



GREENVIEW COURT

SOUTHALL
WEST LONDON



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GREENVIEW COURT

An exceptional development offering brand new luxury apartments set amid multi-level roof gardens - minutes from forthcoming Crossrail connections across the Capital.



GREENVIEW COURT
SOUTHALL
WEST LONDON



Computer generated image.



SOUTHALL MAINLINE & CROSSRAIL INTERCHANGE 2019

7 MINUTES WALK

LONDON HEATHROW AIRPORT (TERMINALS 2 & 3)

8 MINS CROSSRAIL DIRECT

LONDON PADDINGTON UNDERGROUND AND RAIL TRANSPORT HUB

13 MINS CROSSRAIL DIRECT

BOND STREET & WEST END SHOPPING

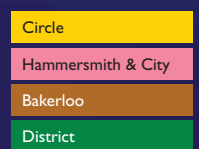
17 MINS CROSSRAIL DIRECT

LIVERPOOL STREET AND THE CITY OF LONDON FINANCIAL DISTRICT

24 MINS CROSSRAIL DIRECT



13 minutes direct from 8 rail and tube lines in Zone 1
Connectivity second to none



- A choice of studio, 1, 2 & 3 bedroom apartments arranged from levels 1-13.
- Majority of the apartments benefit from private balcony, terrace or winter garden.
- High quality specifications throughout.
- Fully integrated two-tone designer kitchens with appliances by Smeg.
- Residents' private podium level courtyard garden and communal space.

THE DEVELOPMENT

FEATURES AT A GLANCE

- Three private landscaped rooftop gardens at levels 5, 7 & 9.
- Secure undercroft car parking†.
- Three independent entrance foyers providing stair and lift access to each apartment level.
- Daytime concierge located at the south entrance .
- New public realm with raised planters and landscaping.

† Limited and at additional cost.



Southall Station and
forthcoming Crossrail interchange 2019



Computer generated image.



GREENVIEW COURT
SOUTHALL
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‘House prices set to grow by 50% in 3 years in West London because of Crossrail’

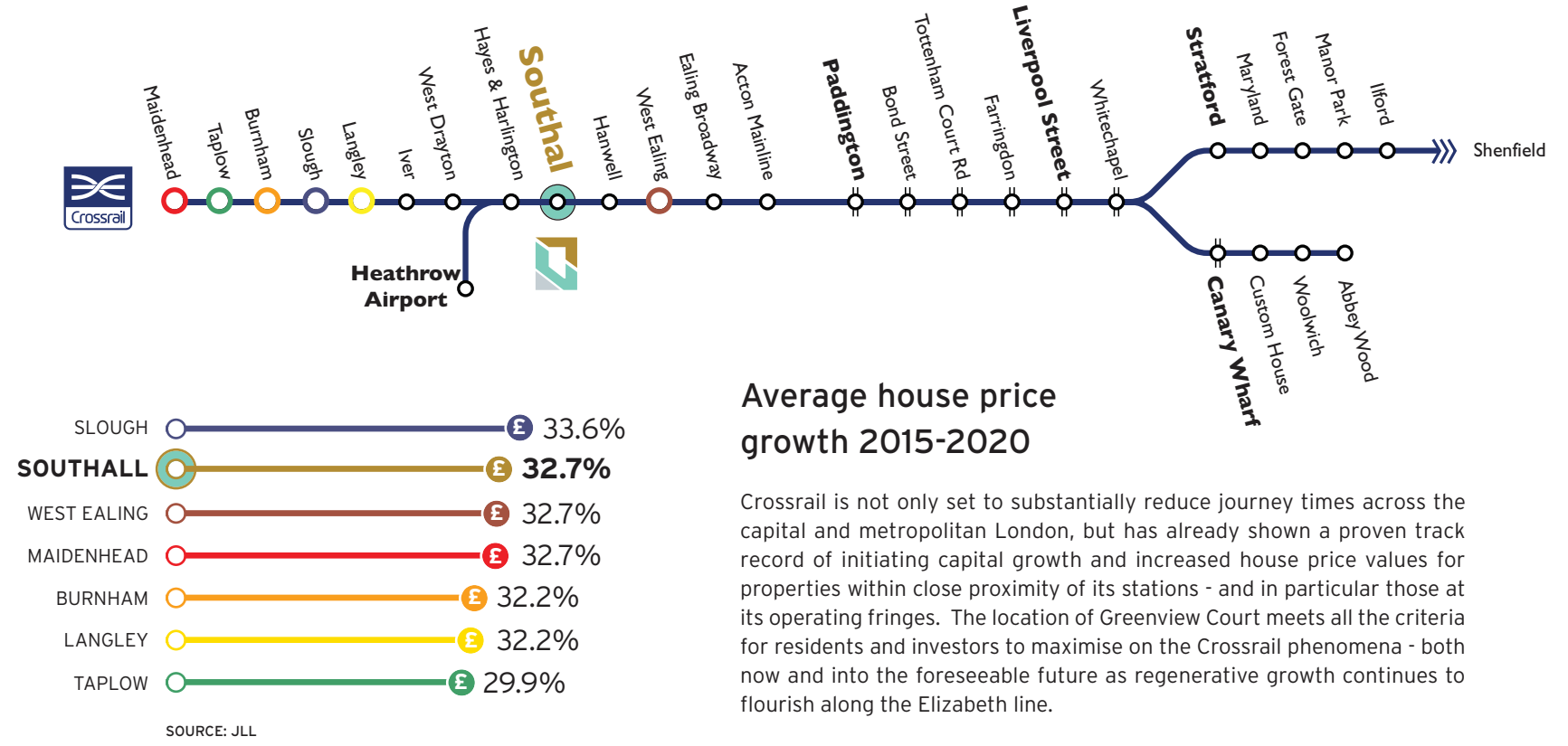
SOURCE: JLL

CONNECT BY ROAD, RAIL AND AIR

- Greenview court is situated approximately 10 minutes drive from Junction 3 of the M4 motorway which travelling east, offers direct access to central London or travelling west, connects to the M25 (J15) in just 15 minutes. Residents will have superb road and motorway connections to all local and regional key destinations, including London Heathrow - located 15 minutes drive from the development.
- Southall station needs little introduction as a major transport link for residents at Greenview Court. The station is currently served by Great Western Railway operating between Paddington, Heathrow, Reading and Oxford. From mid 2019, Crossrail will introduce four trains an hour linking Paddington and Heathrow - leading up to its full service of up to ten trains an hour from late 2019.
- Being the world's busiest handler of international passengers, London Heathrow is used by over 90 airlines flying to some 170 destinations worldwide. Heathrow is also the largest single site employer both in London and the UK, with over 76,500 workers creating a GVA of around £3.3 billion. Greenview Court is well placed to maximise on the vast rental catchment being just 8 minutes by the forthcoming Crossrail from Heathrow terminals 2 & 3.



CONNECT TO CAPITAL GROWTH ON THE ELIZABETH LINE



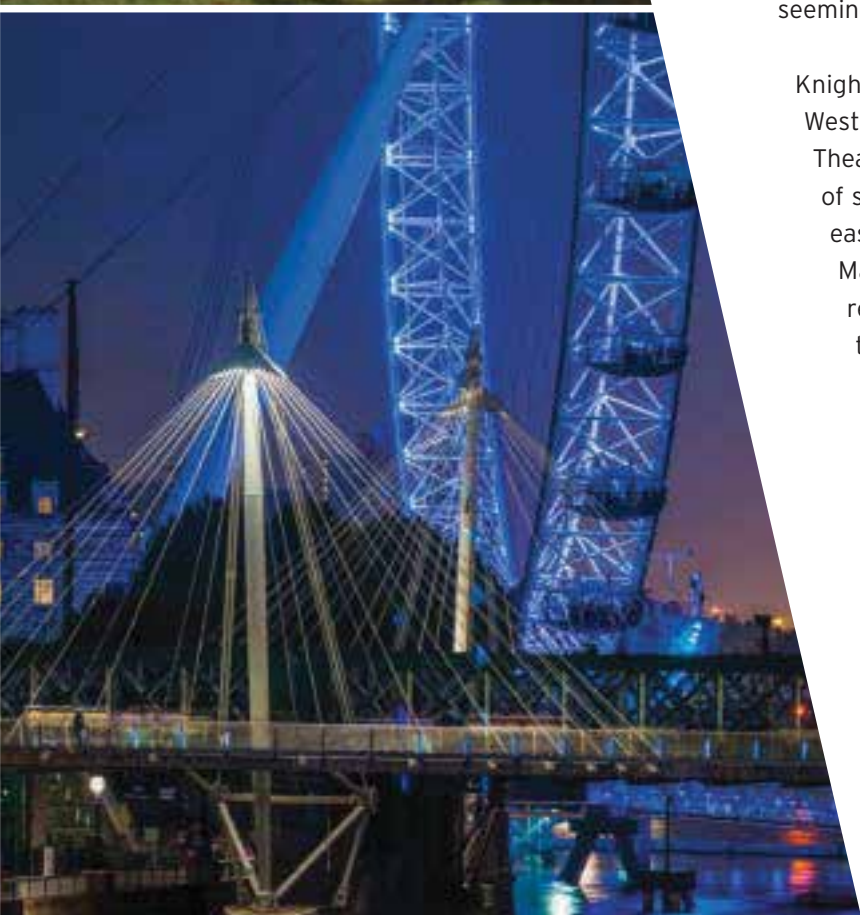
Average house price growth 2015-2020

Crossrail is not only set to substantially reduce journey times across the capital and metropolitan London, but has already shown a proven track record of initiating capital growth and increased house price values for properties within close proximity of its stations - and in particular those at its operating fringes. The location of Greenview Court meets all the criteria for residents and investors to maximise on the Crossrail phenomena - both now and into the foreseeable future as regenerative growth continues to flourish along the Elizabeth line.



Given such direct and rapid rail access into the heart of the Capital, residents at Greenview Court will have London's greatest experiences and dynamic cultural landmarks seemingly on their doorstep.

Knightsbridge, Soho, Mayfair, Westminster, Covent Garden, Theatreland, ... so many names of such iconic status and all so easily accessible from Southall. Many of London's world renowned universities and teaching institutions will also be within convenient proximity - adding further prestige to owning a new luxury apartment at Greenview Court.

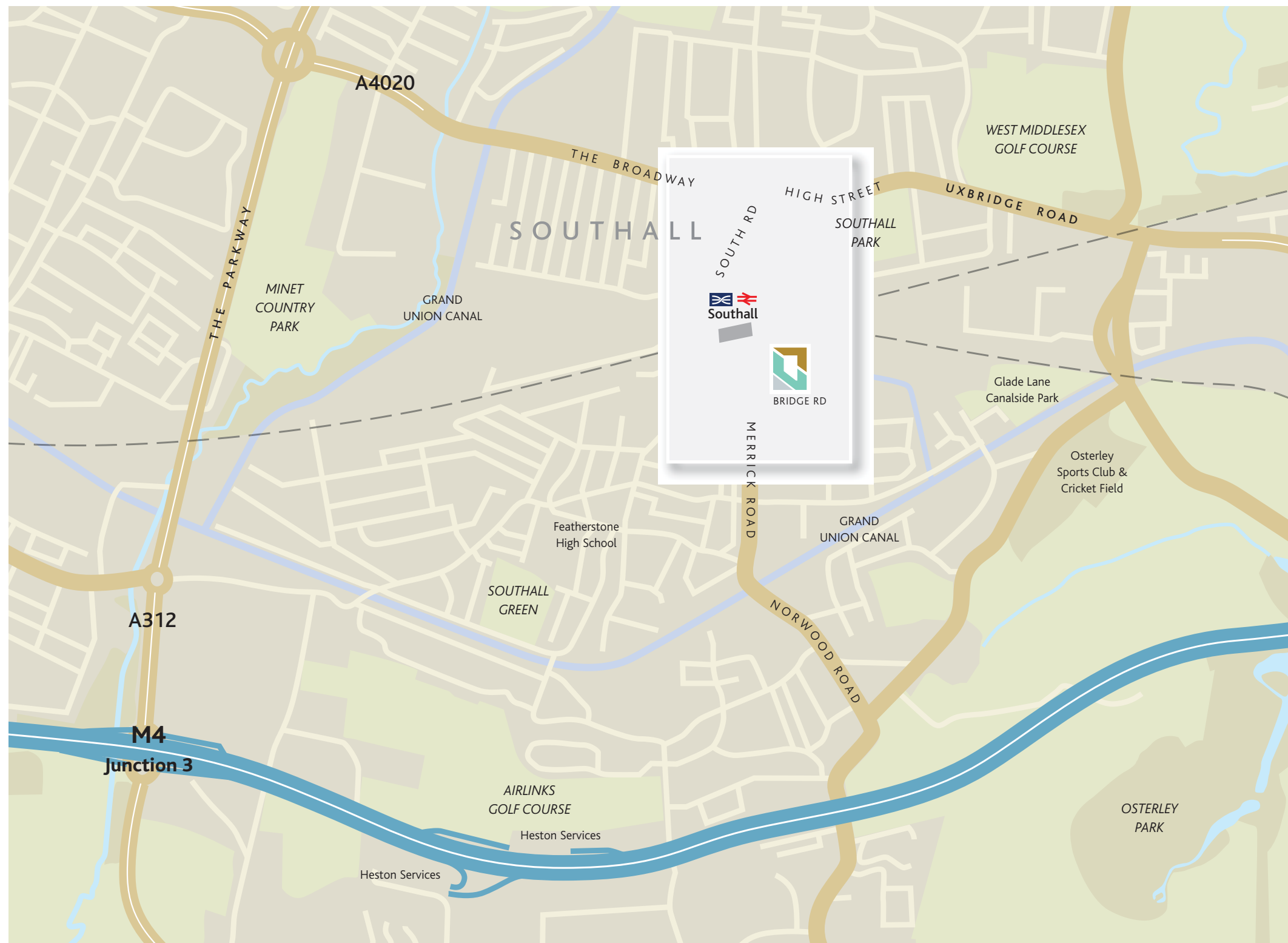


WEST LONDON UNIVERSITIES WITHIN A 10 MILE RADIUS INCLUDE

The Capital on your doorstep

Southall to a stroll in Hyde Park in less than 30 minutes





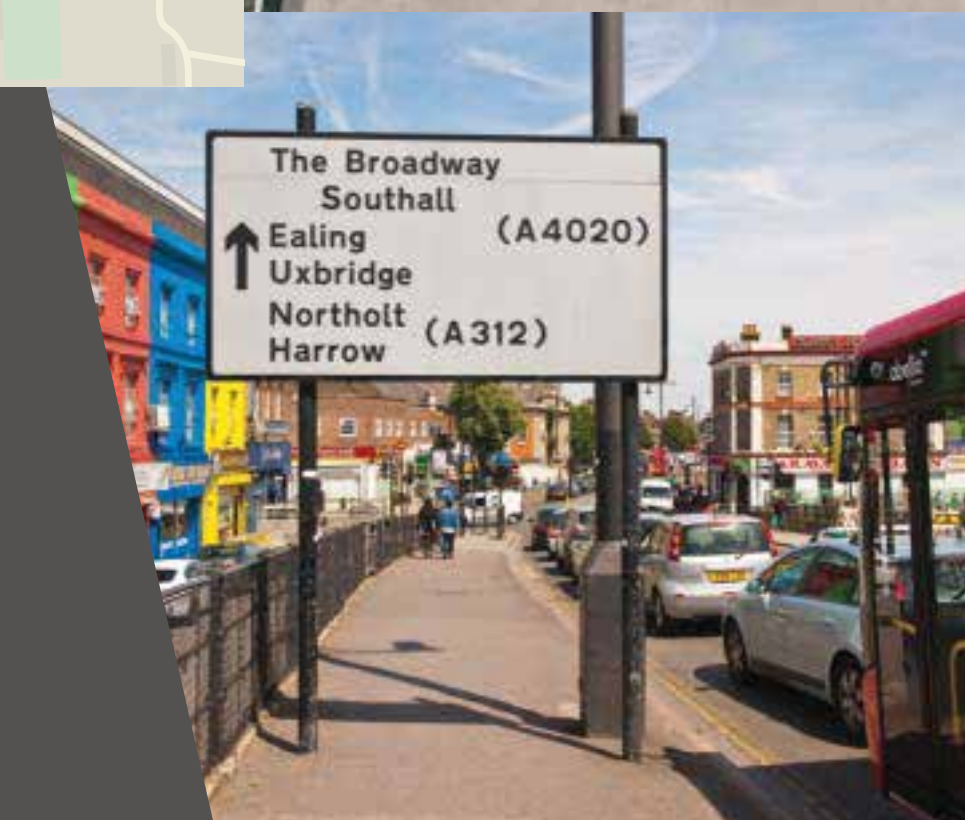
Today, Southall is a buzzing colourful town with strong roots in South Asian culture; the principal street 'The Broadway' boasts a unique shopping experience with a plethora of jewellery, fashion, fabric and spice outlets and independent boutiques.

The district is also home to the largest Sikh Gurudwara outside India. Clubs, bars and restaurants abound, as do market stalls and larger retail brands. Southall has numerous highly rated schools including Greenford High School and Featherstone High School - rated 'outstanding' by Ofsted.



The locality

From a quiet rural village to a bustling market town, a cultural landmark and world renowned shopping destination.



Grand Union Canal Walk
Paddington Arm
Southall

Grand Union Canal Walk
Hanwell Flight of Locks

WEST MIDDLESEX GOLF CLUB

Southall is located on the Grand Union Canal which meanders for 137 miles from London to the Midlands. Residents at Greenview Court will never be far from the towpath walks, parkland and green space that dominates the town's fringes. West Middlesex Golf Club is also within close proximity and is widely recognised as one of the finest golfing venues in West London.



Parkland, tranquil waterways and recreation abound
Step into the lifestyle at Greenview Court

Welcome to

Three Bridges Park



GREENVIEW COURT
SOUTHALL
WEST LONDON

HEATHROW AIRPORT



GREENVIEW COURT

Southall

Computer generated image of Greenview Court.



GREENVIEW COURT

MERRICK ROAD
SOUTHALL

West London's
new landmark for
luxury living



The development is located on Merrick Road, with access to undercroft parking from Bridge Road.

An array of fabulous multi level rooftop gardens dominate the architecture providing a green oasis within an urban setting.

Dramatic outdoor landscaped terraces link the apartment buildings, creating a striking visual presence to be enjoyed from the majority of apartments.



GREENVIEW COURT
SOUTHALL
WEST LONDON



Computer generated image.



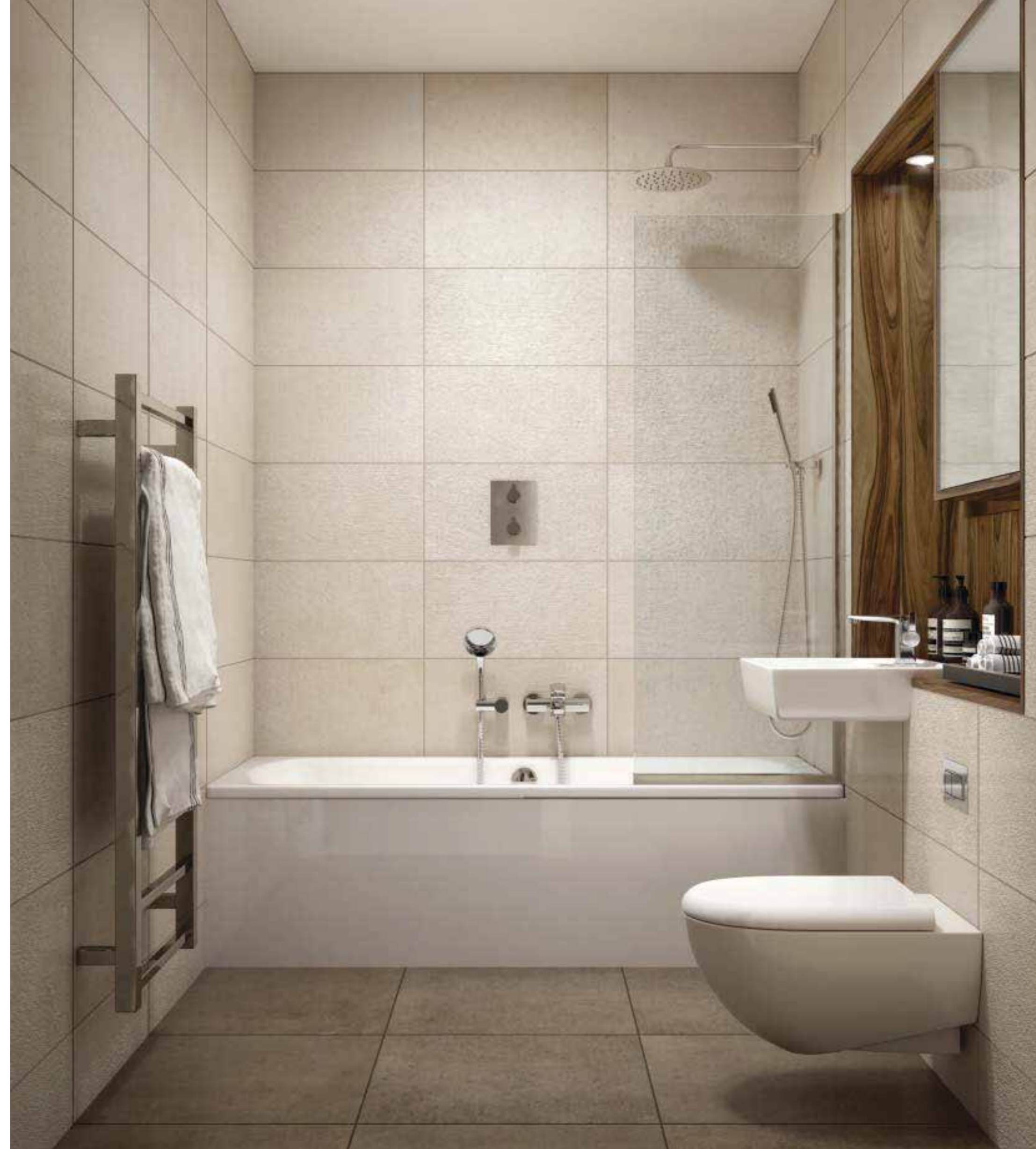
Computer generated image of dual aspect apartment A501 - A801.



Computer generated image of dual aspect apartment A501 - A801.



Each apartment will feature a sleek two tone kitchen with smoke grey reconstituted stone worktop, light grey glass splashback and Smeg integrated appliances.



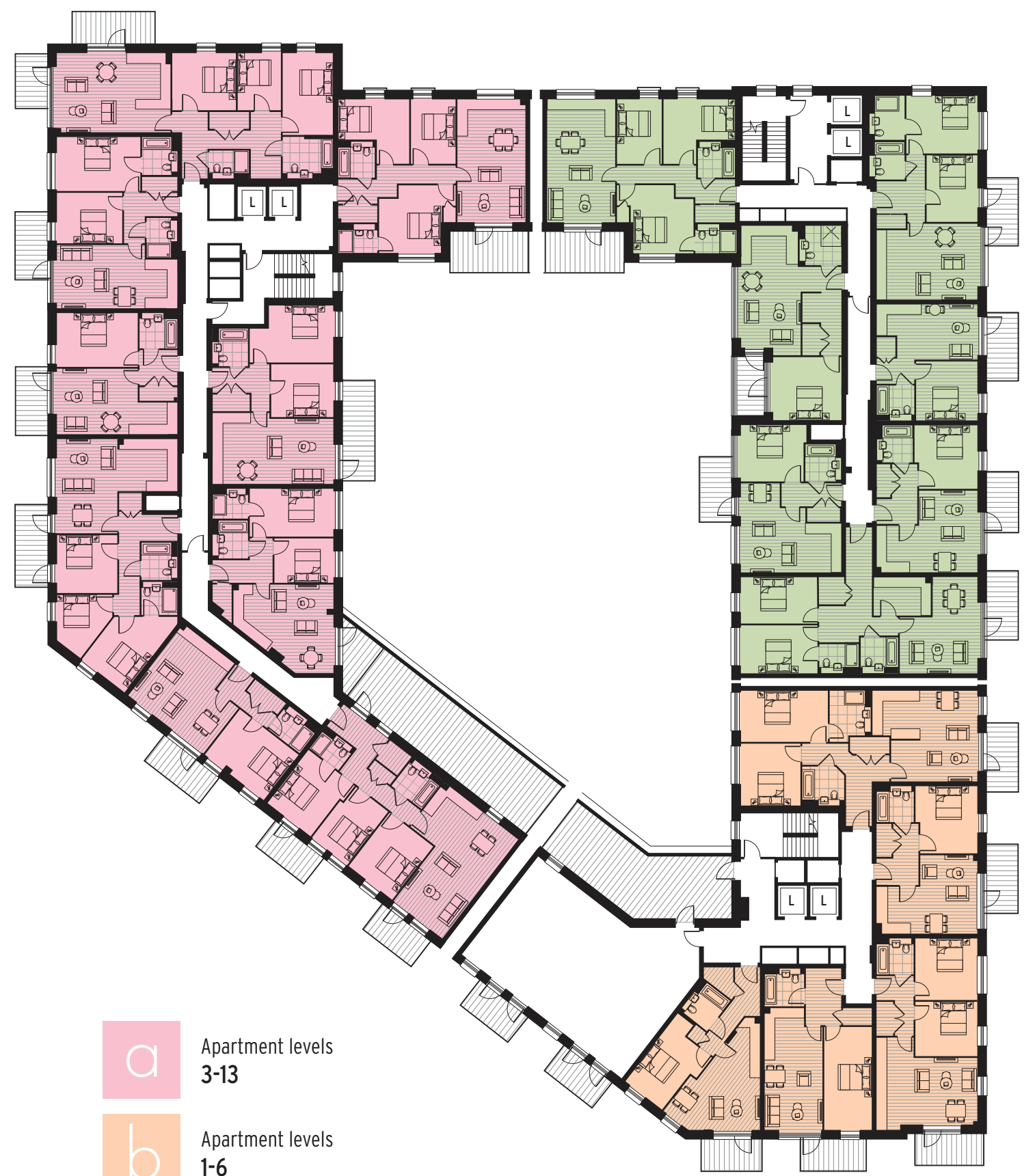


Images shown are computer generated.



Example block floor plan

IDENTIFYING 3 PRINCIPAL APARTMENT CORES



- a** Apartment levels 3-13
- b** Apartment levels 1-6
- c** Apartment levels 2-10

Example apartment types

FROM EACH PRINCIPAL APARTMENT CORE

With a choice of properties from designer studios up to 3 bedroom family homes, Greenview Court offers living space to suit all walks of life - from first time buyers to home movers, from those seeking a spacious downsize to rental investors looking for long term returns in an area with an established and growing catchment.

With the development set to be just 8 minutes direct from London Heathrow, the rental market is underpinned by a collective workforce of some 76,500 employees - with the airport's operation supporting around 114,000 jobs in the local area.



Block plan shown as a guide to location of each apartment.



STUDIO
C202 C302 C402 C502
C602 C702 C802 C902 C1002

Total area	40.1 sqm	431 sqft
Living area	5.9 x 3.1m	19'3" x 10'2"
Bedroom area	3.4 x 3.6m	11'4" x 11'9"



1 BEDROOM
B102 B202 B302 B402 B502 B602

Total area	50.8 sqm	547 sqft
Living area	5.9 x 4.6m	19'3" x 15'0"
Bedroom	3.7 x 3.8m	12'1" x 12'5"



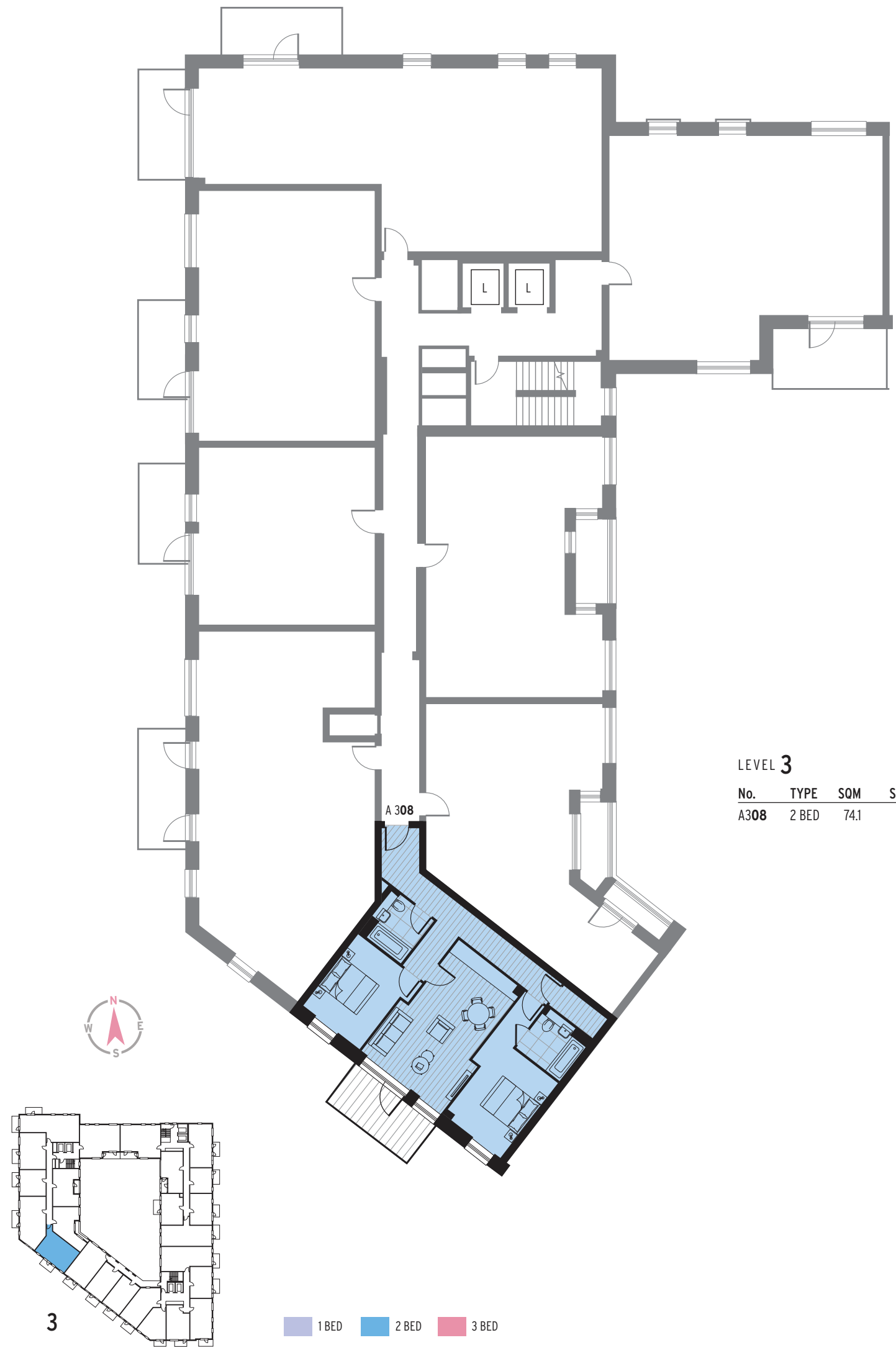
2 BEDROOM
B209 B309

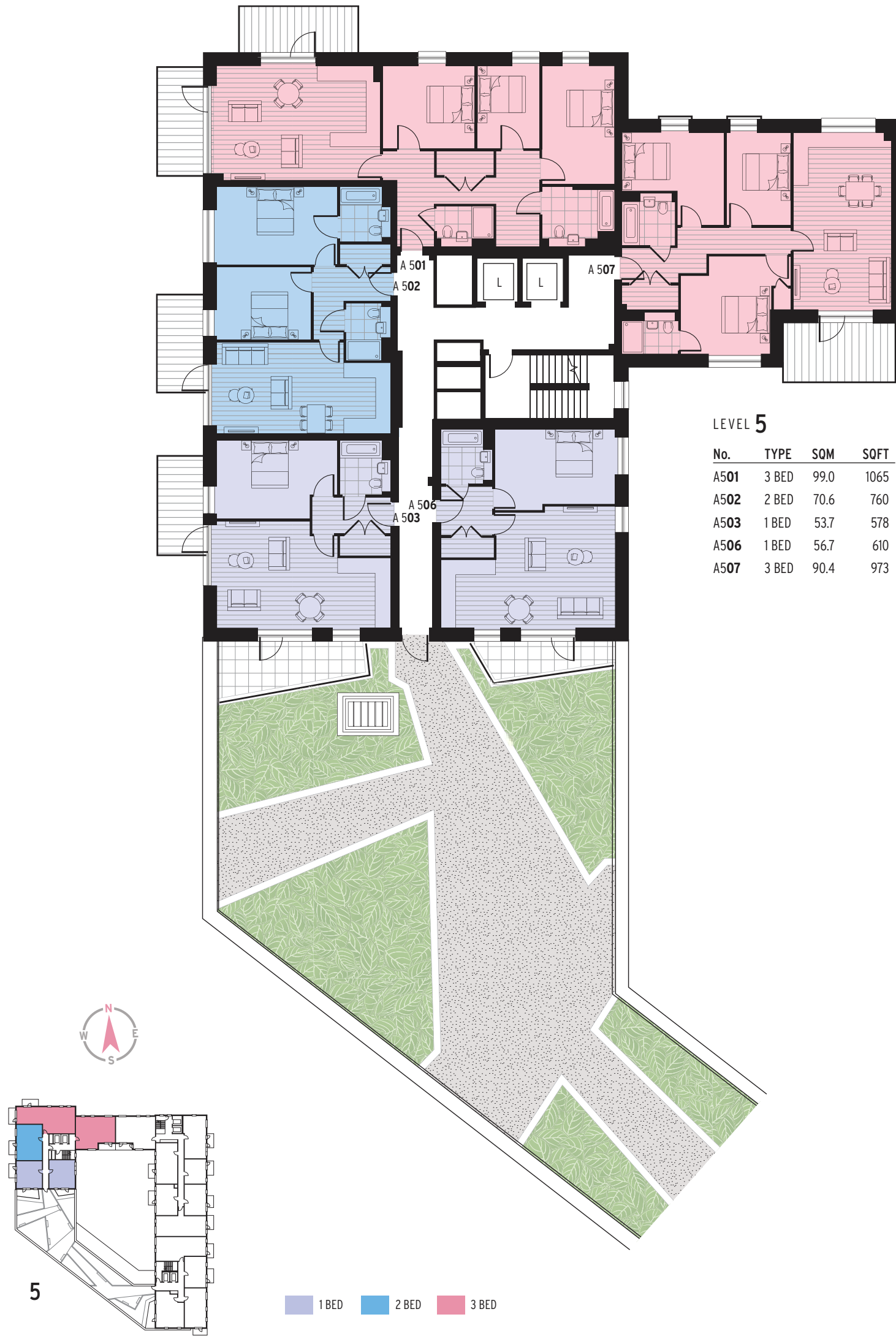
Total area	77.9 sqm	838 sqft
Living/dining inc kitchen	3.8 x 6.5m	12'5" x 21'3"
Bedroom 1	3.5 x 4.6m	11'5" x 15'1"
Bedroom 2	3.0 x 4.1m	9'10" x 13'5"



3 BEDROOM
A501 A601 A701 A801

Total area	99.0 sqm	1065 sqft
Living/dining inc kitchen	6.7 x 4.6m	21'11" x 15'0"
Bedroom 1	4.8 x 3.0m	15'8" x 9'9"
Bedroom 2	3.7 x 3.3m	12'1" x 10'10"
Bedroom 3	2.5 x 3.3m	8'2" x 10'10"



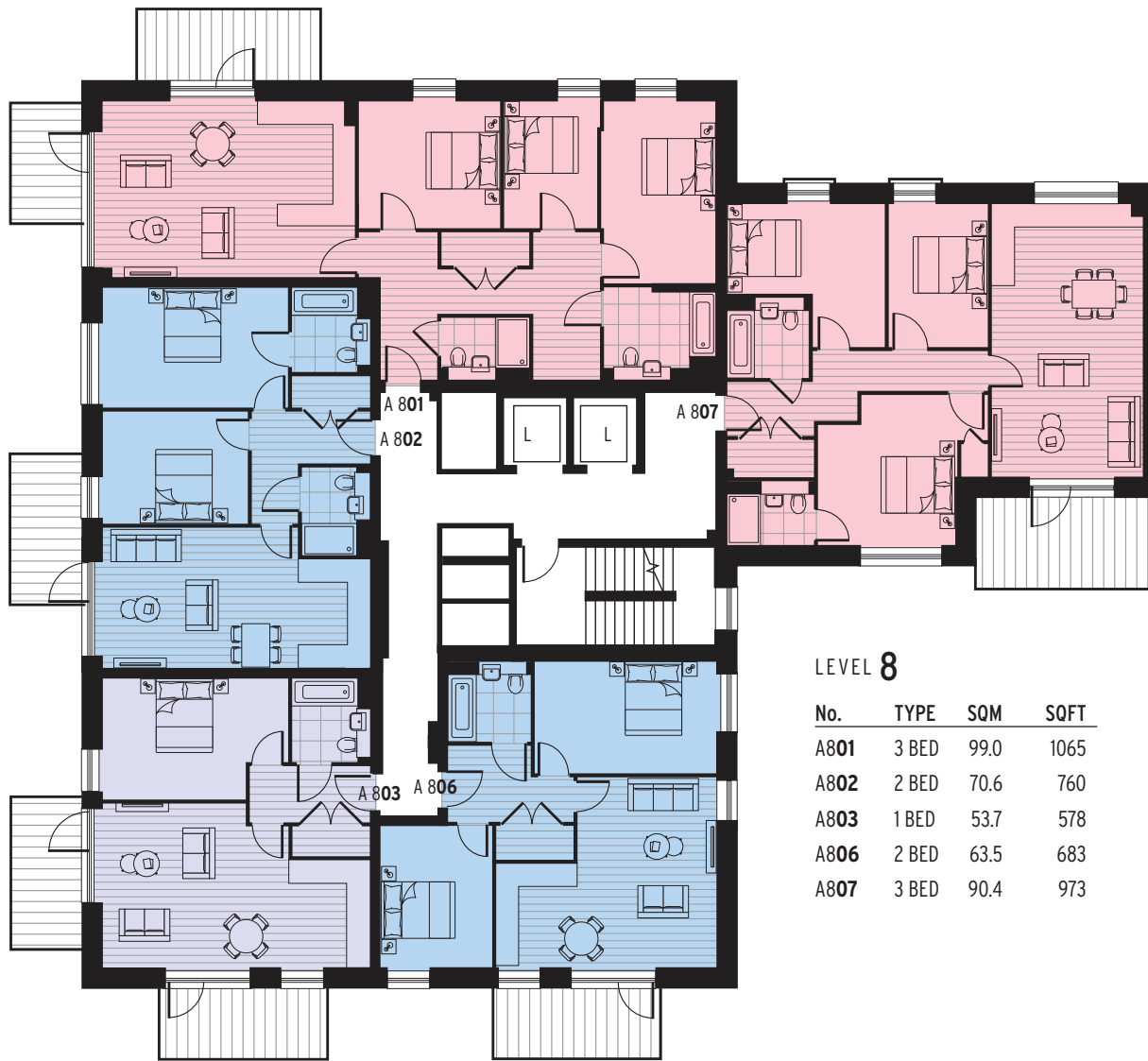
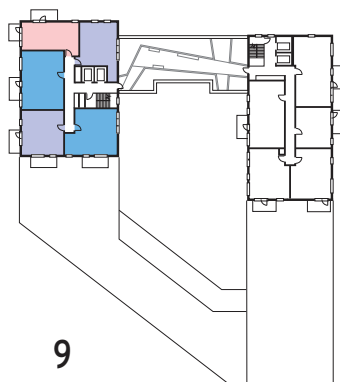




LEVEL 11

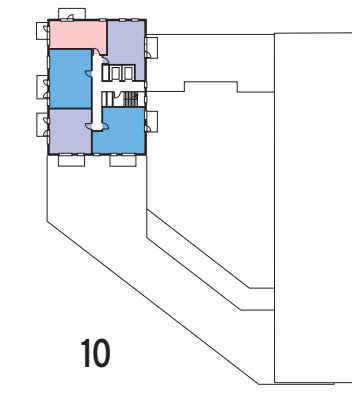
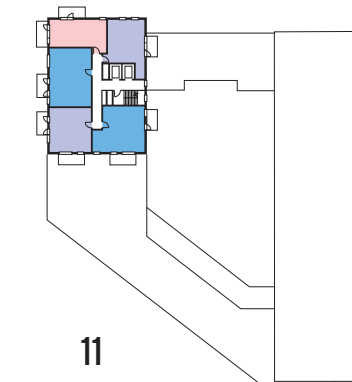
No.	TYPE	SQM	SQFT
A1101	STUDIO	47.3	509
A1102	2 BED	72.0	775
A1103	1 BED	52.1	561
A1106	2 BED	63.5	683
A1107	1 BED	51.1	550

STUDIO 1 BED 2 BED



LEVEL 10

No.	TYPE	SQM	SQFT
A1001	STUDIO	47.3	509
A1002	2 BED	72.0	775
A1003	1 BED	52.1	561
A1006	2 BED	63.5	683
A1007	1 BED	51.1	550



Apartment plans are intended to be correct, precise details may vary. Internal areas are accurate to within 5%.

a

BLOCK LEVELS

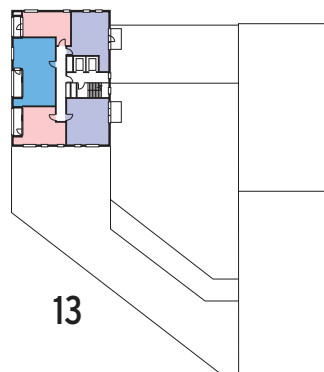
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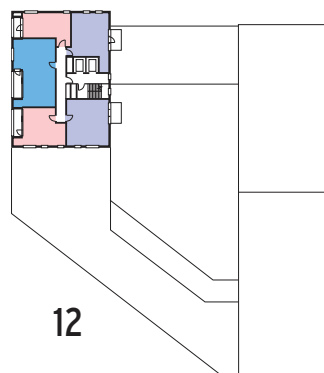
LEVEL 13

No.	TYPE	SQM	SQFT
A1301	STUDIO	39.8	428
A1302	2 BED	74.1	797
A1303	STUDIO	41.4	446
A1306	1 BED	56.7	610
A1307	1 BED	51.1	550

STUDIO 1 BED 2 BED



13



12



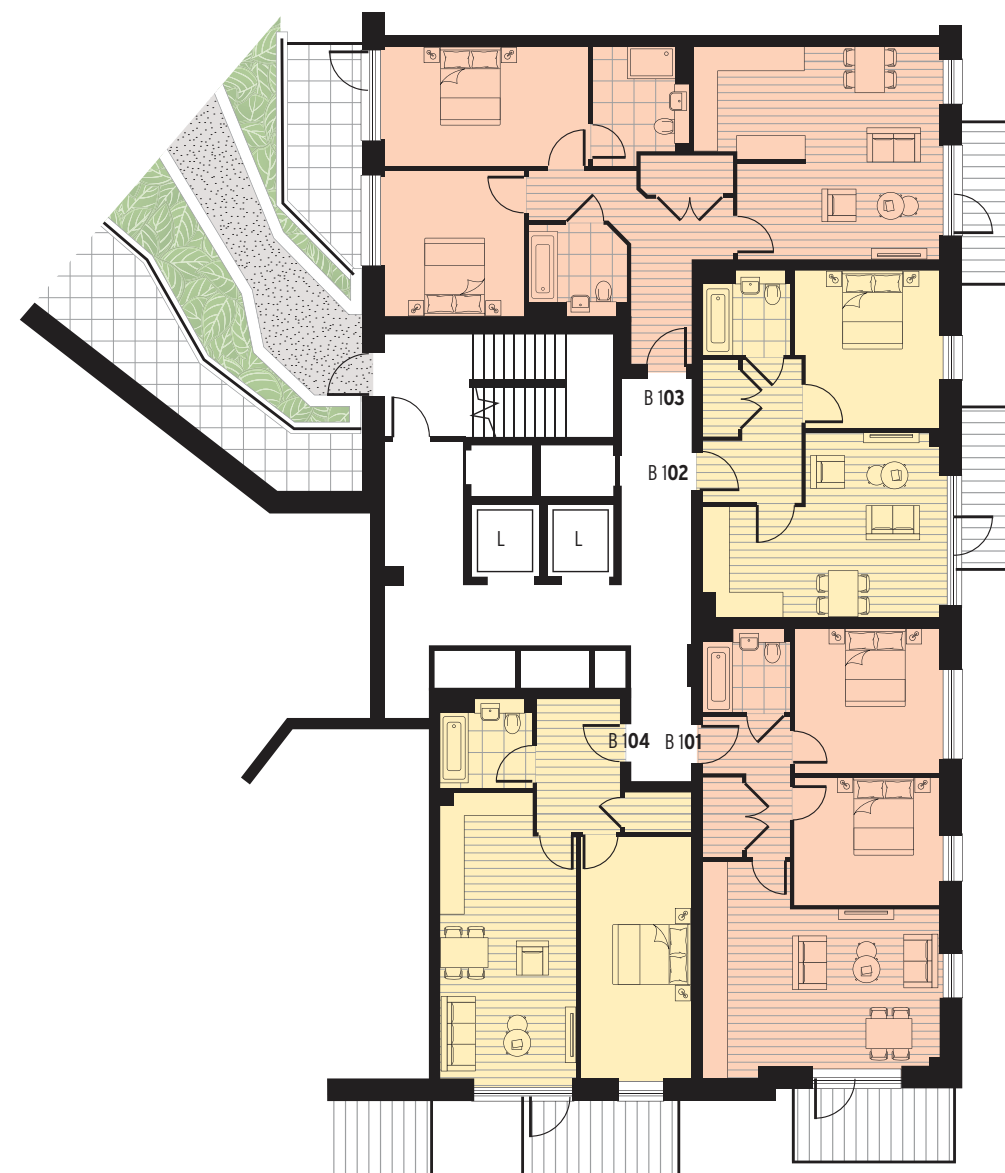
LEVEL 12

No.	TYPE	SQM	SQFT
A1201	STUDIO	39.8	428
A1202	2 BED	74.1	797
A1203	STUDIO	41.4	446
A1206	1 BED	56.7	610
A1207	1 BED	51.1	550

b

BLOCK LEVELS

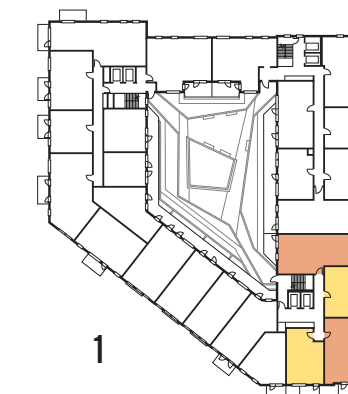
1



LEVEL 1

No.	TYPE	SQM	SQFT
B101	2 BED	64.7	696
B102	1 BED	50.8	547
B103	2 BED	86.1	927
B104	1 BED	55.2	594

1 BED 2 BED 3 BED



1



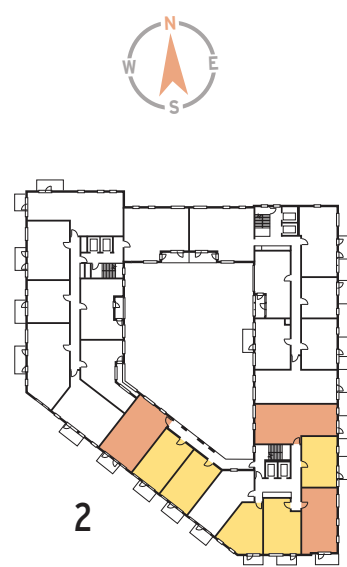
LEVEL 2

No.	TYPE	SQM	SOFT
B201	2 BED	64.7	696
B202	1 BED	50.8	547
B203	2 BED	86.1	927
B204	1 BED	55.2	594
B205	1 BED	50.3	541
B207	1 BED	53.7	578
B208	1 BED	53.7	578
B209	2 BED	77.9	838

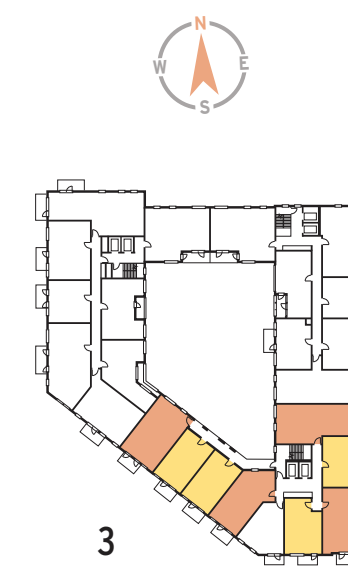


LEVEL 3

No.	TYPE	SQM	SOFT
B301	2 BED	64.7	696
B302	1 BED	50.8	547
B303	2 BED	86.1	927
B304	1 BED	55.2	594
B306	2 BED	68.0	732
B307	1 BED	53.7	578
B308	1 BED	53.7	578
B309	2 BED	77.9	838



1 BED 2 BED 3 BED





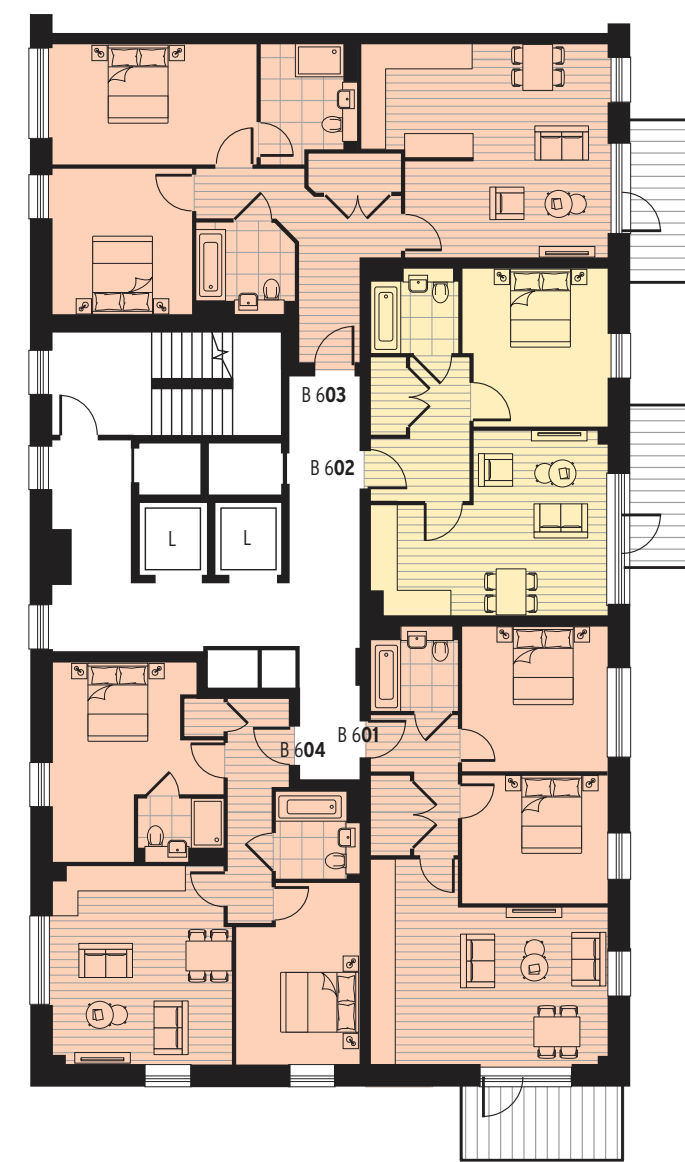
LEVEL 4

No.	TYPE	SQM	SQFT
B401	2 BED	64.7	696
B402	1 BED	50.8	547
B403	2 BED	86.1	927
B404	1 BED	55.2	594



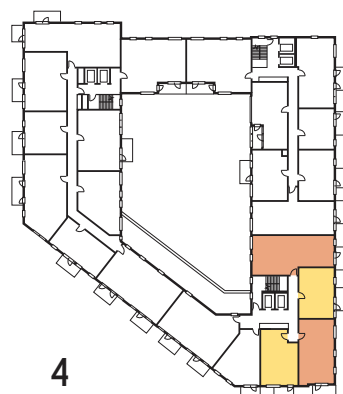
LEVEL 5

No.	TYPE	SQM	SQFT
B501	2 BED	64.7	696
B502	1 BED	50.8	547
B503	2 BED	86.1	927
B504	2 BED	69.1	744

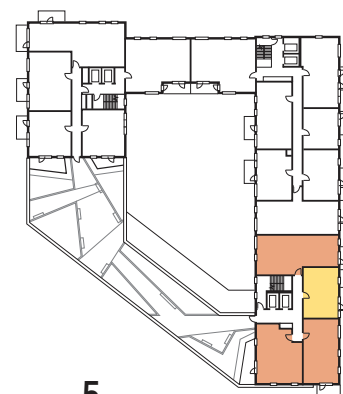


LEVEL 6

No.	TYPE	SQM	SQFT
B601	2 BED	64.7	696
B602	1 BED	50.8	547
B603	2 BED	86.1	927
B604	2 BED	69.1	744



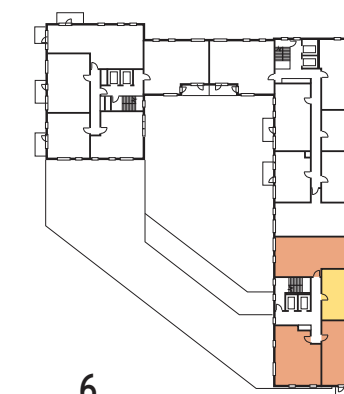
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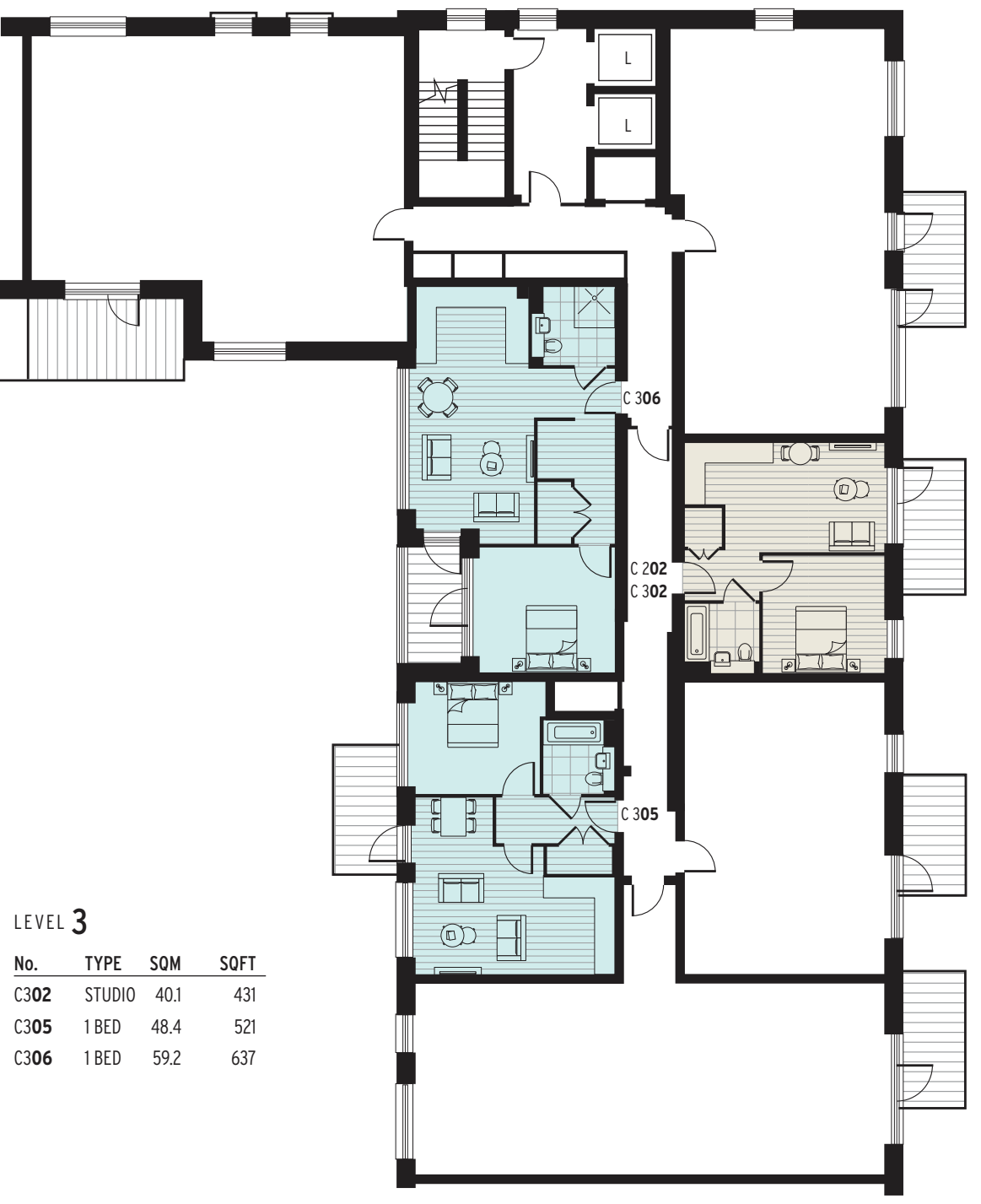
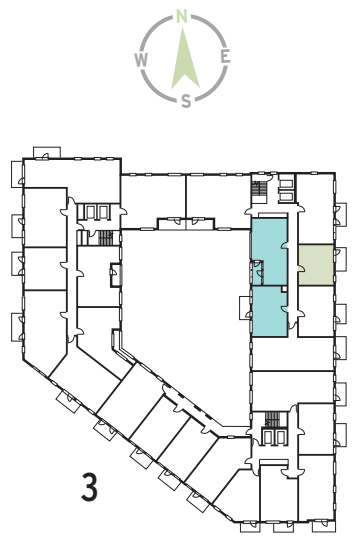
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1 BED 2 BED 3 BED

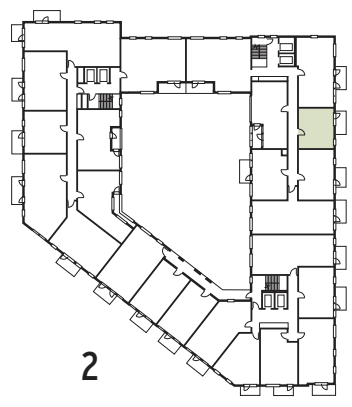


6



LEVEL 3

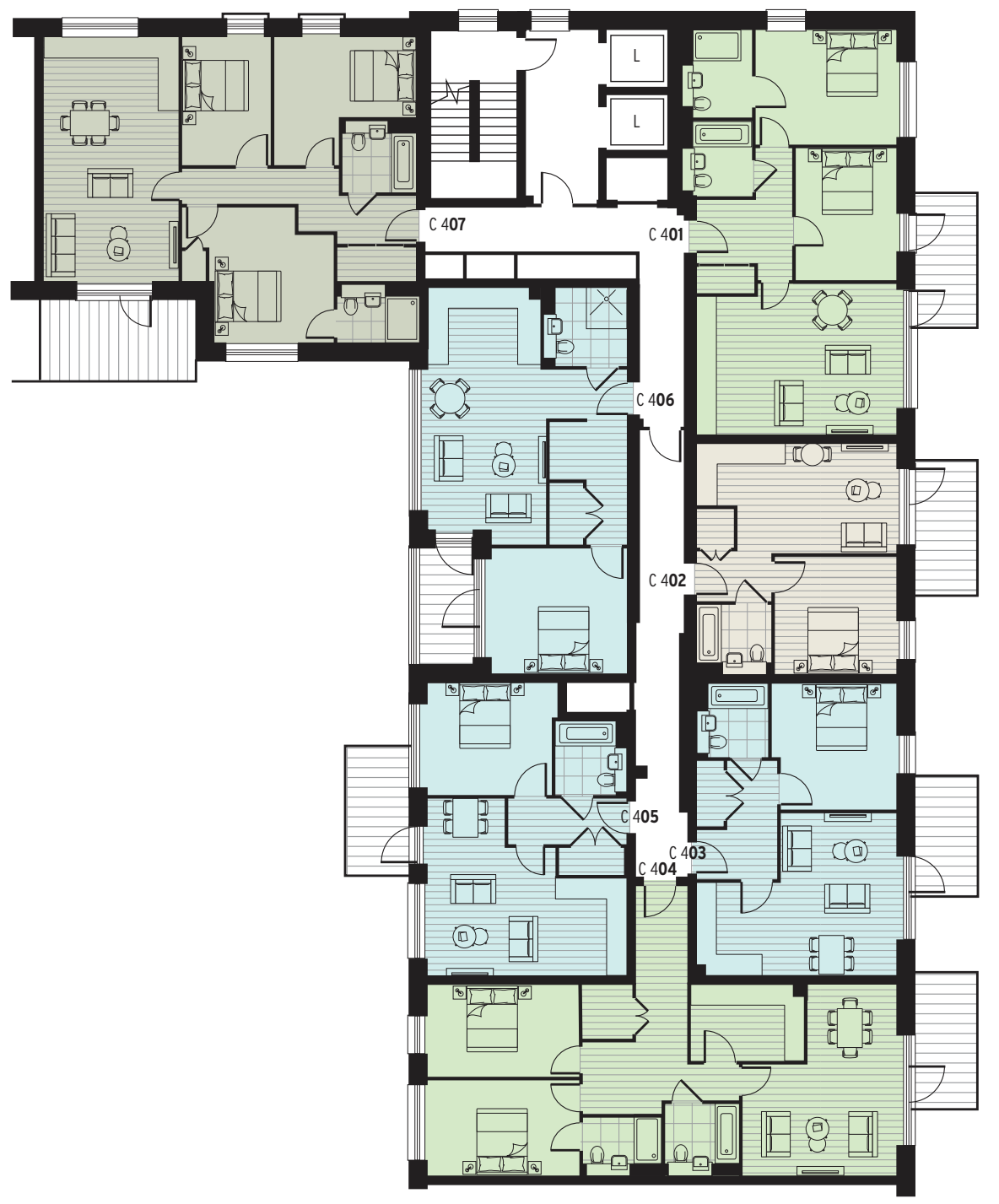
No.	TYPE	SQM	SOFT
C302	STUDIO	40.1	431
C305	1 BED	48.4	521
C306	1 BED	59.2	637



LEVEL 2

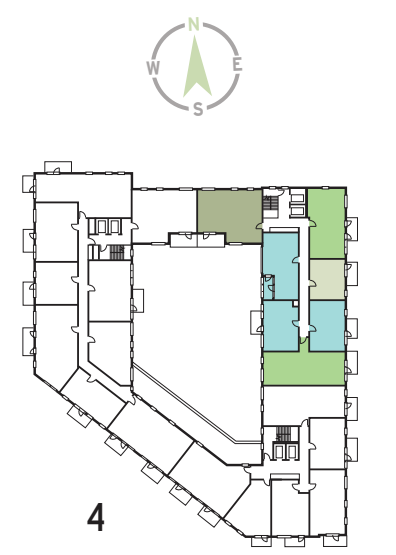
No.	TYPE	SQM	SOFT
C202	STUDIO	40.1	431

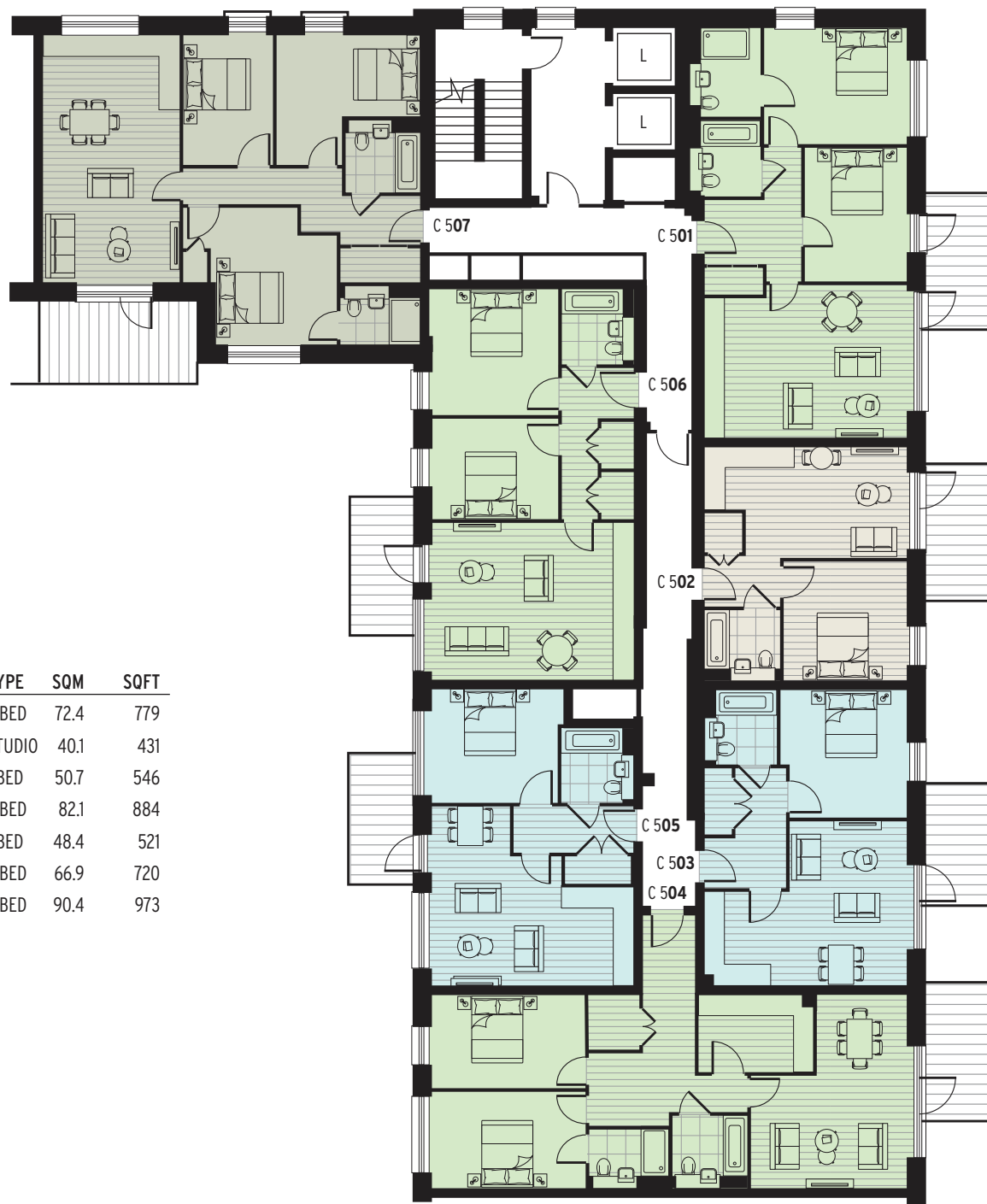
■ STUDIO
 ■ 1 BED
 ■ 2 BED
 ■ 3 BED



LEVEL 4

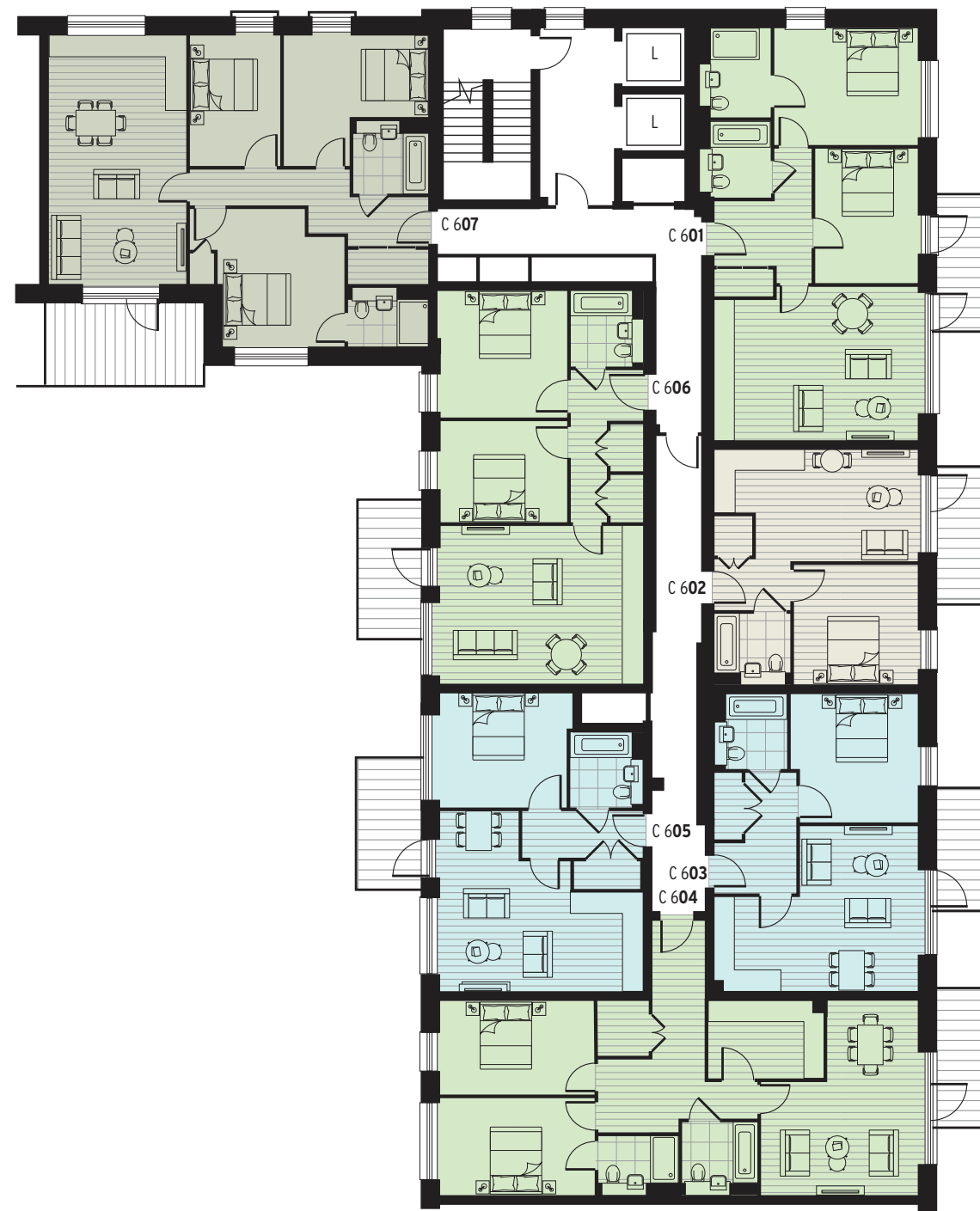
No.	TYPE	SQM	SOFT
C401	2 BED	72.4	779
C402	STUDIO	40.1	431
C403	1 BED	50.7	546
C404	2 BED	82.1	884
C405	1 BED	48.4	521
C406	1 BED	59.2	637
C407	3 BED	90.4	973





LEVEL 5

No.	TYPE	SQM	SOFT
C501	2 BED	72.4	779
C502	STUDIO	40.1	431
C503	1 BED	50.7	546
C504	2 BED	82.1	884
C505	1 BED	48.4	521
C506	2 BED	66.9	720
C507	3 BED	90.4	973



LEVEL 6

No.	TYPE	SQM	SOFT
C601	2 BED	72.4	779
C602	STUDIO	40.1	431
C603	1 BED	50.7	546
C604	2 BED	82.1	884
C605	1 BED	48.4	521
C606	2 BED	66.9	720
C607	3 BED	90.4	973

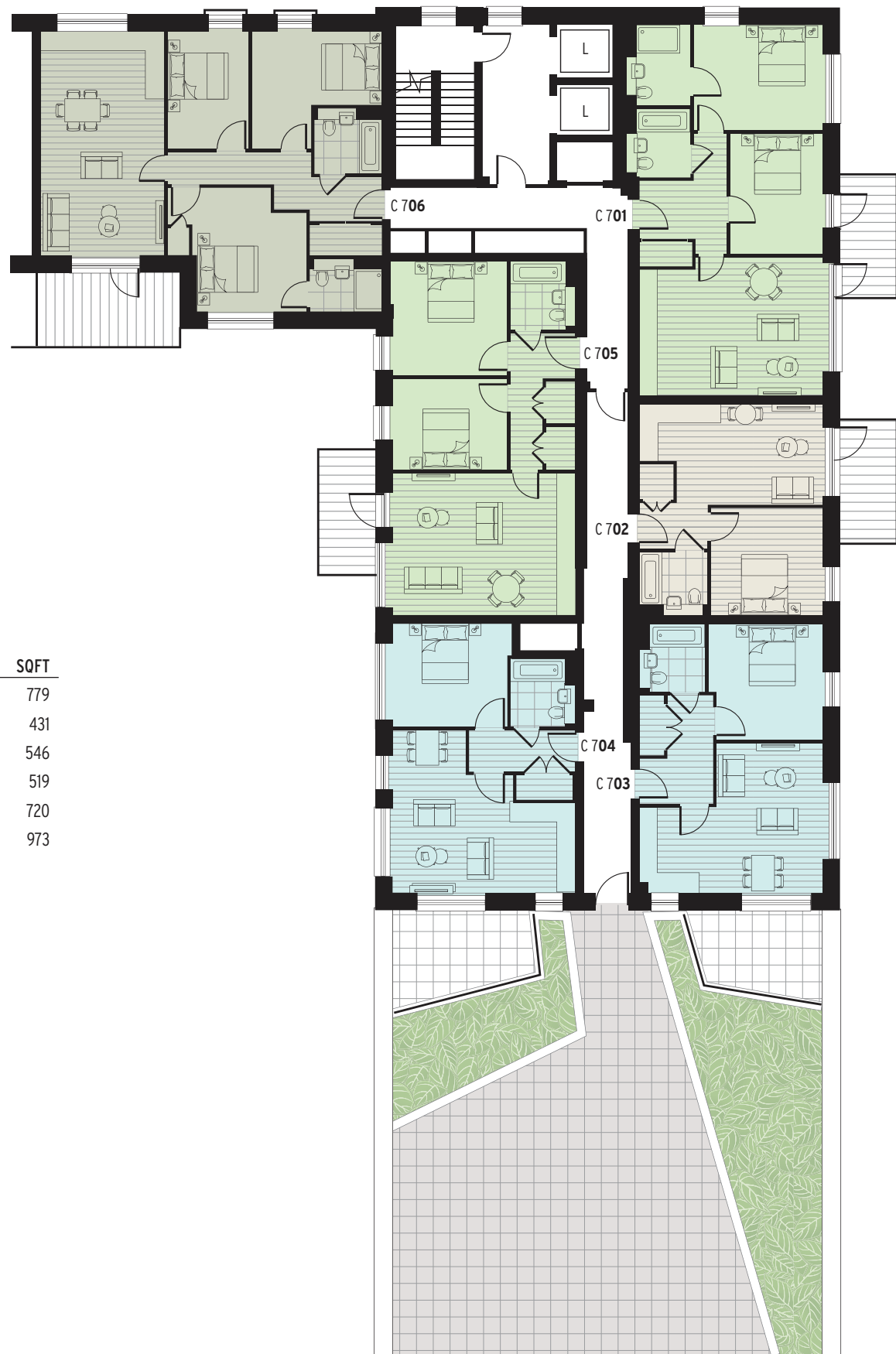


5

STUDIO 1 BED 2 BED 3 BED

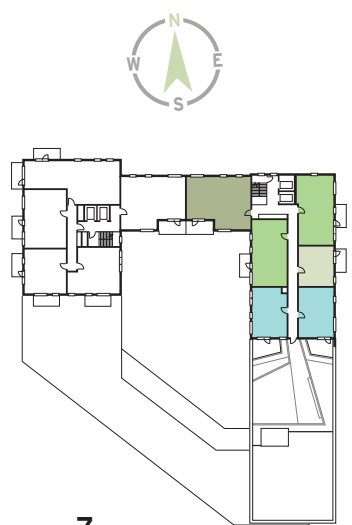


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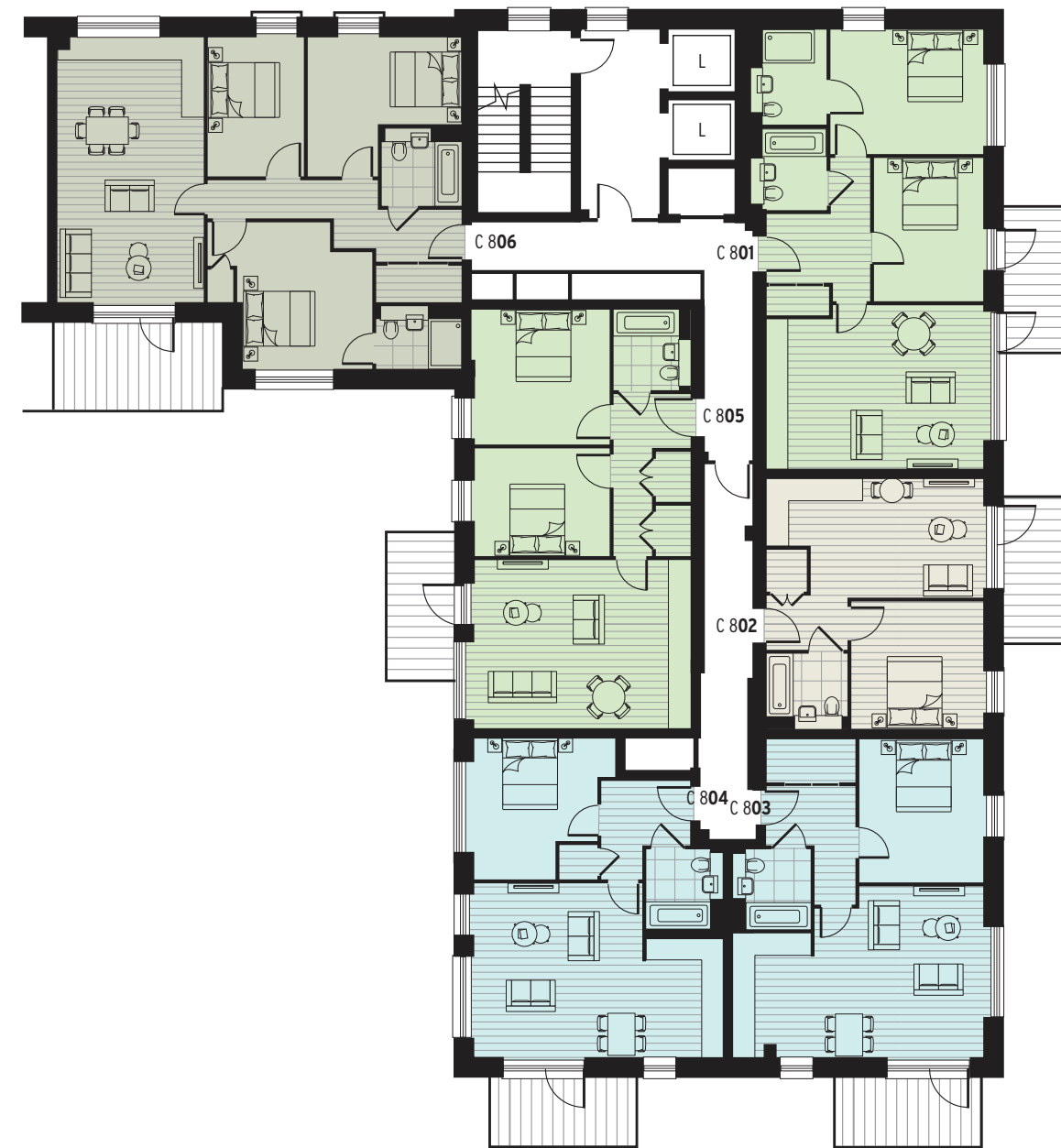
LEVEL 7

No.	TYPE	SQM	SOFT
C701	2 BED	72.4	779
C702	STUDIO	40.1	431
C703	1 BED	50.7	546
C704	1 BED	48.2	519
C705	2 BED	66.9	720
C706	3 BED	90.4	973



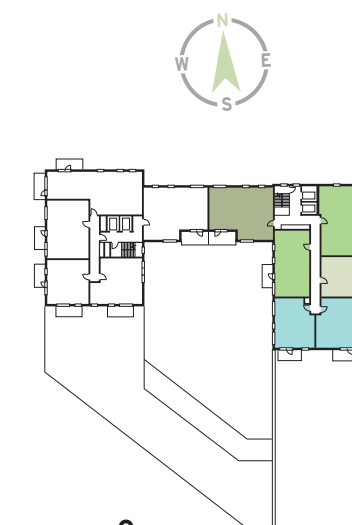
7

STUDIO 1 BED 2 BED 3 BED



LEVEL 8

No.	TYPE	SQM	SOFT
C801	2 BED	72.4	779
C802	STUDIO	40.1	431
C803	1 BED	55.8	600
C804	1 BED	53.5	576
C805	2 BED	66.9	720
C806	3 BED	90.4	973

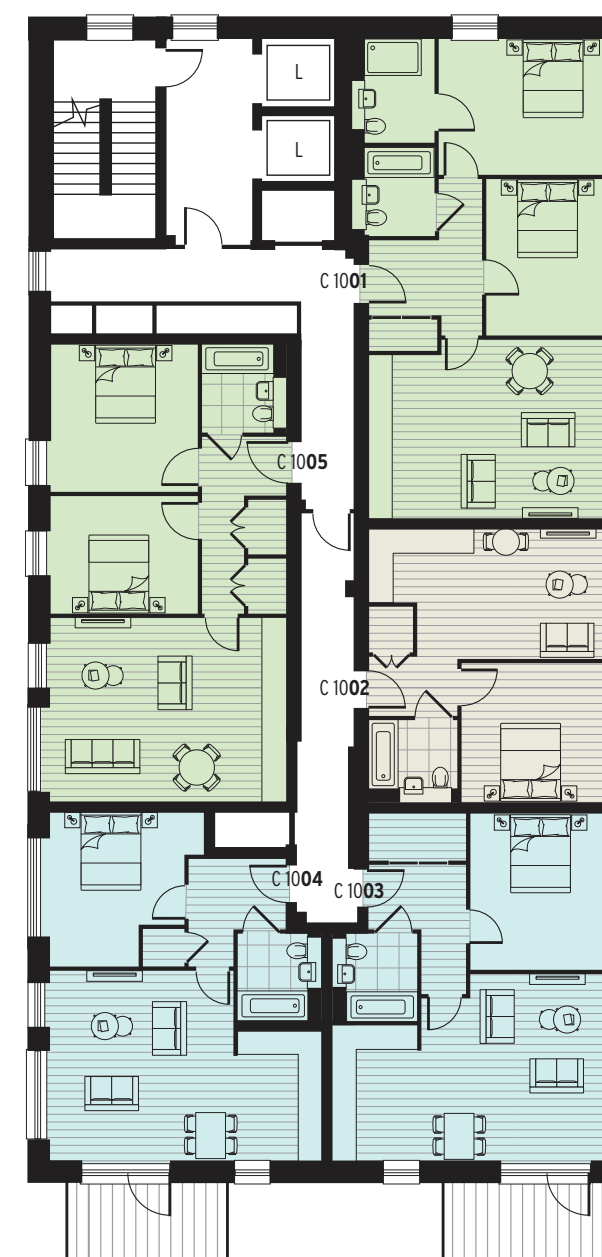


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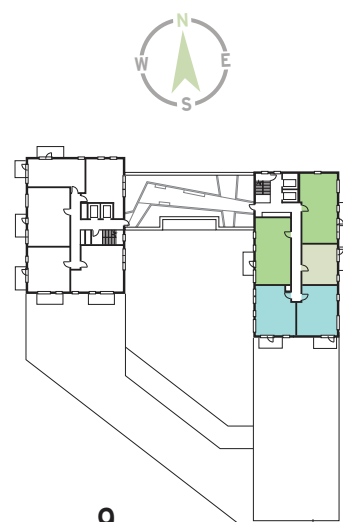
LEVEL 9

No.	TYPE	SQM	SQFT
C901	2 BED	72.4	779
C902	STUDIO	40.1	431
C903	1 BED	55.8	600
C904	1 BED	53.5	576
C905	2 BED	66.9	720

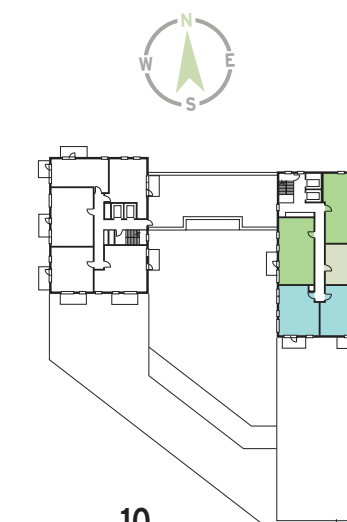


LEVEL 10

No.	TYPE	SQM	SQFT
C1001	2 BED	72.4	779
C1002	STUDIO	40.1	431
C1003	1 BED	55.8	600
C1004	1 BED	53.5	576
C1005	2 BED	66.9	720



STUDIO 1 BED 2 BED 3 BED





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