND STREET VIA CROSSRAIL

*All journeys are sourced from tfl.gov.uk
All travel distances shown are shortest travel distances
as sourced from google.co.uk/maps

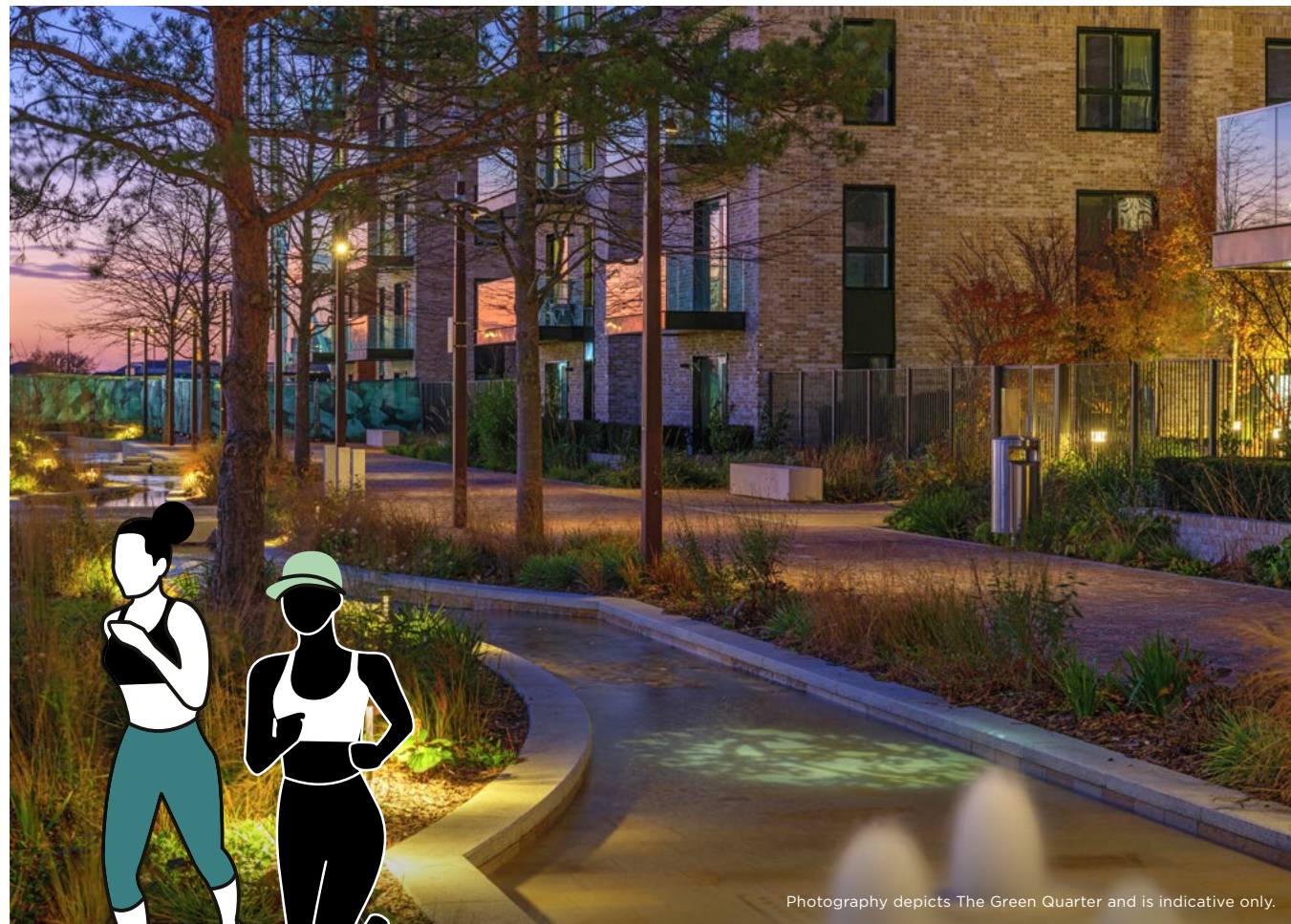


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A NEW COMMUNITY

Outdoor leisure spaces including an amphitheatre, play areas, fitness trails will provide a place for residents to relax and unwind.

Events including outdoor cinema screenings and food markets will create a thriving new community. There will also be a new primary school, health centre and community facility.



Photography depicts The Green Quarter and is indicative only.



Photography depicts The Green Quarter and is indicative only.



Show apartment photography, indicative only

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BERKELEY QUALITY

For over 40 years, Berkeley has had a proven track record of delivering outstanding quality apartments. 98% of our customers would recommend us to their friends.

All customers will have access to MyHome Plus, an online service that is designed to help you manage key aspects of your new home at any time from anywhere around the world.

In addition to a 10 year NHBC warranty, Berkeley operates a 2-year policy with dedicated Customer Service teams on hand 24 hours a day.



18,400

Homes built in the last 5 years

240

Apprentices are supported across our operations on average each month last year

£2.5m

Grants were given to our exceptional charity partners

£2bn

Contribution to community facilities and affordable housing over the last 5 years

£13.8bn

Contribution to the UK economy over the last 5 years

ACCOLADES



THE GREEN QUARTER

WEST LONDON



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For more information contact our Sales Team

020 3432 8474 | tgqsales@berkeleygroup.co.uk | 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

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. The Green Quarter was granted planning permission on 19 September 2017 by Hillingdon Council. The planning application number is 54814/APP/2017/604. A second planning permission was granted on 16 October 2017 by Ealing Council. The planning application number is 171562VAR. Through the purchase of a property at The Green Quarter, the buyer is acquiring an apartment with a 999 year leasehold. A724/05CA/1022. Date of issue November 2022.