

THE GREEN QUARTER

WEST LONDON

QUADRANT HOUSE



Berkeley
Designed for life



CONTENTS

03

The Green
Quarter

04

Parkside

06

Parkside Yards
& Tree Nursery

10

Masterplan

12

Quadrant House

14

A Different
Perspective

18

The Parkside Club

24

Interior
Inspiration

26

Interiors

34

Palette
Selections

38

Specifications

40

Quadrant House
Floorplans

68

Why Berkeley

72

MyHome Plus

76

Contact

REMARKABLE BY NATURE

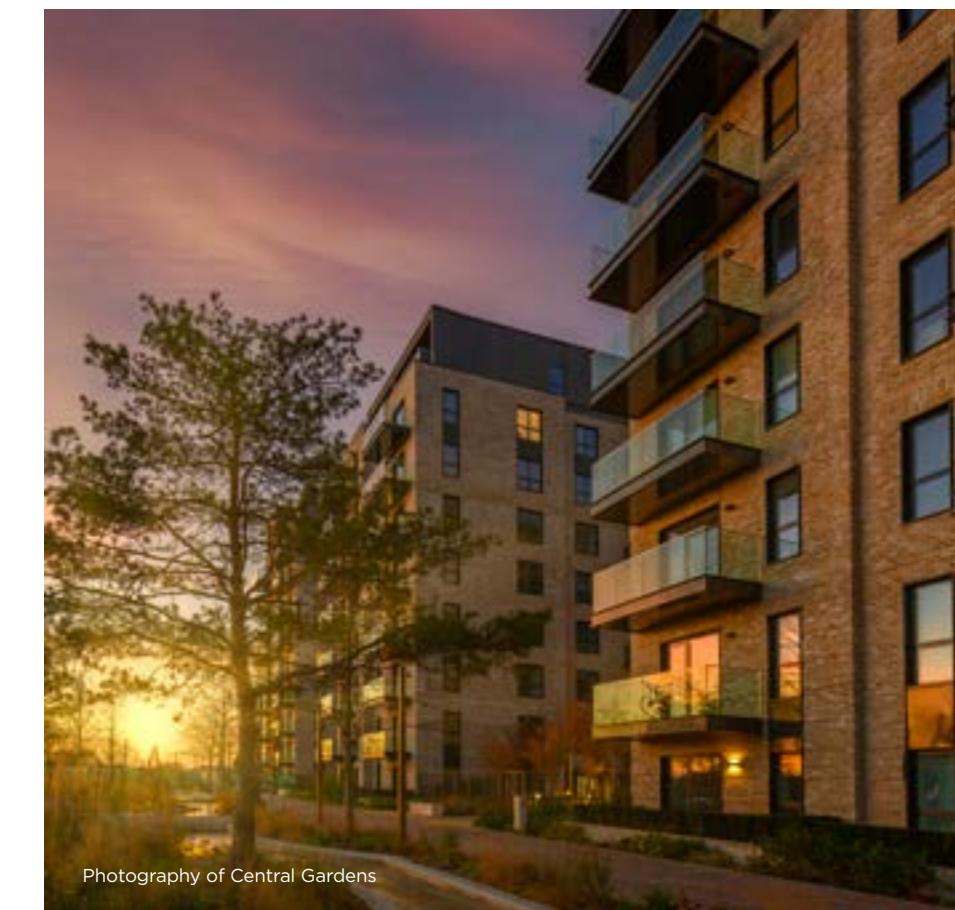


WELCOME TO THE GREEN QUARTER

The Green Quarter is a special place to live. From your home, you can enjoy the many benefits of modern, urban living in a beautiful setting, surrounded by nature.

Quadrant House is the latest addition to The Green Quarter, a new neighbourhood in London's Borough of Ealing, one of the capital's largest and greenest boroughs. An impressive 2,500 new trees will be planted on the development and it also has 1km of canal frontage.

Residents can enjoy a wide range of on-site facilities, including a private gym, lounge, concierge service, residents' car club and co-working space, as well as a planned swimming pool. You can also enjoy the flexibility of super-fast connections across London with the new Elizabeth line at Southall station, just a short stroll away.



Photography of Central Gardens

PARKSIDE

Between the apartments and the tree-lined boulevard is a series of neighbourhood spaces the community can use.

Spanning almost the entire length of the 4.5-acre Central Gardens, Parkside is the pioneering neighbourhood at The Green Quarter.

Apartments set along the tree-lined boulevard offer striking views across these expansive gardens, including trickling waterways, a community amphitheatre and play spaces.

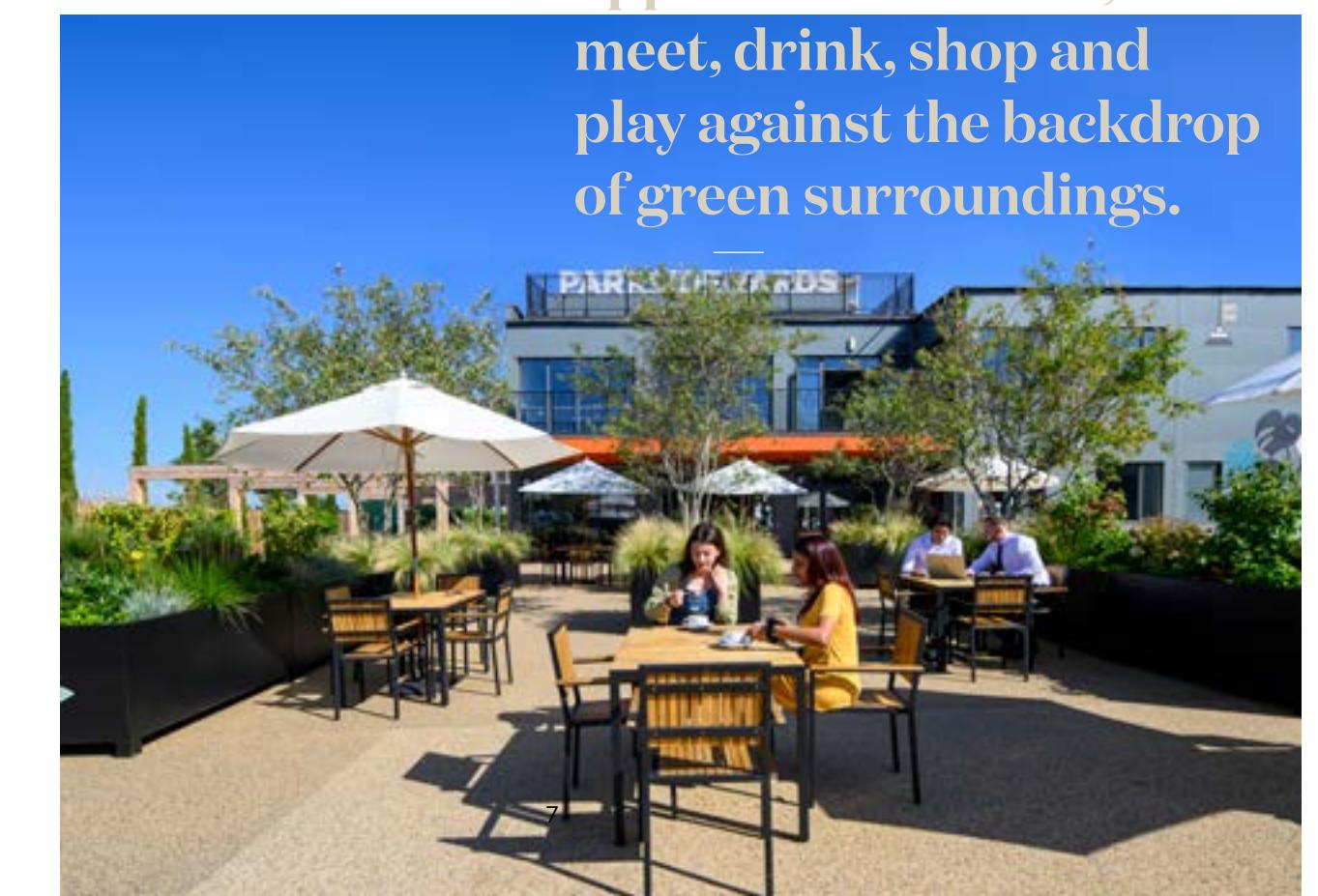
PARKSIDE YARDS & TREE NURSERY



Parkside Yards at The Green Quarter has added a new cultural space and exciting arts programme to the community and features a ceramics studio, community centre, café, plant store and an airstream offering pizzas. This will also add to the expanding parkland in the area with a pioneering tree nursery, woodland trail and children's play area with a jumping pillow.



Parkside Yards is a vibrant new hub, bringing communities together through an exciting arts programme, flexible working spaces, and an outdoor piazza at its heart offering opportunities to eat, meet, drink, shop and play against the backdrop of green surroundings.





1 Southall Coffee House

Take a break and savour delicious food and beverages crafted with locally sourced ingredients, enjoy dining alfresco in the piazza or cosy up in the café.

2 Pinsafresco Pizzeria

Discover Pinsafresco. The home of authentic Pinsa Romana pizza, straight from the heart of Italy in Southall. Get ready to experience a taste sensation like no other, served alfresco in the piazza.

3 Tree Nursery & Woodland Trail

Immerse yourself in nature and discover the beauty of our on-site tree nursery and serene woodland trail.

4 Children's Play Area & Giant Jumping Pillow

Watch your little ones laugh and play in our vibrant children's play area, complete with a giant jumping pillow for endless fun.



5 Plant Life London

A diverse range of indoor plants including cactus, succulents, calatheas, crotons and many more, to add some colour and freshness to your home or office.

6 YarnTings

Beautiful hand-dyed luxury yarns and fibres that can be used for knitting, weaving and crochet creations.

7 OPEN Southall

Unleash your creativity with ceramics, sewing, quilting, and more. Join taster sessions and workshops to learn new skills and express yourself.

8 Parkside Padel Club

Socialise, keep fit and have fun on one of the three new padel courts.

PARKSIDE  **PADEL CLUB**

AT THE GREEN QUARTER

THE TREE NURSERY

Designed in line with The Green Quarter's aim to be one of the country's most biodiverse new developments, a new on-site tree nursery has been created at Parkside Yards, one of the first at a UK development. The nursery currently features over 600 air-potted trees, with species native to the British Isles including Hornbeam, Black Alder, London Plane, Crab Apple, Wild Cherry, Lime and Silver Birch.

600
AIR-POTTED TREES
FROM SPECIES NATIVE
TO THE BRITISH ISLES



A woodland nature trail for children runs through the nature trail, featuring carved wooden animal statues. Once matured, the trees will be planted around the development, creating habitats for wildlife, improving air quality and helping us foster a greener and more sustainable future for generations to come.

QUADRANT HOUSE

Quadrant House is the most recent apartment building within Parkside, one of the four character areas of the development offering contemporary Manhattan, one, two and three bedroom homes.

Residents of Quadrant House benefit from a beautifully designed lobby area, featuring soft furnishing and private meeting rooms. If you're looking for rest and relaxation, the secluded residents-only podium garden on the first floor of your apartment building is the ideal spot to recharge.

You can appreciate being part of a thriving neighbourhood, enjoying events at the amphitheatre or experiencing the play spaces and leafy trails threaded through the natural expanse of the Central Gardens parkland.

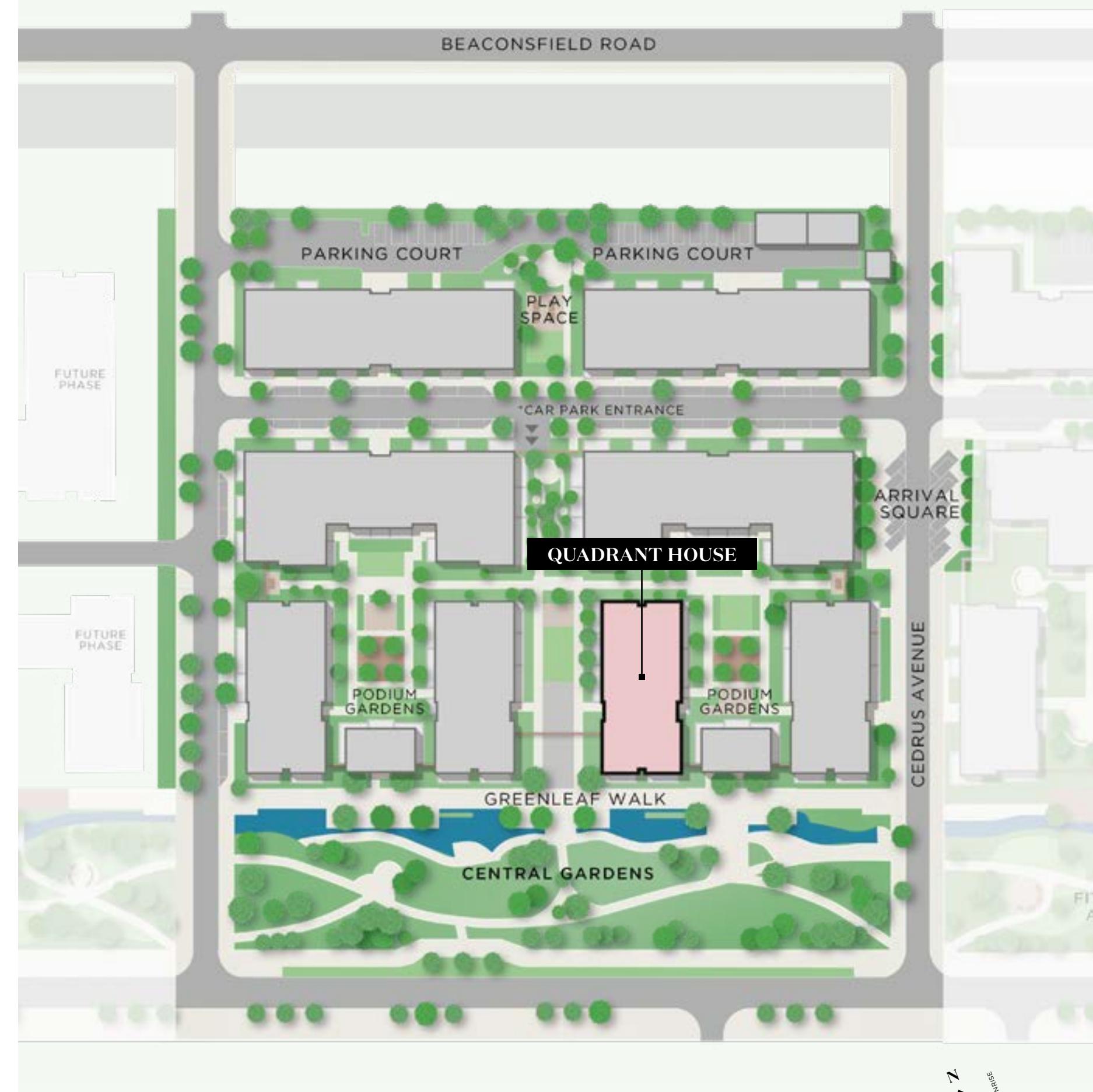
QUADRANT HOUSE

Apartment Type	
Manhattan	9
1 Bedroom	32
2 Bedrooms	51
3 Bedrooms	4
Total	96

The Green Quarter



Maps are not to scale and show approximate locations only. Site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice. *Right to park only.



QUADRANT HOUSE



QUADRANT HOUSE

Quadrant House is built for sustainability and wellbeing, overlooking the open green space of Central Gardens and private podium gardens. With green roofs and architectural flourishes that attract sunlight into bright, airy interiors, the apartment building combines distinct, organic textures in perfect synergy with nature.

Each apartment reflects the surrounding nature and offers easy access to residents' amenities and upcoming cafés, bars and restaurants.

If you're looking for a more active lifestyle, the nearby Minet Country Park offers the perfect starting point to enjoy a stroll or run in the fresh air.

A DIFFERENT PERSPECTIVE

Spacious private balconies offer wide-ranging views out across The Green Quarter, and the private podium gardens, with their planting beds and mature trees, offer a beautiful retreat for residents to enjoy.



“At The Green Quarter we believe that the benefits of nature and the sense of wellbeing that nature brings should be part of everyday life.”

— KYM JONES Applied Landscape Design

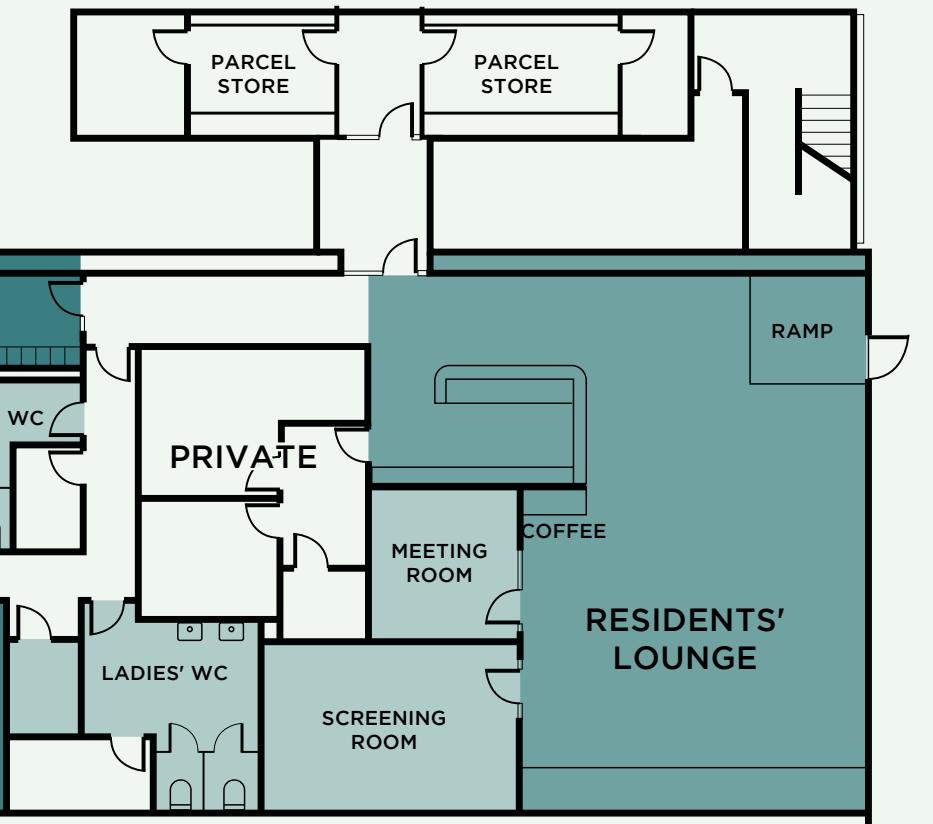
RESIDENTS' LOBBY



Residents of Quadrant House will benefit from an exclusive lobby area consisting of soft seating, meeting rooms and co-working spaces, providing the perfect place to read a book or do some work.

THE PARKSIDE CLUB

From the moment you pick up your keys, you'll have access to all the exclusive amenities The Green Quarter already has to offer. Residents-only facilities are just a short walk across Central Gardens and include a relaxing lounge and co-working space as well as a fully-equipped gym, fitness studio and much more.



THE PARKSIDE CLUB LAYOUT

- GYM AREA
- RESIDENTS' LOUNGE
- FACILITIES

The Parkside Club layout shown depicts the current residents' facilities. Further amenities/facilities including a swimming pool will be completed at a later date. Floorplan layout indicative only and is subject to change. *Subject to extra cost.

THE GREEN QUARTER

FACILITIES INCLUDE:
GYM
LOUNGE & CO-WORKING SPACE
CONCIERGE
COFFEE STATION
SCREENING ROOM
MEETING ROOM
PARKING[†]

RESIDENTS' LOUNGE

QUADRANT HOUSE





The Green Quarter concierge is on-hand to take care of you. If you're working from home, you can spend as much time as you like in a space designed to feel like an extension of your own home – the dedicated co-working space with super-fast broadband plus a coffee station for you to pick up your daily beverage.

GYM



SCREENING ROOM



CANAL-SIDE CAFÉ



As The Green Quarter community continues to grow, so will the residents-only facilities. You'll soon enjoy access to even bigger and better amenities as well as a new swimming pool.*

SWIMMING POOL



“Berkeley is well-known for quality, so we were excited to search out new ways to ensure everything flows seamlessly – from each apartment, through the building and out onto the gardens outside.”

— UNA BARAC ATELLIOR

INSPIRED INTERIORS

Interior designer, Una Barac at the Atellior studio, tells us why they are so excited to work with Berkeley and what makes the interiors at Quadrant House quite unlike anything else.

OUR VISION FOR THE INTERIORS AT QUADRANT HOUSE BEGAN WITH THE IDEA OF NATURE FOLLOWING YOU INDOORS.

We wanted to continue Berkeley's attention to detail and commitment to creating exceptional places that have something intrinsically special about them. So our concept was built on effortlessly connecting the outdoors to what's inside, and vice versa. This also gave us an opportunity to produce two very distinct colour palettes so we could offer residents two very different interior styles to choose between.

‘THE EVERGREEN’ IS A TIMELESS AND ELEGANT INTERIORS PALETTE, WHEREAS ‘THE INDIGO’ IS A FINGER-ON-THE-PULSE KIND OF STYLE.

As the name suggests, The Evergreen was inspired by nature and has softer details. The green tiling and timber units not only connect to nature, they also provide residents with a blank canvas on which to make their mark. The Indigo was informed by warehouse-style architecture and heritage brick buildings which brings home the history of the site. This brings with it darker tones and stronger colour contrasts that make it much less subtle and much more of a statement design.

IT IS THE MATERIAL DETAILS THAT REALLY EMPHASISE THE QUALITY OF THESE BERKELEY HOMES.

There are so many examples but we love the wooden shelving. We pride ourselves on incorporating bespoke joinery into our designs and the open kitchen shelving just allows you to picture all your favourite things in one place.



‘REMARKABLE BY NATURE’ HAS BEEN THE DEFINING ELEMENT ACROSS ALL THESE DESIGNS.

One thing that is so remarkable about nature is its longevity, and this is reflected in the way we have chosen materials for sustainability as well as style. Berkeley also gave us a great opportunity to do something different with Quadrant House. We love the details in each apartment – like the pendant lights in the bathrooms – but also some of the bigger features of the building itself, including the stunning entrance lobby. Anyone who sees it for the first time really will feel as if nature has followed them inside before being greeted by the kind of space you might only ever find in a grand upscale hotel.



CONTEMPORARY LIVING



Two carefully considered material palettes allow you to choose your own unique interior style. These spacious, bright and airy living spaces are flooded with natural light, creating the perfect space for you to relax and unwind.

All of **Quadrant House** apartments enjoy private balconies or terraces.

Show home photography, indicative only

THE SPACE TO ENTERTAIN

The interior designers have developed a choice of two distinct palettes to suit a range of tastes, which are designed with materials handpicked for sustainability as well as style.

Each design concept includes integrated energy-efficient appliances such as fridge freezer, oven and induction hob, and matte black brassware. There is also plenty of space to entertain family and loved ones, within the open plan kitchen, dining, living area that is designed to be shared.

These are apartments designed for modern living. The kind of spaces in which you'll feel equally comfortable entertaining or kicking off your shoes and taking it easy.

Stylish contemporary designs featuring natural timber flooring.



Show home photography, indicative only

A RELAXING RETREAT

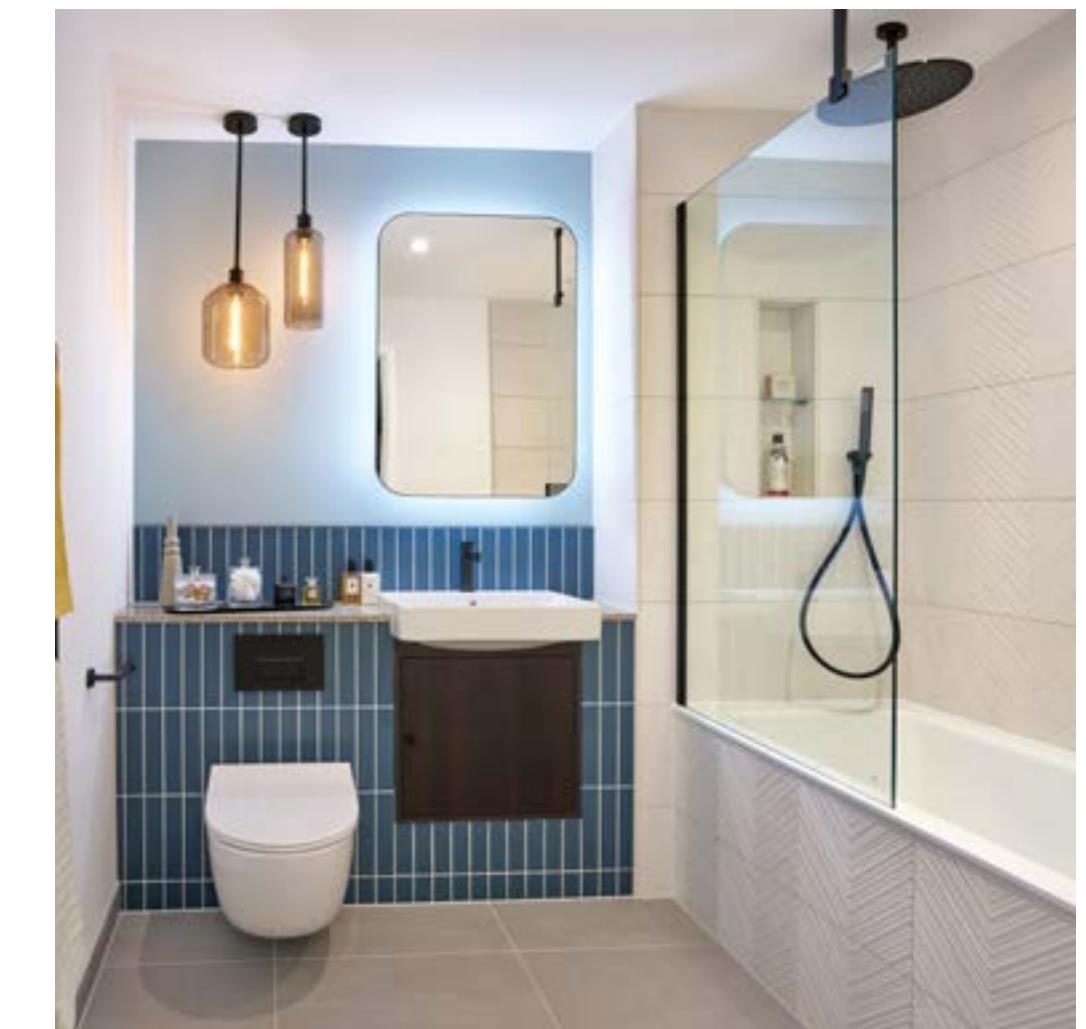
The bedrooms at Quadrant House can be the tranquil haven you've always dreamed of. Vibrant and bold or natural and minimalist, you can style your private sanctuary how you want. Deep, soft carpets feel luxurious beneath your feet, while the adjustable recessed lighting allows you to create a welcoming ambience and settle in for a cosy evening.

The bedrooms include fully fitted wardrobes so you have ample storage space.* With floor-to-ceiling windows overlooking The Green Quarter and plenty of space to make your mark, these stylish, sophisticated bedrooms are the perfect place to get away from it all.





MATERIAL DIFFERENCE



Bathrooms at Quadrant House add a touch of drama and glamour to what can often be just functional spaces. There is thoughtful attention to detail in the matte black finishes including the vanity mirror with internal shelving, monoblock mixer taps, shower heads and the heated towel rail, giving these bathrooms the edge.

Low-hanging, smoked-glass pendant lamps are reminiscent of a boutique hotel. The vertical, coloured tiles, combined with lighter, stone coloured tiles featuring 3D chevron pattern, make these stylish bathrooms a real talking point for your guests!

YOUR CHOICE OF PALETTE STYLES



KITCHEN

Graphite grey cupboards with dusk tiles.

THE INDIGO PALETTE





Whisper tiles

KITCHEN

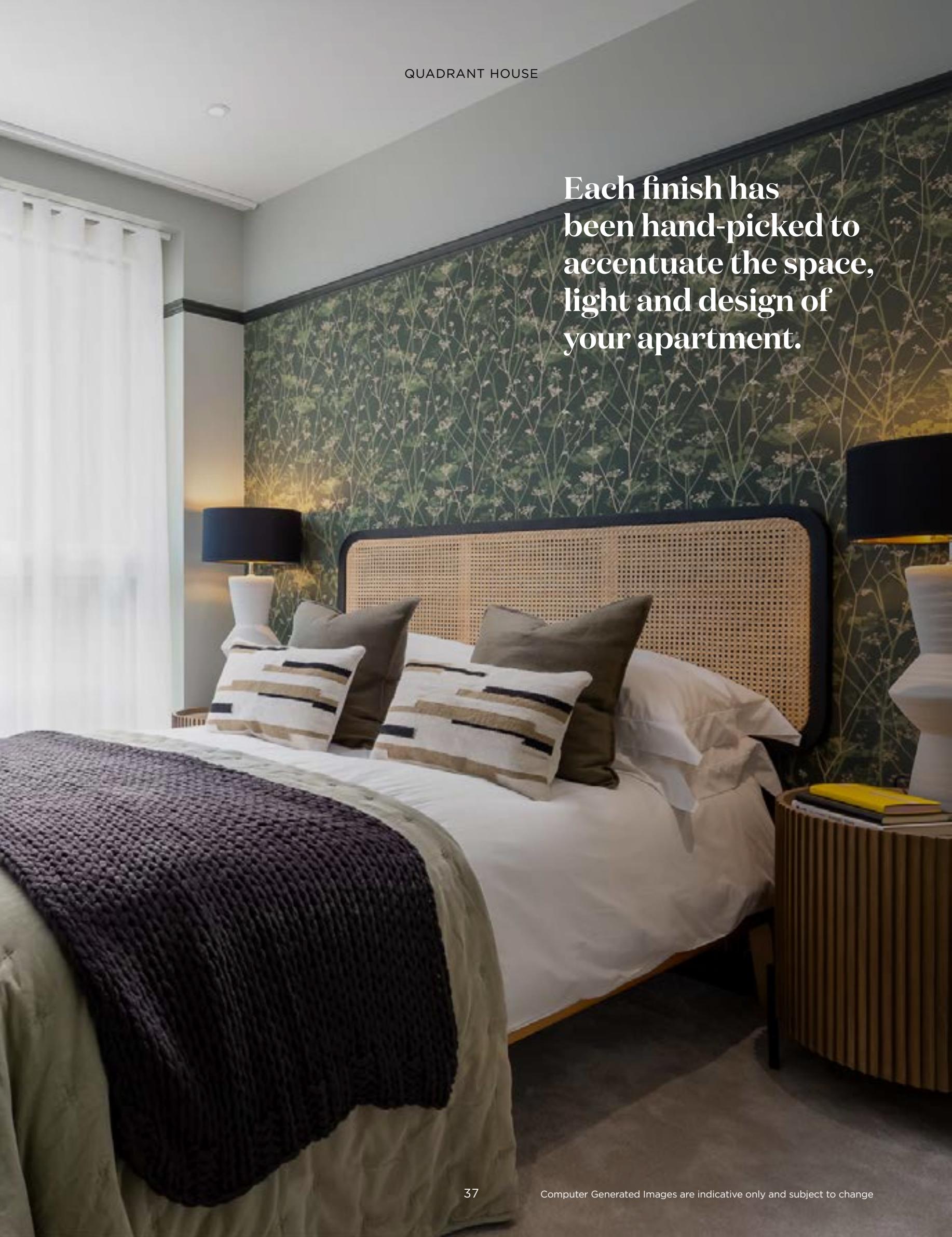
Green smoke cupboards
with whisper coloured tiles.

THE EVERGREEN PALETTE

The Evergreen features subtle green and earthy tones, referencing the natural world just outside, and a seamless connection between the timber style flooring and customised cupboards with handleless soft-close doors.

**BATHROOM**

Stylish bathrooms with
feature vanity tiles.



Each finish has
been hand-picked to
accentuate the space,
light and design of
your apartment.

STYLE ENHANCED

Berkeley has established a collection of high quality fixtures and fittings that uniquely belong to Quadrant House.

KITCHENS

- Fully custom-designed fitted kitchen with handleless soft-close units
- Lacquer finish to all doors (with timber effect to high level doors)
- Silestone worktops with undermounted stainless steel sink
- Ceramic tiled splashback
- Integrated Bosch oven
- Integrated Bosch fridge/freezer
- Integrated Bosch dishwasher
- Integrated extractor hood
- Bosch Induction hob
- Space-saving pull-out recycling bins
- Bosch Washer/dryer in utility cupboard

COMMUNAL AREAS

- Movement controlled lighting to all corridors and car park**
- Lifts to all floors
- Access controlled car park and cycle storage**
- Electric car charging points in undercroft car park and street level**
- Wifi to landscaped gardens

BATHROOMS

- Tiling to wet area walls and floor
- Silestone countertop and tiled splashback with wash basin
- Matte black thermostatic mixer tap to wash basin
- Dual flush plate
- Matte black thermostatic mixer tap and hand-held shower over bath
- Fixed bath screen with matte black fixings
- Heated matte black towel rail
- Matte black vanity mirror, handleless with internal shelving and shaving point

SHOWER ROOMS*

- Tiling to wet area walls and floor
- Silestone countertop and tiled splashback with wash basin
- Dual flush plate
- Thermostatic shower mixer matte black with hand-held shower and rain shower head
- Sliding door with matte black fixings
- Heated matte black towel rail
- Matte black vanity mirror, handleless with internal shelving and shaving port

LIGHTING/ELECTRICAL FITTINGS

- Video entry system
- Recessed low energy white downlights throughout

INTERIOR FINISHES

- Timber veneer entrance door
- White internal doors
- White painted skirting
- White painted architraves
- Hallway coat/utility cupboard
- Wardrobe to bedroom one
- White painted internal walls and ceilings
- Timber effect flooring to living area, throughout kitchen and hallway
- Carpet to bedrooms

TELECOMMUNICATIONS

- Provision for fibre broadband
- Telephone socket to living room

HEATING/VENTILATION

- Underfloor Heating throughout (except for bathroom/en-suite)
- Heated towel rail to bathrooms and ensuites
- Continuous Mechanical Extract Ventilation
- Heating control throughout your home

SECURITY/PEACE OF MIND

- 10-year NHBC Warranty
- Communal CCTV system
- Entrance to building via key remote fob and intercom
- Gated private courtyard and undercroft car park**
- 999-year lease
- Apartment entrance door with multi-point locking system and spyhole

PRIVATE EXTERNAL AREAS

- External private amenity space
- Paving or decking to balcony/terrace dependent on location*
- Metal balustrades to balconies



BUILDING FOR THE FUTURE

From construction through to the finishing touches, The Green Quarter incorporates a whole host of features to help reduce environmental impact.



Rainwater is harvested for irrigating landscaped areas and the green roofs on every apartment building.



Water-saving fixtures in the bathrooms and 100% low energy lighting throughout each home.



White goods are supplied, rated B or above, as are communal heating and hot water via an Energy Centre.

*Available to selected homes only. Computer Generated Image is indicative only and subject to change. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change. Please note items in the above specification may be subject to change.

**Available at extra cost, subject to timeframes and availability. Parking available at extra cost to selected apartments only.

THE GREEN QUARTER

QUADRANT HOUSE

QUADRANT HOUSE



FLOORPLANS

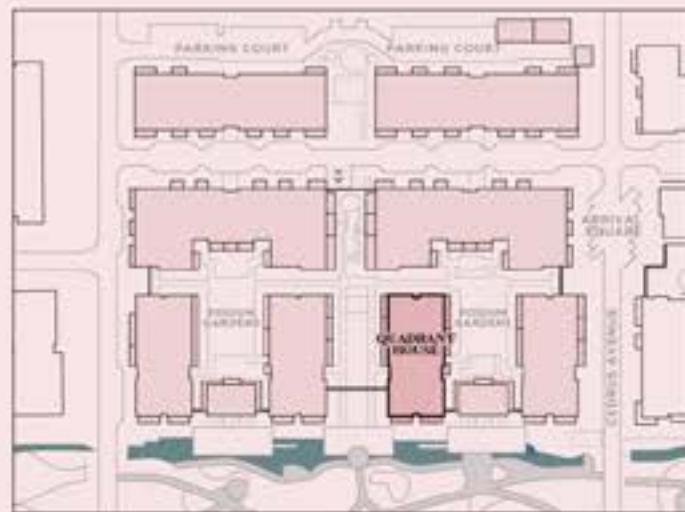
QUADRANT HOUSE

Manhattan, 1, 2 and 3 bedroom apartments

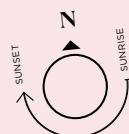


FLOORPLATES

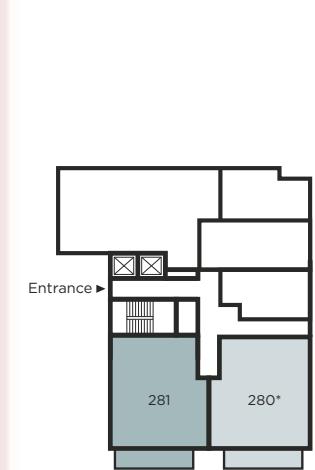
LOCATION MAP



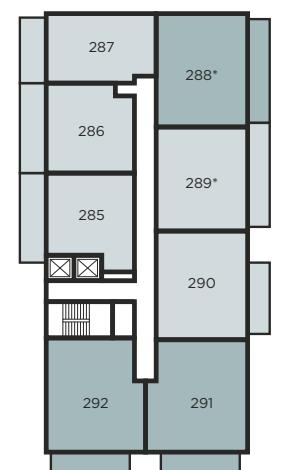
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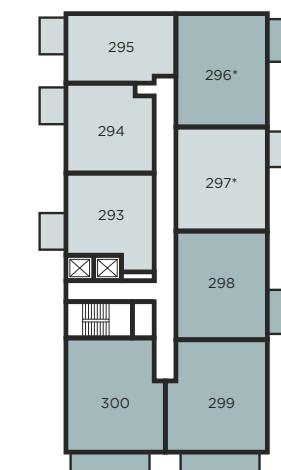
GROUND FLOOR



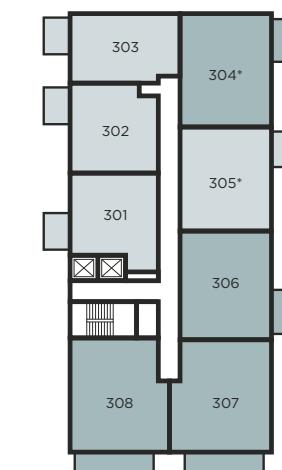
FIRST FLOOR



SECOND FLOOR

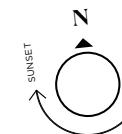


THIRD FLOOR



FIND YOUR PERFECT HOME

APARTMENT NO	BEDROOMS	SQ M	SQ FT	PAGE
311	MANHATTAN	44.7	481.8	45
319	MANHATTAN	44.7	481.8	45
327	MANHATTAN	44.7	481.8	45
335	MANHATTAN	44.7	481.8	45
343	MANHATTAN	44.7	481.8	45
351	MANHATTAN	44.7	481.8	45
359	MANHATTAN	44.7	481.8	45
367	MANHATTAN	44.7	481.8	45
374	MANHATTAN	44.7	481.8	45
290	1 BEDROOM	50.1	540.1	46
286	1 BEDROOM	50.6	545.4	47
294	1 BEDROOM	50.6	545.4	48
302	1 BEDROOM	50.6	545.4	48
310	1 BEDROOM	50.3	542.0	49
318	1 BEDROOM	50.3	542.0	49
326	1 BEDROOM	50.3	542.0	49
334	1 BEDROOM	50.3	542.0	49
342	1 BEDROOM	50.3	542.0	49
350	1 BEDROOM	50.3	542.0	49
358	1 BEDROOM	50.3	542.0	49
366	1 BEDROOM	50.3	542.0	49
373	1 BEDROOM	50.3	542.0	49
285	1 BEDROOM	51.1	550.8	50
293	1 BEDROOM	51.1	550.8	51
301	1 BEDROOM	51.1	550.8	51
309	1 BEDROOM	51.1	550.8	51
317	1 BEDROOM	51.1	550.8	51
325	1 BEDROOM	51.1	550.8	51
333	1 BEDROOM	51.1	550.8	51
341	1 BEDROOM	51.1	550.8	51
349	1 BEDROOM	51.1	550.8	51
357	1 BEDROOM	51.1	550.8	51
365	1 BEDROOM	51.1	550.8	51
372	1 BEDROOM	51.1	550.8	51
287	1 BEDROOM	51.7	556.6	52
295	1 BEDROOM	51.7	556.7	53
303	1 BEDROOM	51.7	556.7	53
289	1 BEDROOM-W	62.2	670.3	54
297	1 BEDROOM-W	62.2	670.3	55
305	1 BEDROOM-W	62.2	670.3	55
280	1 BEDROOM-W	71.1	765.3	56
313	2 BEDROOMS	62.2	670.4	57
321	2 BEDROOMS	62.2	670.4	57
329	2 BEDROOMS	62.2	670.4	57
337	2 BEDROOMS	62.2	670.4	57
345	2 BEDROOMS	62.2	670.4	57
353	2 BEDROOMS	62.2	670.4	57
361	2 BEDROOMS	62.2	670.4	57
298	2 BEDROOMS	63.3	681.8	58



TOTAL AREA	44.7 sq m	481.8 sq ft	Kitchen	2.10m x 2.65m	6' 11" x 8' 8"
Balcony total area	5.1 sq m	55.2 sq ft	Living / Dining	3.79m x 3.35m	12' 5" x 11' 0"
			Bedroom	2.65m x 3.85m	8' 8" x 12' 7"
			Balcony	3.01m x 1.70m	9' 11" x 5' 7"

KEY

W Wardrobe C Cupboard U Utility ▲ Measurement Points WM Washing Machine
HIU Heat Interface Unit ▶ Apartment Entrance

Floorplans shown for Quadrant House are for approximate measurements and areas only. Exact layout, sizes, measurements and areas may vary within a tolerance of 5%. The net sales area is based on the RICS standard method of measurement and is the internal area of the home including internal columns and service boxing. The dimensions and areas are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture and kitchen layouts are indicative only. Colours are indicative only and may vary depending on the customer palette selection. Views are indicative only. Landscaping on balconies and terraces is indicative only. Please note, to increase legibility these plans have been sized to fit the page. As a result this plan may not be at the same scale as those on other pages.

MANHATTAN

APARTMENTS: 311, 319, 327, 335,

343, 351, 359, 367 & 374

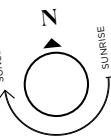
FLOORS: 04, 05, 06, 07, 08, 09,
10, 11 & 12

1 BEDROOM

APARTMENTS: 290

FLOOR: 01

THE GREEN QUARTER



TOTAL AREA	50.1 sq m	540.1 sq ft	Kitchen	2.35m x 2.80m	7' 9" x 9' 2"
Terrace total area	10.0 sq m	108.4 sq ft	Living / Dining	4.00m x 4.50m	13' 1" x 14' 9"
			Bedroom	2.80m x 4.85m	9' 2" x 15' 11"
			Terrace	5.86m x 1.73m	19' 3" x 5' 8"

KEY

W Wardrobe C Cupboard U Utility ▲ Measurement Points WM Washing Machine

HIU Heat Interface Unit ▶ Apartment Entrance

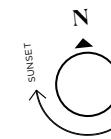
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QUADRANT HOUSE

1 BEDROOM

APARTMENTS: 286

FLOOR: 01



TOTAL AREA	50.6 sq m	545.4 sq ft	Kitchen	2.50m x 2.80m	8' 2" x 9' 2"
Terrace total area	12.5 sq m	135.2 sq ft	Living / Dining	4.18m x 2.78m	13' 9" x 9' 1"
			Bedroom	2.90m x 5.10m	9' 6" x 16' 9"
			Terrace	7.32m x 1.73m	24' 0" x 5' 8"

KEY

W Wardrobe C Cupboard U Utility ▲ Measurement Points WM Washing Machine

HIU Heat Interface Unit ▶ Apartment Entrance

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1 BEDROOM

APARTMENTS: 294 & 302
FLOORS: 02 & 03

THE GREEN QUARTER



TOTAL AREA	50.6 sq m	545.4 sq ft	Kitchen	2.50m x 2.80m	8' 2" x 9' 2"
Balcony total area	5.1 sq m	55.2 sq ft	Living / Dining	4.18m x 2.78m	13' 9" x 9' 1"
			Bedroom	2.90m x 5.10m	9' 6" x 16' 9"
			Balcony	3.01m x 1.70m	9' 10" x 5' 7"

KEY

W Wardrobe C Cupboard U Utility ▲ Measurement Points WM Washing Machine
HIU Heat Interface Unit ► Apartment Entrance

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QUADRANT HOUSE

1 BEDROOM

APARTMENTS: 310, 318, 326, 334, 342, 350, 358, 366 & 373
FLOORS: 04, 05, 06, 07, 08, 09, 10, 11 & 12



TOTAL AREA	50.3 sq m	542.0 sq ft	Kitchen	2.50m x 3.13m	8' 2" x 10' 3"
Balcony total area	5.1 sq m	55.2 sq ft	Living / Dining	4.18m x 2.45m	13' 9" x 8' 0"
			Bedroom	2.90m x 5.10m	9' 6" x 16' 9"
			Balcony	3.01m x 1.70m	9' 11" x 5' 7"

KEY

W Wardrobe C Cupboard U Utility ▲ Measurement Points WM Washing Machine
HIU Heat Interface Unit ► Apartment Entrance

Floorplans shown for Quadrant House are for approximate measurements and areas only. Exact layout, sizes, measurements and areas may vary within a tolerance of 5%. The net sales area is based on the RICS standard method of measurement and is the internal area of the home including internal columns and service boxing. The dimensions and areas are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture and kitchen layouts are indicative only. Colours are indicative only and may vary depending on the customer palette selection. Views are indicative only. Landscaping on balconies and terraces is indicative only. Please note, to increase legibility these plans have been sized to fit the page. As a result this plan may not be at the same scale as those on other pages.

1 BEDROOM

APARTMENTS: 285
FLOOR: 01

THE GREEN QUARTER



TOTAL AREA	51.1 sq m	550.8 sq ft	Kitchen	3.21m x 2.55m	10' 6" x 8' 4"
Terrace total area	12.58 sq m	135.0 sq ft	Living / Dining	3.67m x 4.75m	12' 0" x 15' 7"
			Bedroom	2.75m x 5.10m	9' 0" x 16' 9"
			Terrace	7.32m x 1.73m	24' 0" x 5' 8"

KEY

W Wardrobe C Cupboard U Utility ▲ Measurement Points WM Washing Machine
HIU Heat Interface Unit ► Apartment Entrance

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QUADRANT HOUSE

1 BEDROOM

APARTMENTS: 293, 301, 309, 317, 325, 333, 341, 349, 357, 365 & 372
FLOORS: 02, 03, 04, 05, 06, 07, 08, 09, 10, 11 & 12



TOTAL AREA	51.1 sq m	550.8 sq ft	Kitchen	3.21m x 2.55m	10' 6" x 8' 4"
Balcony total area	5.1 sq m	55.2 sq ft	Living / Dining	3.67m x 4.75m	12' 0" x 15' 7"
			Bedroom	2.75m x 5.10m	9' 0" x 16' 9"
			Balcony	3.01m x 1.70m	9' 10" x 5' 7"

KEY

W Wardrobe C Cupboard U Utility ▲ Measurement Points WM Washing Machine
HIU Heat Interface Unit ► Apartment Entrance

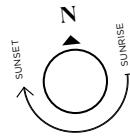
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1 BEDROOM

APARTMENTS: 287

FLOOR: 01

THE GREEN QUARTER



TOTAL AREA	51.7 sq m	556.6 sq ft	Kitchen	2.30m x 2.50m	7' 6" x 8' 2"
Terrace total area	9.3 sq m	100.2 sq ft	Living / Dining	5.89m x 3.65m	19' 4" x 12' 0"
			Bedroom	3.85m x 3.25m	12' 7" x 10' 8"
			Terrace	5.41m x 1.73m	17' 9" x 5' 8"

KEY

W Wardrobe C Cupboard U Utility ▲ Measurement Points WM Washing Machine

HIU Heat Interface Unit ▶ Apartment Entrance

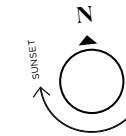
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QUADRANT HOUSE

1 BEDROOM

APARTMENTS: 295 & 303

FLOORS: 02 & 03



TOTAL AREA	51.7 sq m	556.7 sq ft	Kitchen	2.30m x 2.50m	7' 6" x 8' 2"
Balcony total area	5.1 sq m	55.2 sq ft	Living / Dining	5.89m x 3.65m	19' 4" x 12' 0"
			Bedroom	3.85m x 3.25m	12' 7" x 10' 8"
			Balcony	3.01m x 1.70m	9' 10" x 5' 7"

KEY

W Wardrobe C Cupboard U Utility ▲ Measurement Points WM Washing Machine

HIU Heat Interface Unit ▶ Apartment Entrance

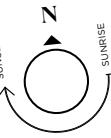
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1 BEDROOM

APARTMENTS: 289

FLOOR: 01

THE GREEN QUARTER



QUADRANT HOUSE

1 BEDROOM

APARTMENTS: 297 & 305

FLOORS: 02 & 03



TOTAL AREA	62.2 sq m	670.3 sq ft	Kitchen	2.75m x 2.80m	9' 0" x 9' 2"
Terrace total area	14.3 sq m	154.8 sq ft	Living / Dining	4.81m x 4.50m	15' 9" x 14' 9"
			Bedroom	3.65m x 4.47m	12' 0" x 14' 8"
			Terrace	8.56m x 1.73m	28' 1" x 5' 8"

KEY

W Wardrobe C Cupboard U Utility ▲ Measurement Points WM Washing Machine
HIU Heat Interface Unit ▶ Apartment Entrance

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TOTAL AREA	62.2 sq m	670.3 sq ft	Kitchen	2.75m x 2.80m	9' 0" x 9' 2"
Balcony total area	5.1 sq m	55.2 sq ft	Living / Dining	4.81m x 4.50m	15' 9" x 14' 9"
			Bedroom	3.65m x 4.47m	12' 0" x 14' 8"
			Balcony	3.01m x 1.70m	9' 10" x 5' 7"

KEY

W Wardrobe C Cupboard U Utility ▲ Measurement Points WM Washing Machine
HIU Heat Interface Unit ▶ Apartment Entrance

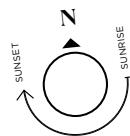
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1 BEDROOM

APARTMENTS: 280

FLOOR: G

THE GREEN QUARTER



QUADRANT HOUSE

2 BEDROOM

APARTMENTS: 313, 321, 329, 337, 345, 353 & 361

FLOORS: 04, 05, 06, 07, 08, 09 & 10



TOTAL AREA	71.1 sq m	765.3 sq ft	Kitchen	1.60m x 3.58m	5' 3" x 11' 9"
Terrace total area	10.8 sq m	116.5 sq ft	Living / Dining	4.67m x 4.50m	15' 4" x 14' 9"
			Bedroom	5.63m x 3.60m	18' 6" x 11' 10"
			Terrace	1.65m x 6.62m	5' 5" x 21' 9"

KEY

W Wardrobe C Cupboard U Utility ▲ Measurement Points WM Washing Machine
HIU Heat Interface Unit ▶ Apartment Entrance

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TOTAL AREA	62.2 sq m	670.2 sq ft	Kitchen	2.33m x 2.92m	7' 8" x 9' 7"
Balcony total area	6.0 sq m	64.7 sq ft	Living / Dining	3.10m x 4.37m	10' 2" x 14' 4"
			Bedroom 1	2.75m x 5.10m	9' 0" x 16' 9"
			Bedroom 2	2.50m x 3.23m	8' 2" x 10' 7"
			Balcony	3.53m x 1.70m	11' 7" x 5' 7"

KEY

W Wardrobe C Cupboard U Utility ▲ Measurement Points WM Washing Machine
HIU Heat Interface Unit ▶ Apartment Entrance

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2 BEDROOM

APARTMENTS: 298, 306, 314, 322,
330, 338, 346, 354 & 362
FLOORS: 02, 03, 04, 05, 06, 07, 08,
09 & 10

THE GREEN QUARTER



TOTAL AREA	63.3 sq m	681.8 sq ft	Kitchen	2.47m x 2.92m	8' 1" x 9' 7"
Balcony total area	6.0 sq m	64.7 sq ft	Living / Dining	3.25m x 4.37m	10' 8" x 14' 4"
			Bedroom 1	2.75m x 5.10m	9' 0" x 16' 9"
			Bedroom 2	2.50m x 3.23m	8' 2" x 10' 7"
			Balcony	3.53m x 1.70m	11' 7" x 5' 7"

KEY

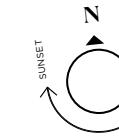
W Wardrobe C Cupboard U Utility ▲ Measurement Points WM Washing Machine
HIU Heat Interface Unit ► Apartment Entrance

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QUADRANT HOUSE

2 BEDROOM

APARTMENTS: 371 & 378
FLOORS: 11 & 12



TOTAL AREA	63.2 sq m	680.5 sq ft	Kitchen	2.88m x 2.20m	9' 5" x 7' 3"
Terrace total area	9.7 sq m	105.1 sq ft	Living / Dining	3.63m x 4.23m	11' 11" x 13' 10"
			Bedroom 1	3.80m x 3.08m	12' 6" x 10' 1"
			Bedroom 2	3.56m x 2.57m	11' 8" x 8' 5"
			Terrace	1.52m x 6.76m	5' 0" x 22' 2"

KEY

W Wardrobe C Cupboard U Utility ▲ Measurement Points WM Washing Machine
HIU Heat Interface Unit ► Apartment Entrance

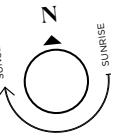
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2 BEDROOM

APARTMENTS: 288

FLOOR: 01

THE GREEN QUARTER



TOTAL AREA	68.2 sq m	734.7 sq ft	Kitchen	2.42m x 3.17m	7' 11" x 10' 5"
Terrace total area	15.0 sq m	162.2 sq ft	Living / Dining	5.81m x 2.38m	19' 1" x 7' 10"
			Bedroom 1	3.50m x 4.47m	11' 6" x 14' 8"
			Bedroom 2	2.40m x 3.56m	7' 10" x 11' 8"
			Terrace	8.79m x 1.73m	28' 10" x 5' 8"

KEY

W Wardrobe C Cupboard U Utility ▲ Measurement Points WM Washing Machine
HIU Heat Interface Unit ▶ Apartment Entrance

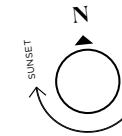
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QUADRANT HOUSE

2 BEDROOM

APARTMENTS: 296 & 304

FLOORS: 02 & 03



TOTAL AREA	68.2 sq m	734.7 sq ft	Kitchen	2.42m x 3.17m	7' 11" x 10' 5"
Balcony total area	6.0 sq m	64.7 sq ft	Living / Dining	5.81m x 2.38m	19' 1" x 7' 10"
			Bedroom 1	3.50m x 4.47m	11' 6" x 14' 8"
			Bedroom 2	2.40m x 3.56m	7' 10" x 11' 8"
			Balcony	3.50m x 1.70m	11' 7" x 5' 7"

KEY

W Wardrobe C Cupboard U Utility ▲ Measurement Points WM Washing Machine
HIU Heat Interface Unit ▶ Apartment Entrance

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2 BEDROOM

APARTMENTS: 281*, 292, 300, 308, 316, 324, 332, 340, 348, 356 & 364
FLOORS: G, 01, 02, 03, 04, 05, 06, 07, 08, 09 & 10

THE GREEN QUARTER



TOTAL AREA	71.1 sq m	765.3 sq ft	Kitchen	1.90m x 3.70m	6' 3" x 12' 2"
Balcony total area	9.8 sq m	105.8 sq ft	Living / Dining	4.03m x 4.13m	13' 3" x 13' 7"
Terrace total area*	10.8 sq m	116.5 sq ft	Bedroom 1	3.07m x 4.97m	10' 1" x 16' 4"
			Bedroom 2	2.83m x 3.96m	9' 4" x 13' 0"
			Balcony	1.50m x 6.62m	4' 11" x 21' 9"
			Terrace*	1.65m x 6.62m	5' 5" x 21' 9"

KEY

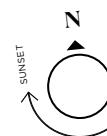
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 HIU Heat Interface Unit ▶ Apartment Entrance

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QUADRANT HOUSE

2 BEDROOM

APARTMENTS: 291, 299, 307, 315, 323, 331, 339, 347, 355 & 363
FLOORS: 01, 02, 03, 04, 05, 06, 07, 08, 09 & 10



TOTAL AREA	71.1 sq m	765.3 sq ft	Kitchen	1.90m x 3.70m	6' 3" x 12' 2"
Balcony total area	9.8 sq m	105.8 sq ft	Living / Dining	4.03m x 4.13m	13' 3" x 13' 7"
			Bedroom 1	3.07m x 4.97m	10' 1" x 16' 4"
			Bedroom 2	2.83m x 3.96m	9' 4" x 13' 0"
			Balcony	1.50m x 6.62m	4' 11" x 21' 9"

KEY

W Wardrobe C Cupboard U Utility ▲ Measurement Points WM Washing Machine
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2 BEDROOM

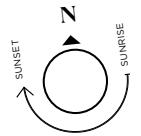
APARTMENTS: 312, 320, 328, 336,

344, 352, 360, 368 & 375

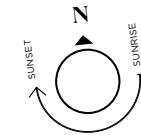
FLOORS: 04, 05, 06, 07, 08, 09, 10,

11 & 12

THE GREEN QUARTER



QUADRANT HOUSE



3 BEDROOM

APARTMENTS: 370 & 377

FLOORS: 11 & 12

TOTAL AREA	75.2 sq m	809.9 sq ft	Kitchen	2.90m x 2.73m	9' 6" x 8' 11"
Balcony total area	7.8 sq m	84.1 sq ft	Living / Dining	5.71m x 2.40m	18' 9" x 7' 11"
			Bedroom 1	3.60m x 4.47m	11' 10" x 14' 8"
			Bedroom 2	3.05m x 3.86m	10' 0" x 12' 8"
			Balcony	4.60m x 1.70m	15' 1" x 5' 7"

KEY

W Wardrobe C Cupboard U Utility ▲ Measurement Points WM Washing Machine

HIU Heat Interface Unit ▶ Apartment Entrance

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TOTAL AREA	92.5 sq m	995.8 sq ft	Kitchen	4.80m x 1.85m	15' 9" x 6' 1"
Balcony total area	9.8 sq m	106.2 sq ft	Living / Dining	4.10m x 5.45m	13' 6" x 17' 10"
			Bedroom 1	3.03m x 5.28m	9' 11" x 17' 4"
			Bedroom 2	2.65m x 3.95m	8' 8" x 12' 11"
			Bedroom 3	2.65m x 3.95m	8' 8" x 12' 11"
			Balcony	1.52m x 6.76m	5' 0" x 22' 2"

KEY

W Wardrobe C Cupboard U Utility ▲ Measurement Points WM Washing Machine

HIU Heat Interface Unit ▶ Apartment Entrance

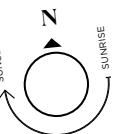
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3 BEDROOM

APARTMENTS: 369 & 376

FLOORS: 11 & 12

THE GREEN QUARTER



TOTAL AREA	89.8 sq m	967.0 sq ft	Kitchen	4.42m x 2.10m	14' 6" x 6' 11"
Balcony total area	7.8 sq m	84.1 sq ft	Living / Dining	3.66m x 5.20m	12' 0" x 17' 1"
			Bedroom 1	2.95m x 5.28m	9' 8" x 17' 4"
			Bedroom 2	2.84m x 3.90m	9' 4" x 12' 9"
			Bedroom 3	2.60m x 3.90m	8' 6" x 12' 9"
			Balcony	4.59m x 1.70m	15' 1" x 5' 7"

KEY

W Wardrobe C Cupboard U Utility ▲ Measurement Points WM Washing Machine

HIU Heat Interface Unit ▶ Apartment Entrance

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QUADRANT HOUSE



DESIGNED FOR LIFE

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance wellbeing and quality of life for residents and visitors. Where people feel a sense of community.

CUSTOMERS DRIVE ALL OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

CHOICE AND DIVERSITY

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

QUALITY FIRST TO LAST

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us.

For extra peace of mind, all new properties come with a 10-year build warranty.

COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

Protection for new-build home buyers

GREEN LIVING

We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, promote recycling and enable residents to choose sustainable transport options.



Proud to be a member of the
Berkeley Group of Companies

Berkeley
Designed for life

St Edward
Designed for life

St George
Designed for life

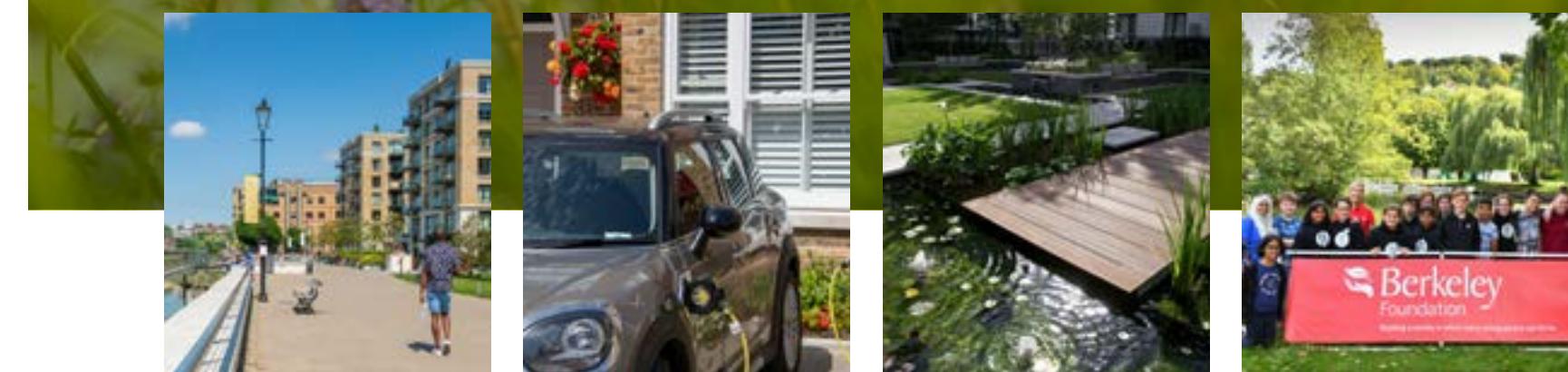
St James
Designed for life

St Joseph
Designed for life

St William
Designed for life

TRANSFORMING TOMORROW

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us. We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers. Our Vision 2030 is our ten year plan which sets out how we will achieve this.



TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.

TRANSFORMING LIFESTYLES

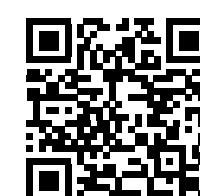
Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.

TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.

TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.



Please scan this QR code for more information on how we are TRANSFORMING TOMORROW

OUR VISION
2030
TRANSFORMING TOMORROW

THIS IS HOW WE ARE ENSURING SUSTAINABILITY AT THE GREEN QUARTER

PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at The Green Quarter.

NATURE AND BIODIVERSITY

Parkland, trees, flowers, green roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to net biodiversity gain on our developments. Within and around The Green Quarter, we have created natural habitats that encourage wildlife to flourish. We are working with the London Wildlife Trust and ALD (Applied Landscaping Design) to engage residents in the natural landscapes that we have created.

WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

WATER EFFICIENCY

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily. Individual homes and apartment buildings also benefit from rainwater harvesting, which is used in gardens and landscaped areas.

ENERGY EFFICIENCY

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation, airtightness and Continuous Mechanical Extract Ventilation. All lighting is low energy and kitchen appliances are selected to deliver high levels of energy efficiency.

NOISE REDUCTION

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

CLEAN AIR

It is hard to avoid polluted air, particularly in our cities. Throughout The Green Quarter we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we provide mechanical ventilation to filter the internal air.

SUSTAINABLE TRANSPORT

The Green Quarter is within walking distance of the railway station. Electric car charging points, car club and fitness trails encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. These active methods of transport also help encourage healthier lifestyles.

STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with POD Management and residents to ensure the development remains in pristine condition.

FUTURE-PROOF DESIGN

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they might be impacted by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.

MYHOME PLUS

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

myHome
PLUS



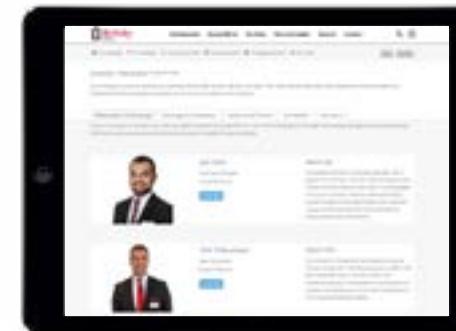
PLEASE SCAN TO
SEE MORE ABOUT
MYHOME PLUS

This section provides you with an overview of MyHome Plus' Key features to enhance your customer journey.

01

FILING CABINET

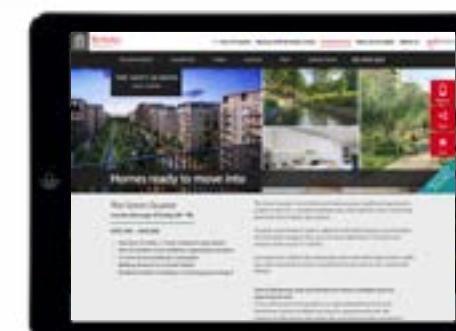
In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.



02

MEET THE TEAM

This section provides an introduction to your dedicated Sales Consultant, Customer Relations Manager and Customer Service Manager. You will be able to view their contact details and to contact them directly from the platform.



04

CONSTRUCTION PROGRESS

Under this section, regular updates on the construction of your new property will be provided, keeping you up to date on the progress on site and the local area. Your Customer Relations Manager will issue regular newsletters and photographs to this section throughout your journey.

NEXT STEPS

01

Your Sales Consultant will send you instructions to create and validate your MyHome account. Once your account is validated, your Sales Consultant will assign your property to your MyHome account and your account will be upgraded to a MyHome Plus account.

*If you cannot make it to the appointment, the options can be discussed over the telephone and selected via MyHome Plus. Customer Service will need to receive your choices selection by the deadline date, which will be given in advance.

02

Your Customer Relations Manager will then be in touch to invite you in to our Show Apartment to view the interior selections available for the internal finishes that you have an option to select.*

03

OPTIONS & CHOICES

When you buy a home with us, you will have the option to choose some of your home finishes. This will be subject to the development and property building stage but it's a chance to make it feel truly yours. You will be able to see the different options, the selection deadline date and submit your choice in this section of MyHome Plus. See the "next steps" section for further detail on this.

05

MY GUIDES

View and download your buying and living guides to support you step-by-step through your journey with us.

THE GREEN QUARTER



Photography of Central Gardens

QUADRANT HOUSE

OUR RECENT ACCOLADES

The Berkeley Group, and all the companies within the Group, has continued to strive for the best, and has received many awards for design, construction and health & safety.

It is not only experts from our industry we have received recognition from, 98% of our customers would recommend us to a friend.



Britain's Most Admired Companies 2020
Sixth most admired company in Britain and placed first within the Home Construction category



National Sustainability Awards 2022
Carbon Reduction Award



What House? Housebuilder of the Year 2022



In-house Research Awards 2022
Outstanding Award 2022 and 2022 Gold Award



Better Society Awards 2022



Investor in Customers Gold 2018, 2020 and 2022



Job Crowd Top Company 2022
For Graduates To Work For



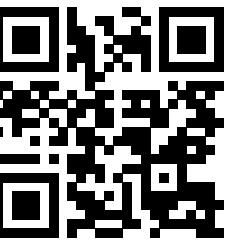
Building Awards 2022



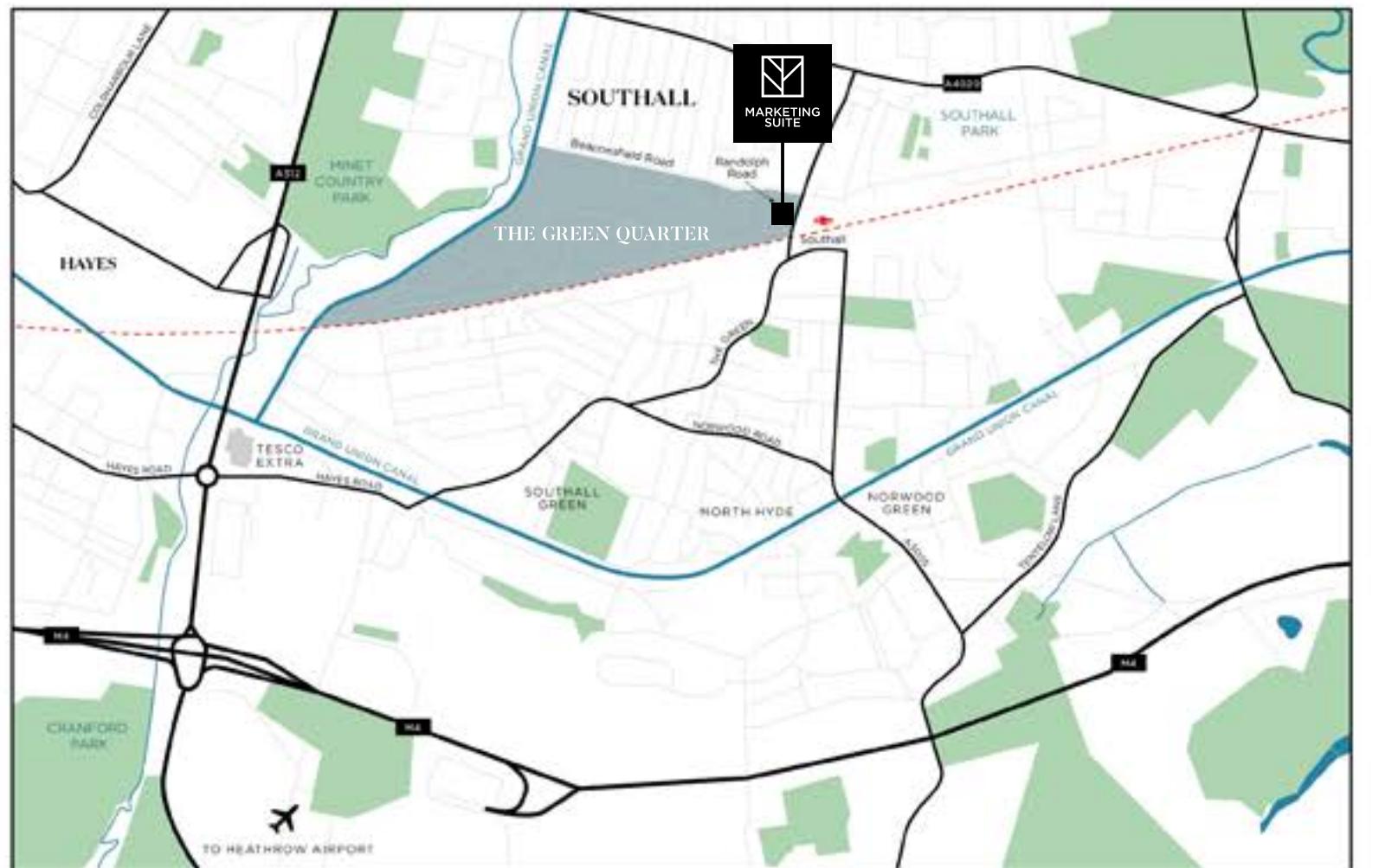
RESI Awards 2022
Large Developer of the Year



THE GREEN QUARTER



Please scan to
see the location
on Google maps



Map not to scale



Berkeley
Group

Proud to be a member of the
Berkeley Group of companies



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 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 dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. 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. The Green Quarter was granted planning permission by Hillingdon Council (planning reference: 54814/APP/2017/604 dated 19 September 2017) and Ealing Council (planning reference: 171562VAR dated 16 October 2017). Through the purchase of a property at The Green Quarter, the buyer is acquiring an apartment with a 999-year leasehold. You should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision. Date of issue: August 2024. A726/5ICA/0824.

Berkeley Homes (Southall) Ltd, Registered in England & Wales with Company Registration Number 06013820.
Registered Office Berkeley House, 19 Portsmouth, Road, Cobham, Surrey, KT11 1JG



THE-GREEN-QUARTER.COM

