



# GREENVIEW COURT

SOUTHALL  
WEST LONDON

PRESENTED BY



Strawberry Star

# 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.



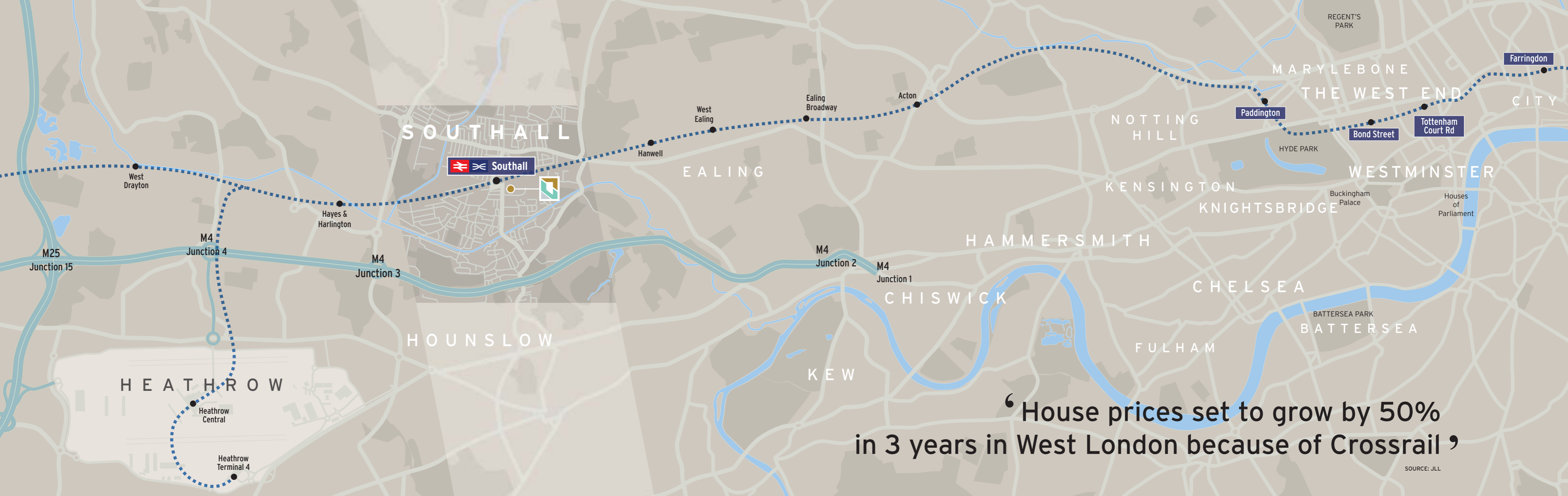
Southall Station and forthcoming Crossrail interchange 2019



Computer generated image.



GREENVIEW COURT  
SOUTHALL  
WEST LONDON



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

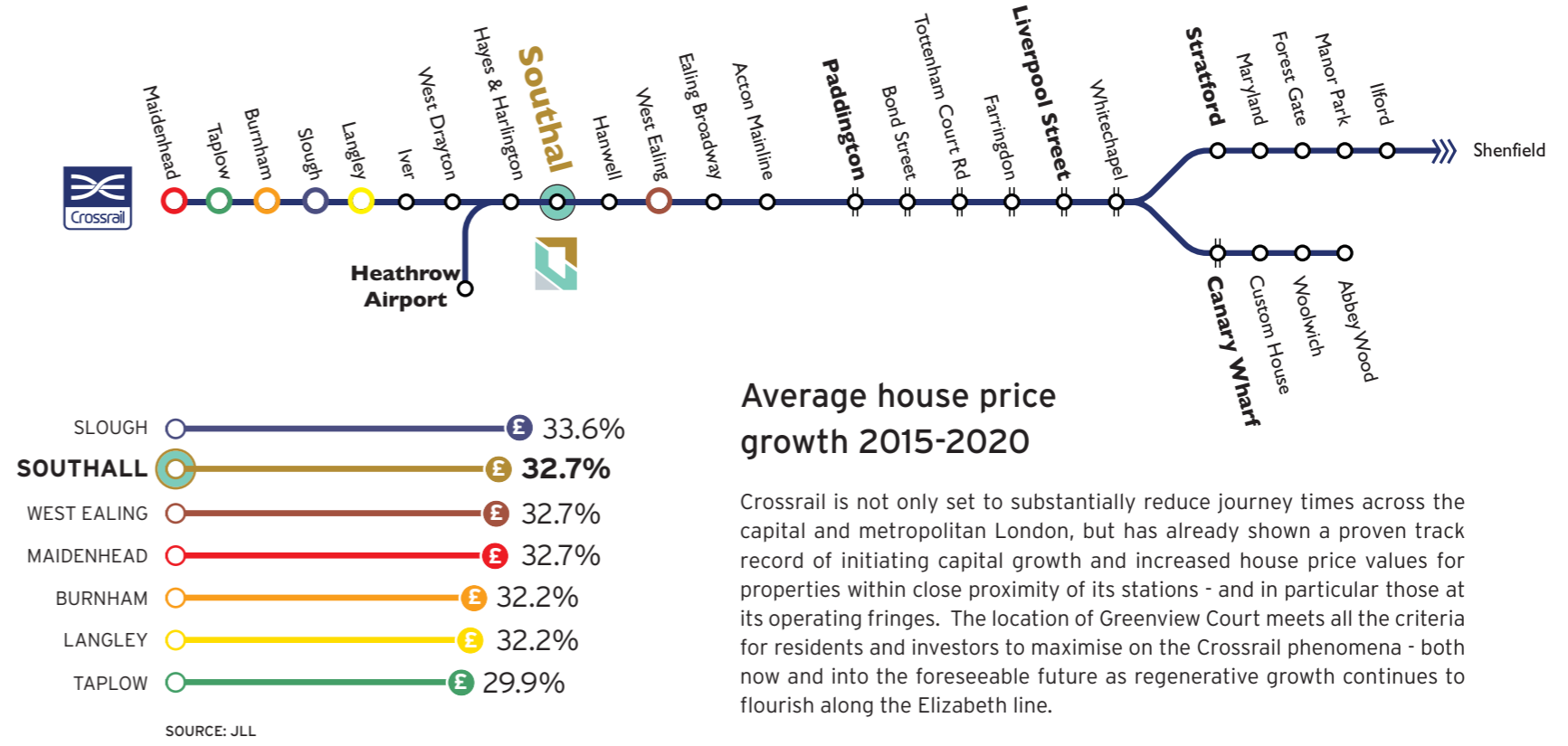
SOURCE: JLL

## 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.

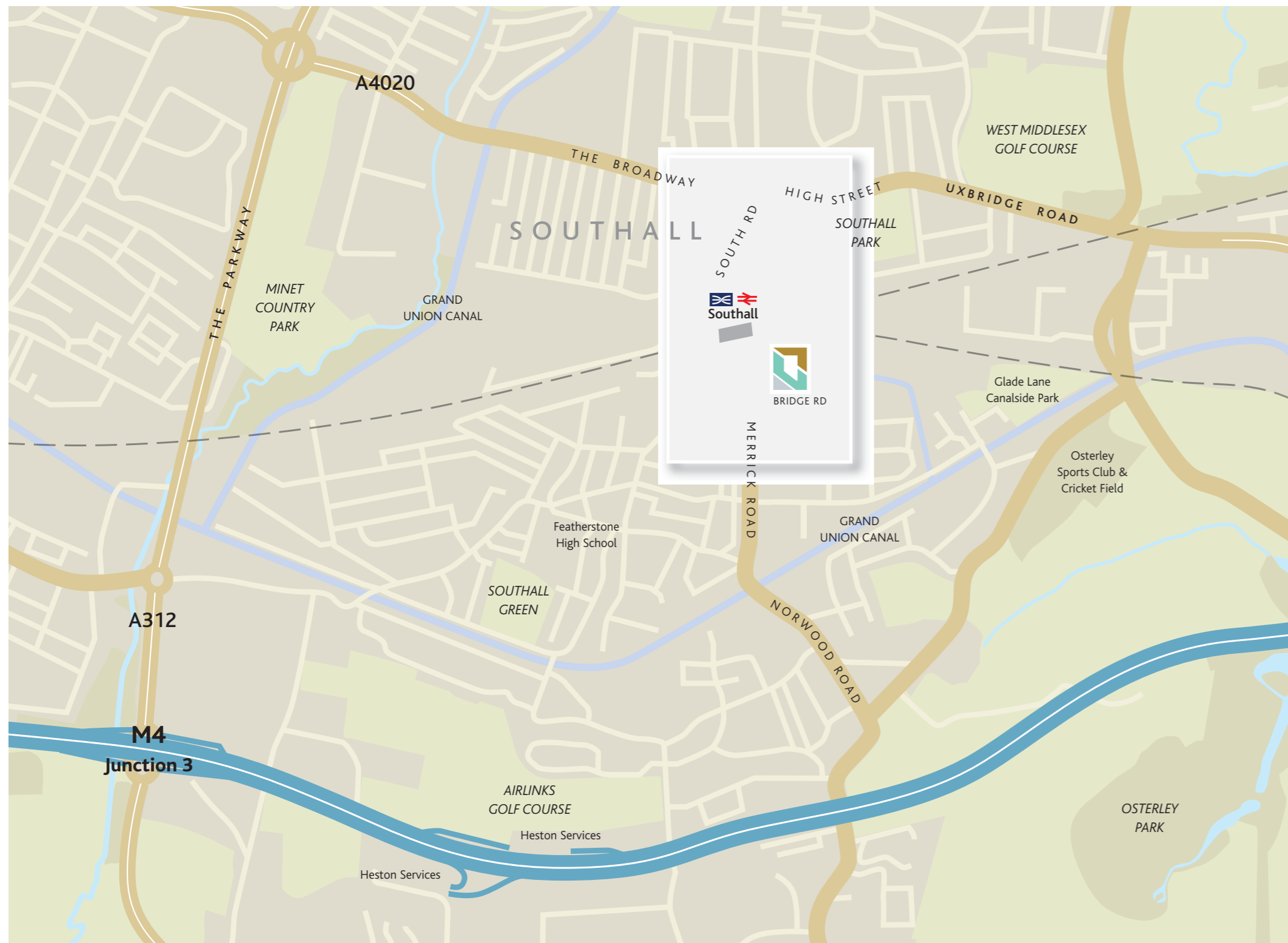


WEST LONDON UNIVERSITIES WITHIN A 10 MILE RADIUS INCLUDE

# 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.



Interiors shown are computer generated.

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



a

b

c

FLOOR PLAN LAYOUTS

# 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

<b>Total area</b>	<b>40.1 sqm</b>	<b>431 sqft</b>
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

<b>Total area</b>	<b>50.8 sqm</b>	<b>547 sqft</b>
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

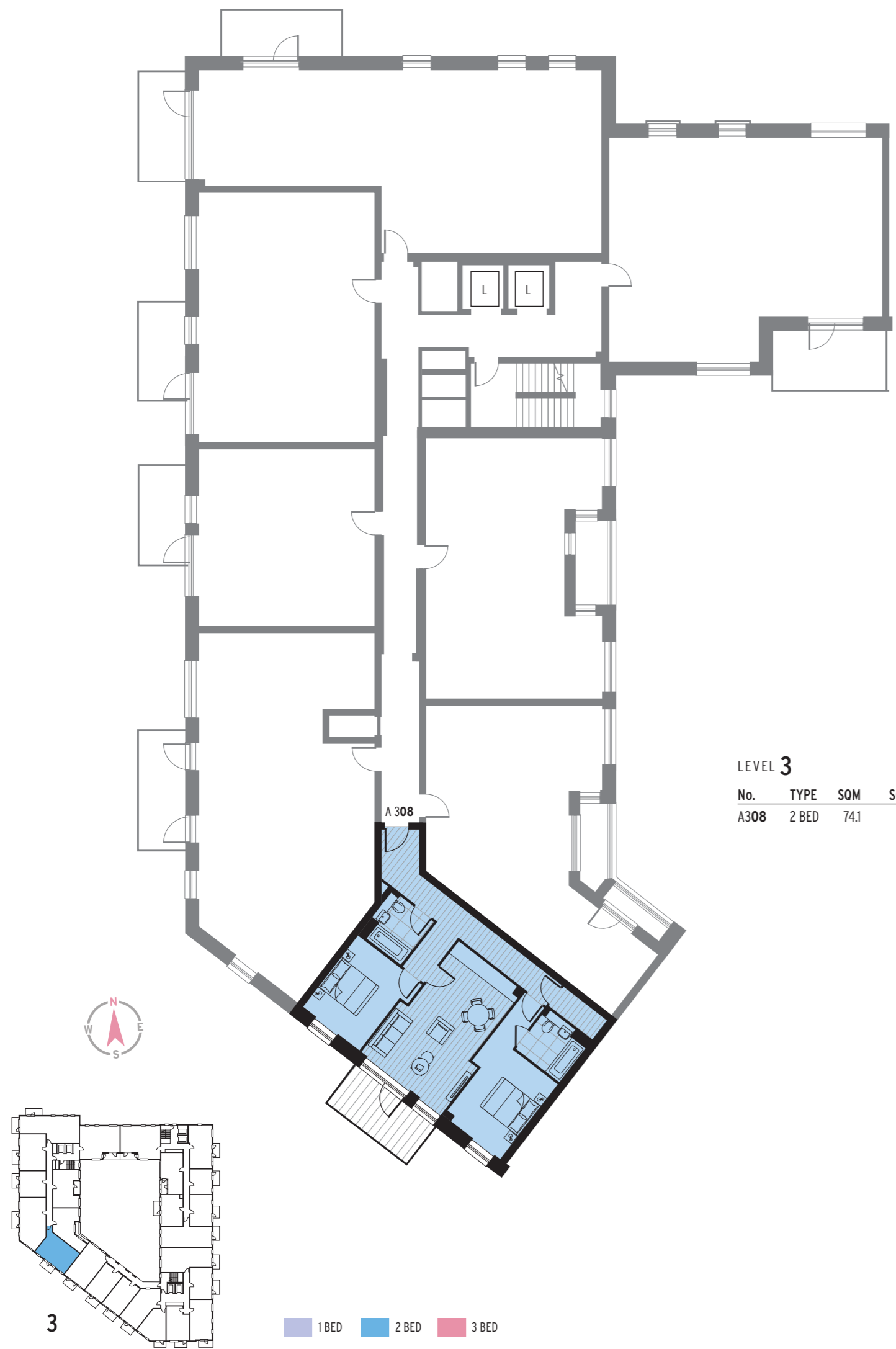
<b>Total area</b>	<b>77.9 sqm</b>	<b>838 sqft</b>
Living/dining inc kitchen	3.8 x 6.5m	12'5" x 21'3"
Bedroom 1	3.5 x 4.6m	11'5" x 15'1"
Bedroom 2	3.0 x 4.1m	9'10" x 13'5"



**3 BEDROOM**  
A501 A601 A701 A801

<b>Total area</b>	<b>99.0 sqm</b>	<b>1065 sqft</b>
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"

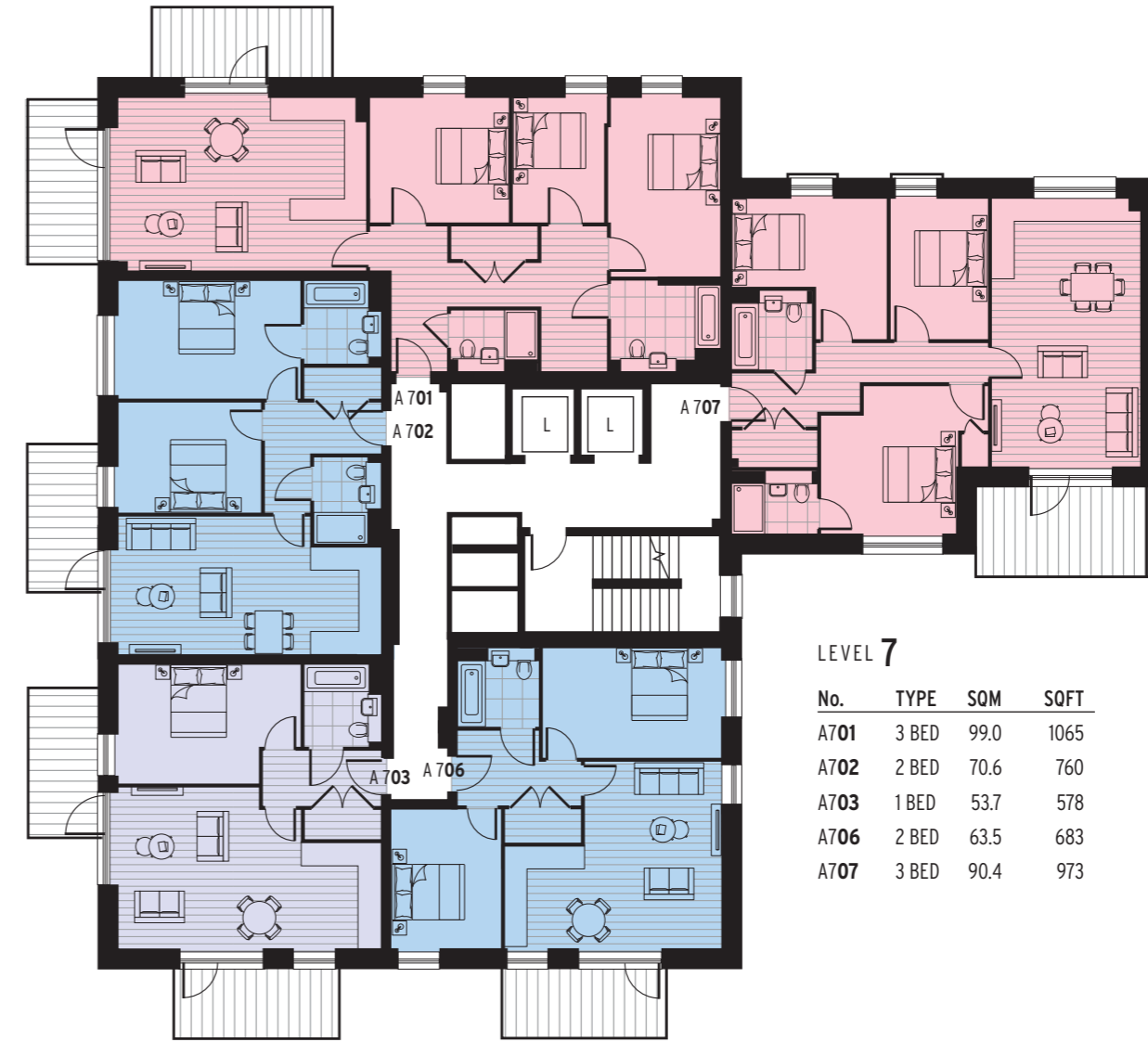






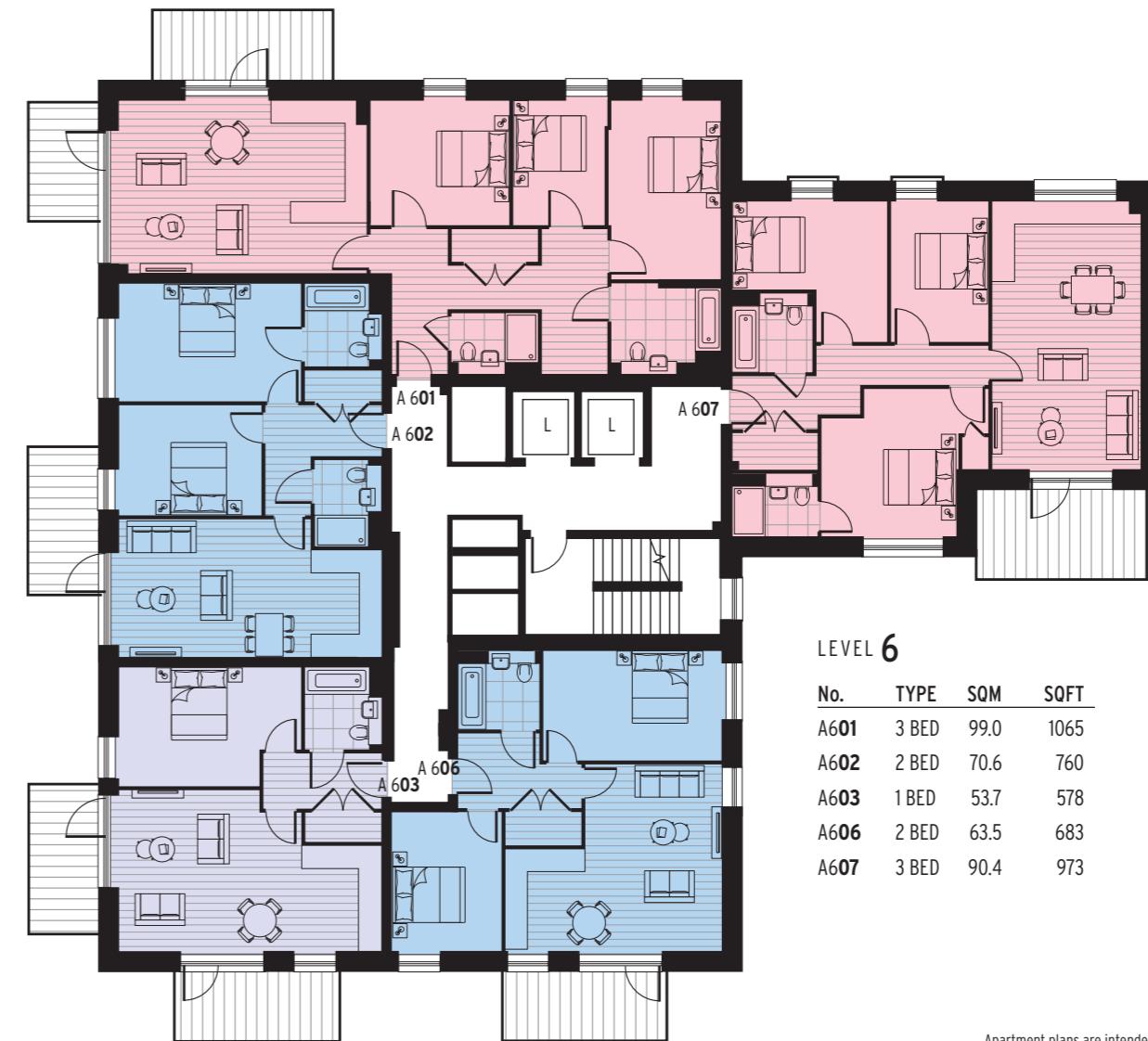
LEVEL 5

No.	TYPE	SQM	SOFT
A501	3 BED	99.0	1065
A502	2 BED	70.6	760
A503	1 BED	53.7	578
A506	1 BED	56.7	610
A507	3 BED	90.4	973



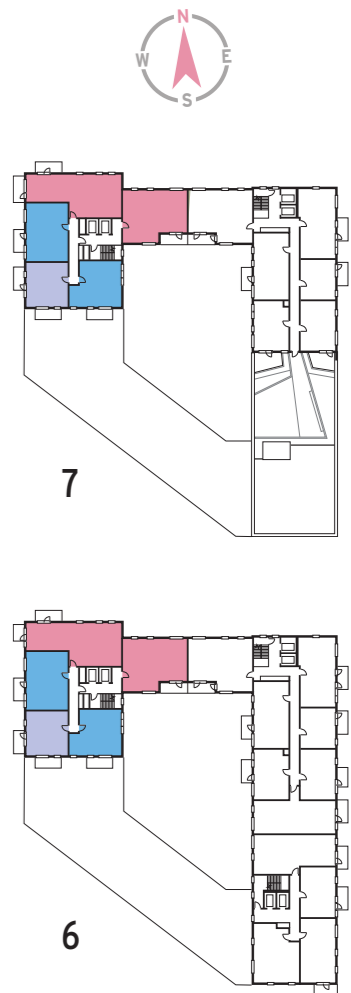
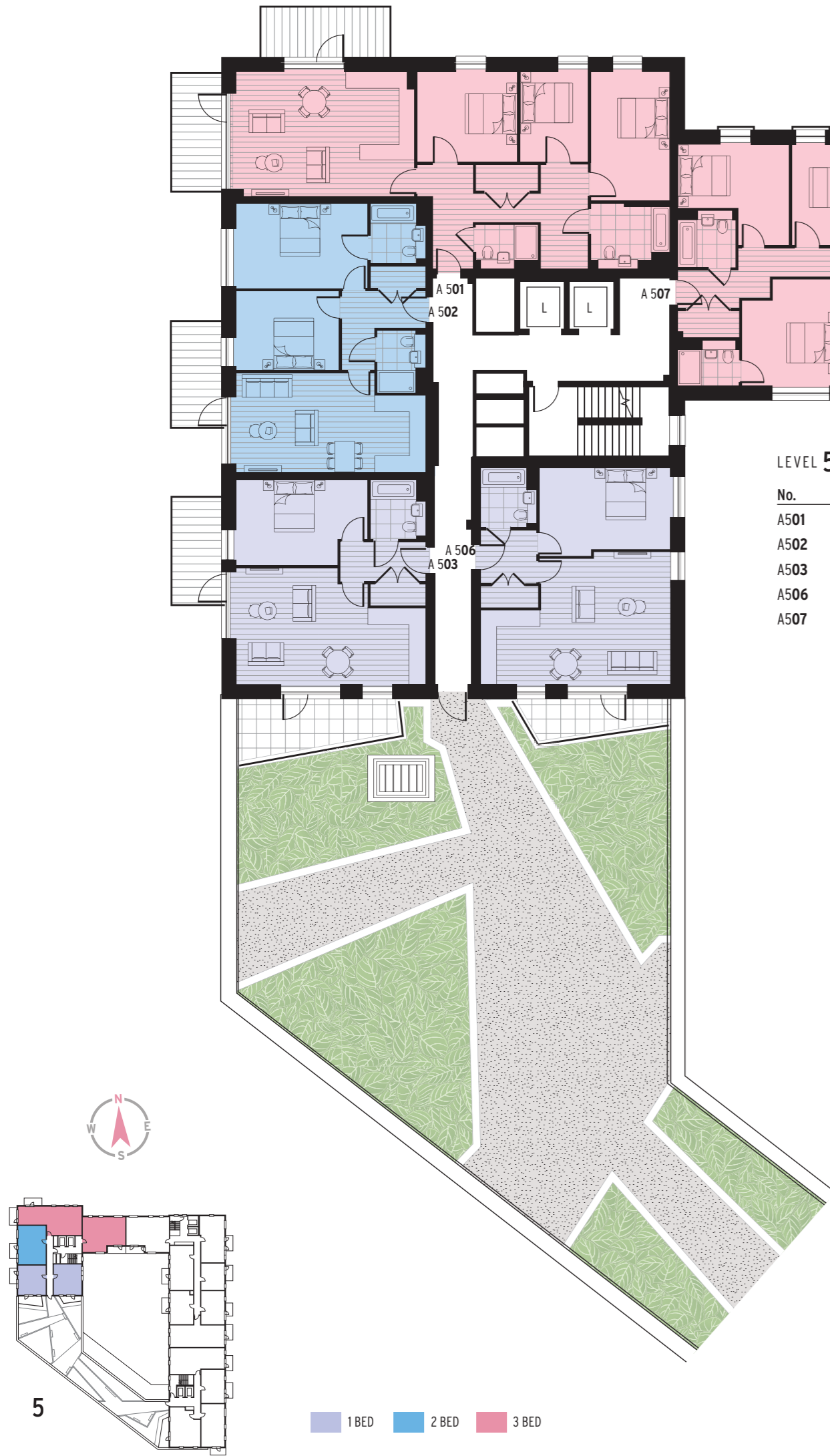
LEVEL 7

No.	TYPE	SQM	SOFT
A701	3 BED	99.0	1065
A702	2 BED	70.6	760
A703	1 BED	53.7	578
A706	2 BED	63.5	683
A707	3 BED	90.4	973



LEVEL 6

No.	TYPE	SQM	SOFT
A601	3 BED	99.0	1065
A602	2 BED	70.6	760
A603	1 BED	53.7	578
A606	2 BED	63.5	683
A607	3 BED	90.4	973





**LEVEL 9**

No.	TYPE	SQM	SQFT
A901	STUDIO	47.3	509
A902	2 BED	70.6	760
A903	1 BED	53.7	578
A906	2 BED	63.5	683
A907	1 BED	51.1	550



**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



**LEVEL 8**

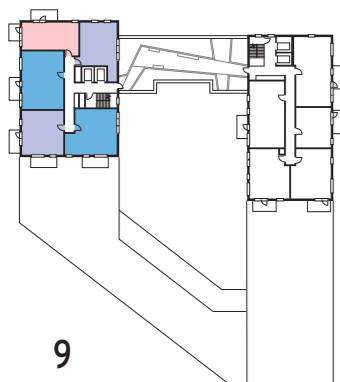
No.	TYPE	SQM	SQFT
A801	3 BED	99.0	1065
A802	2 BED	70.6	760
A803	1 BED	53.7	578
A806	2 BED	63.5	683
A807	3 BED	90.4	973



**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

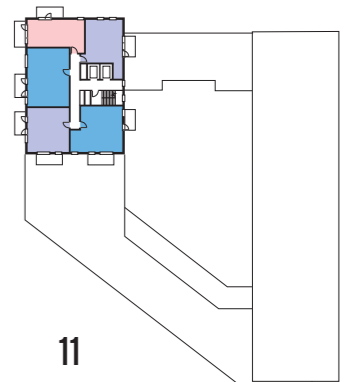
STUDIO 1 BED 2 BED



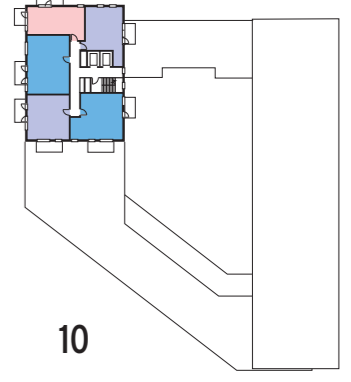
9



8



11



10

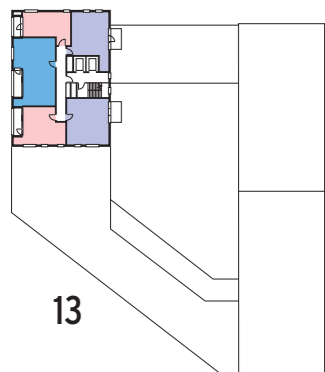
Apartment plans are intended to be correct, precise details may vary. Internal areas are accurate to within 5%.

a

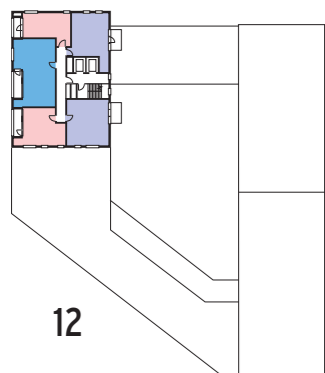
BLOCK LEVELS

12  
13

STUDIO 1 BED 2 BED



13



12



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



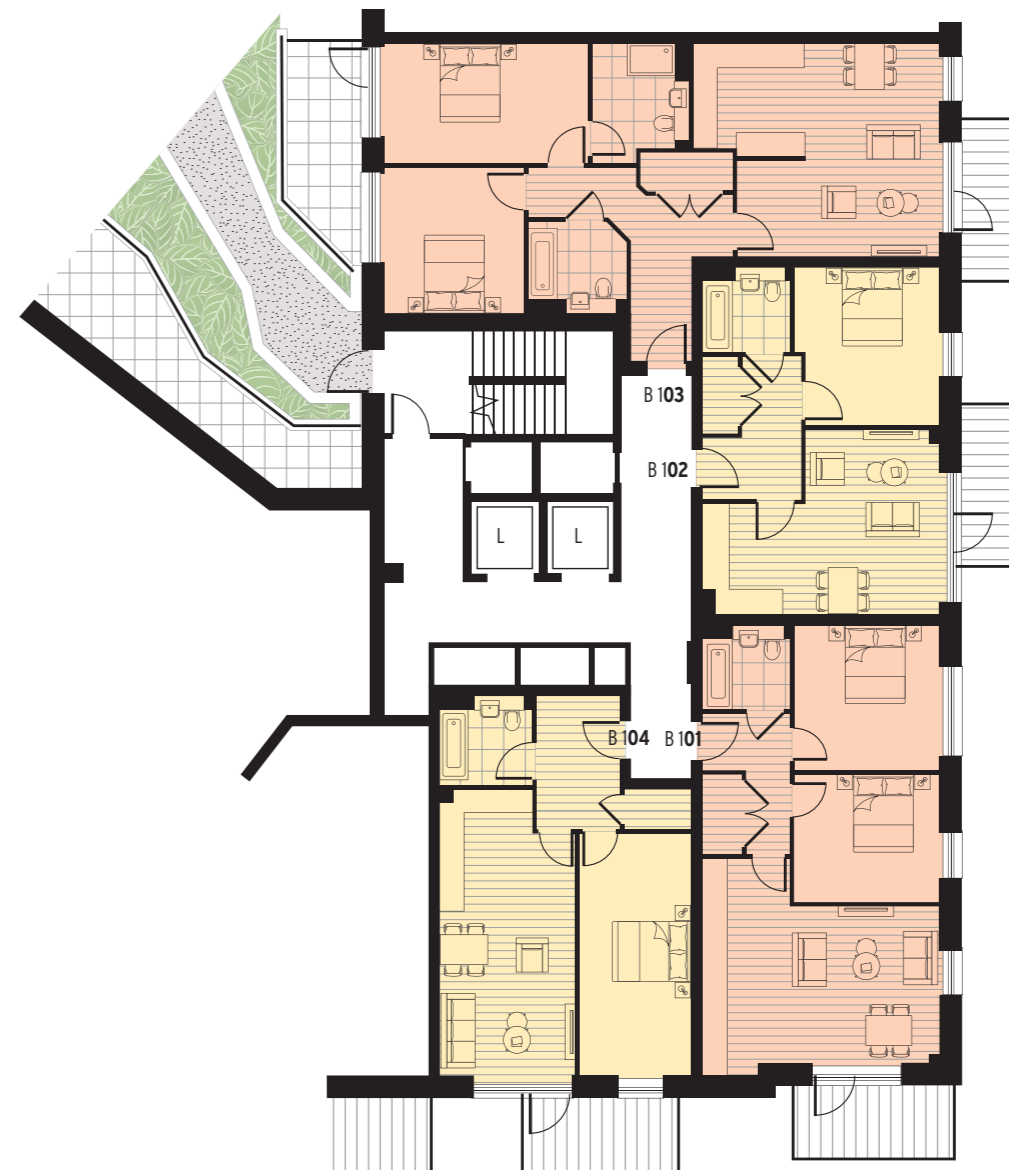
LEVEL 12

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

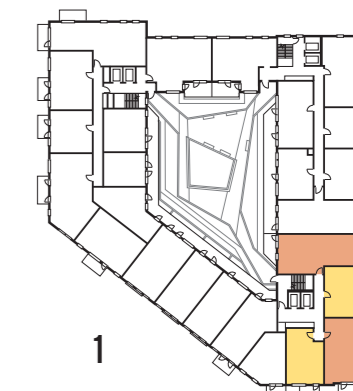
1



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

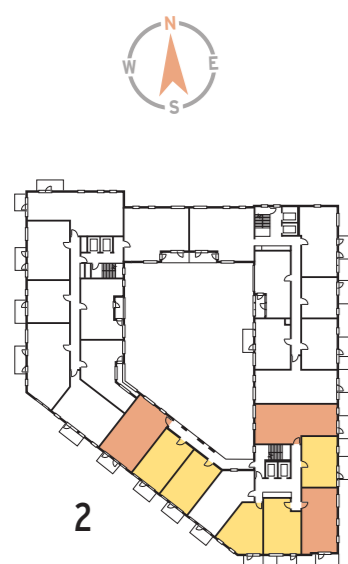


LEVEL 2

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



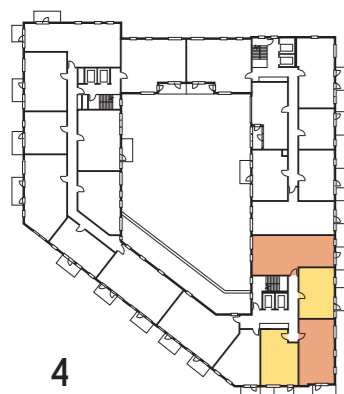
LEVEL 5

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

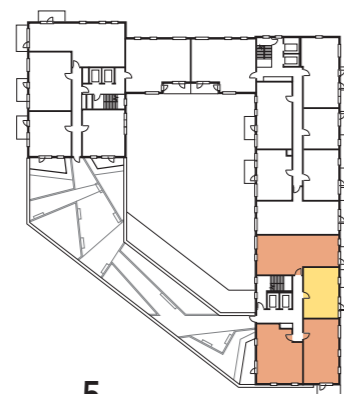


LEVEL 6

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



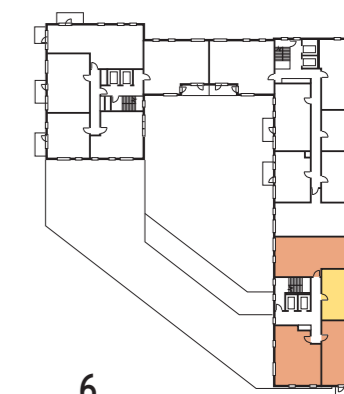
4



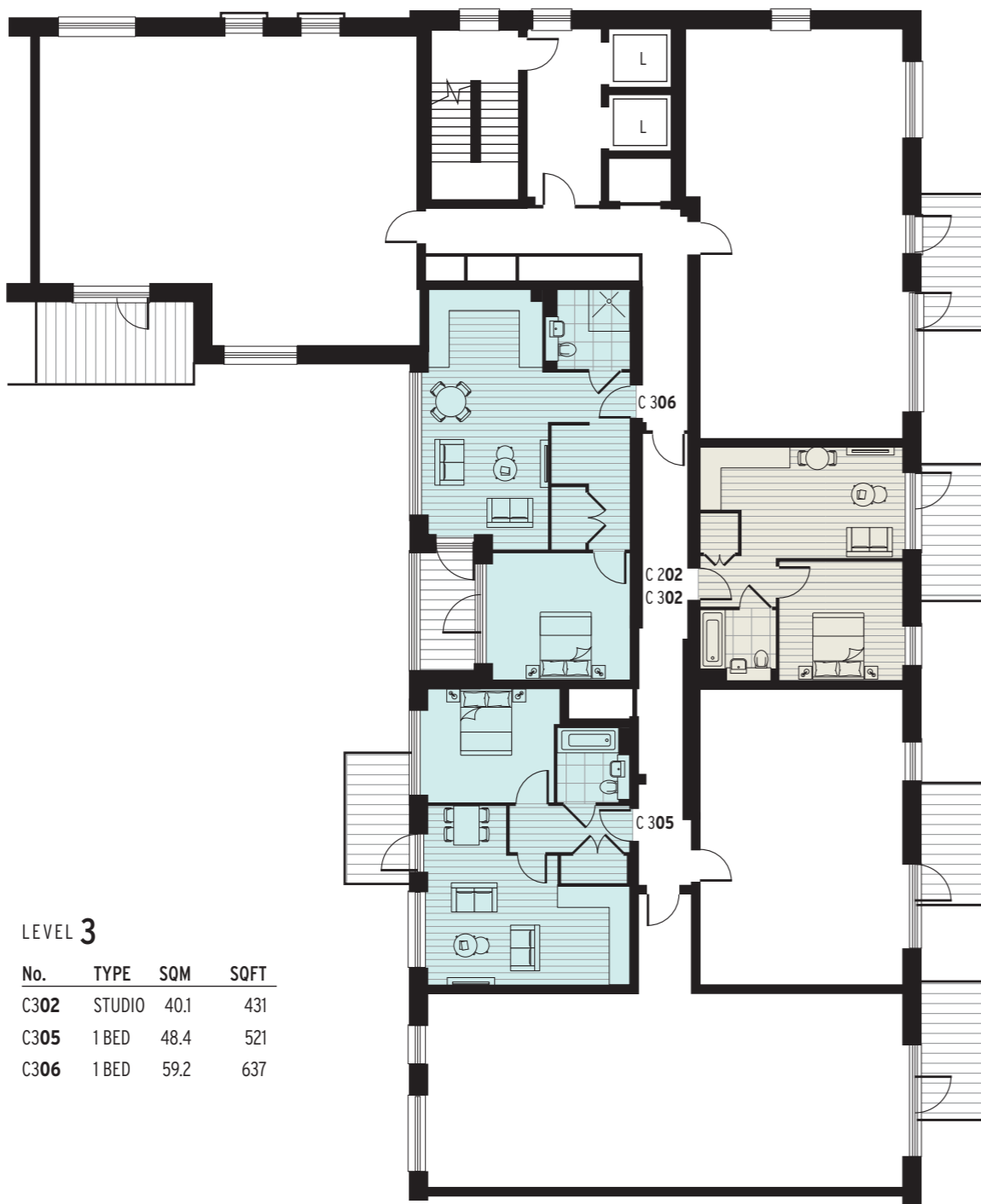
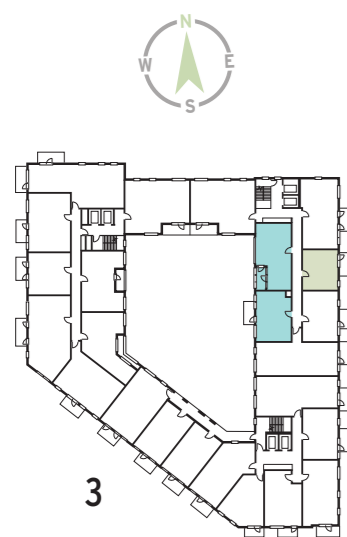
5



1 BED 2 BED 3 BED

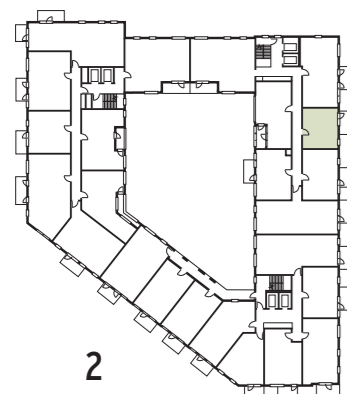


6



LEVEL 3

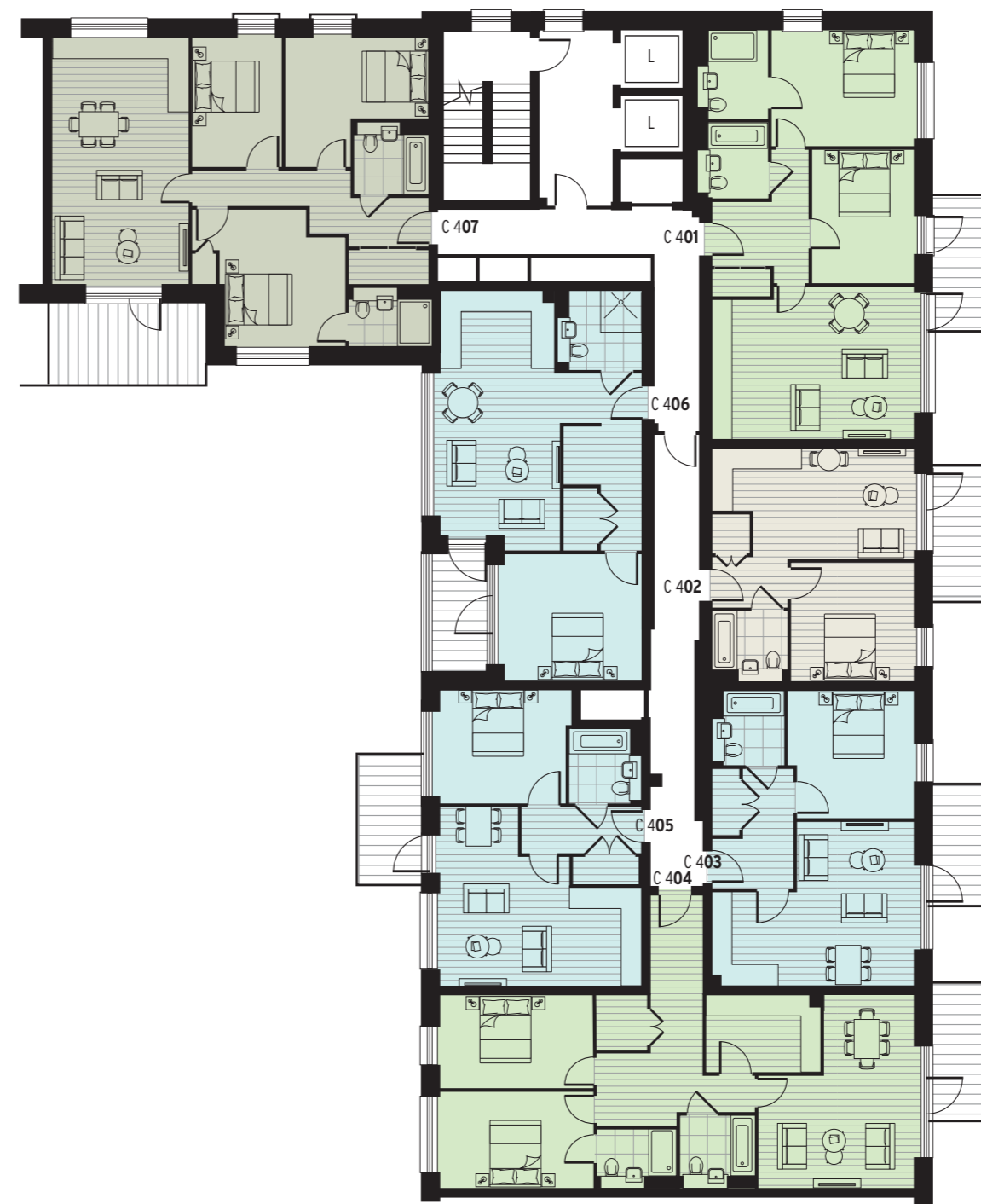
No.	TYPE	SQM	SOFT
C302	STUDIO	40.1	431
C305	1 BED	48.4	521
C306	1 BED	59.2	637



LEVEL 2

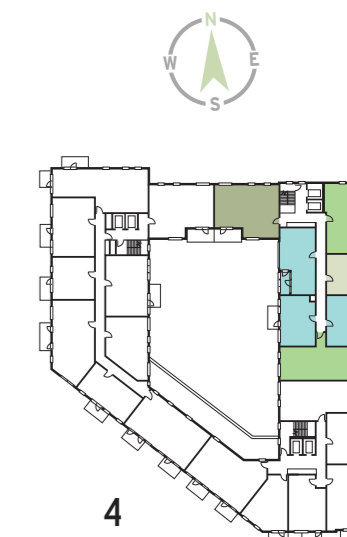
No.	TYPE	SQM	SOFT
C202	STUDIO	40.1	431

■ 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





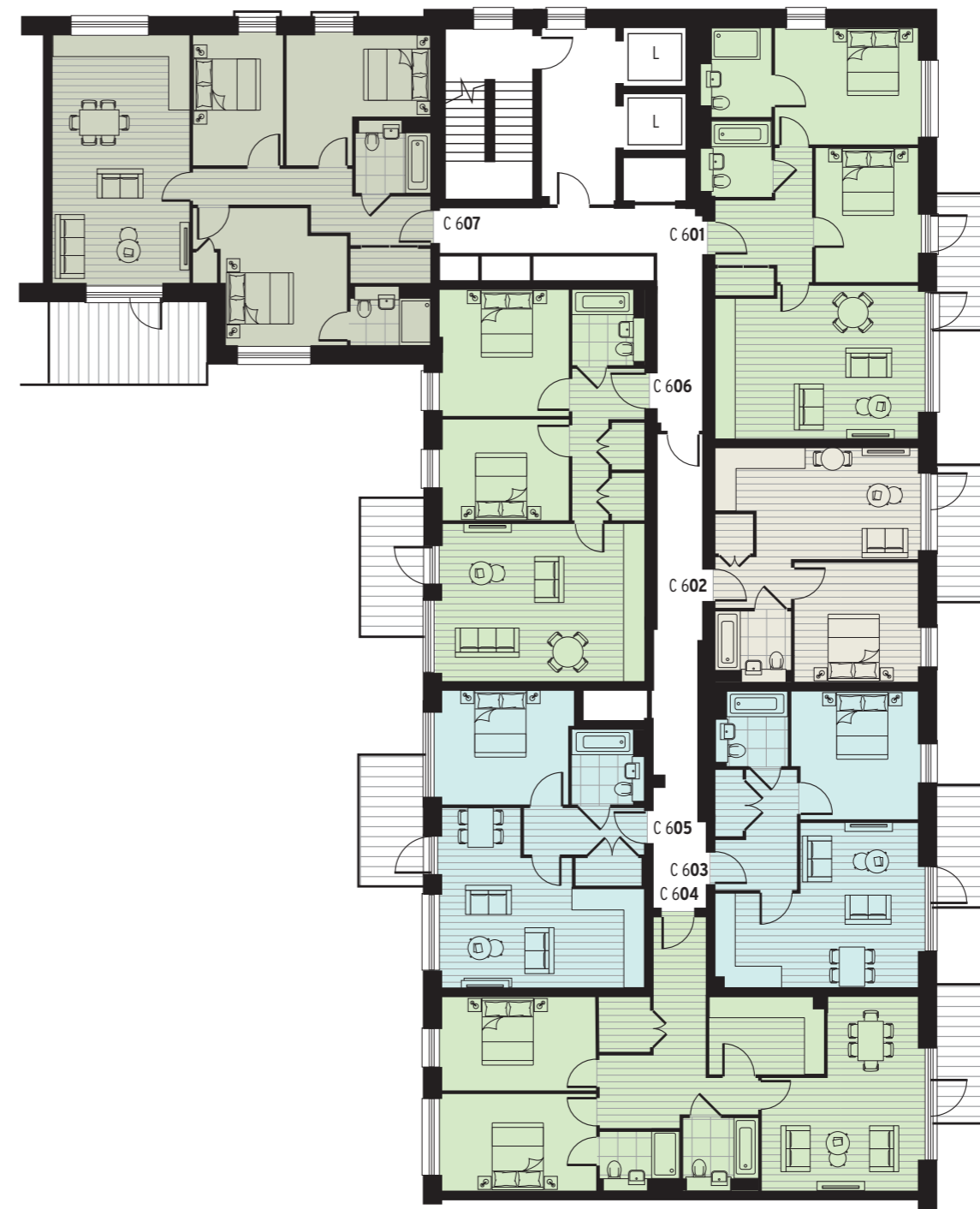
LEVEL 5

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



5

STUDIO 1 BED 2 BED 3 BED



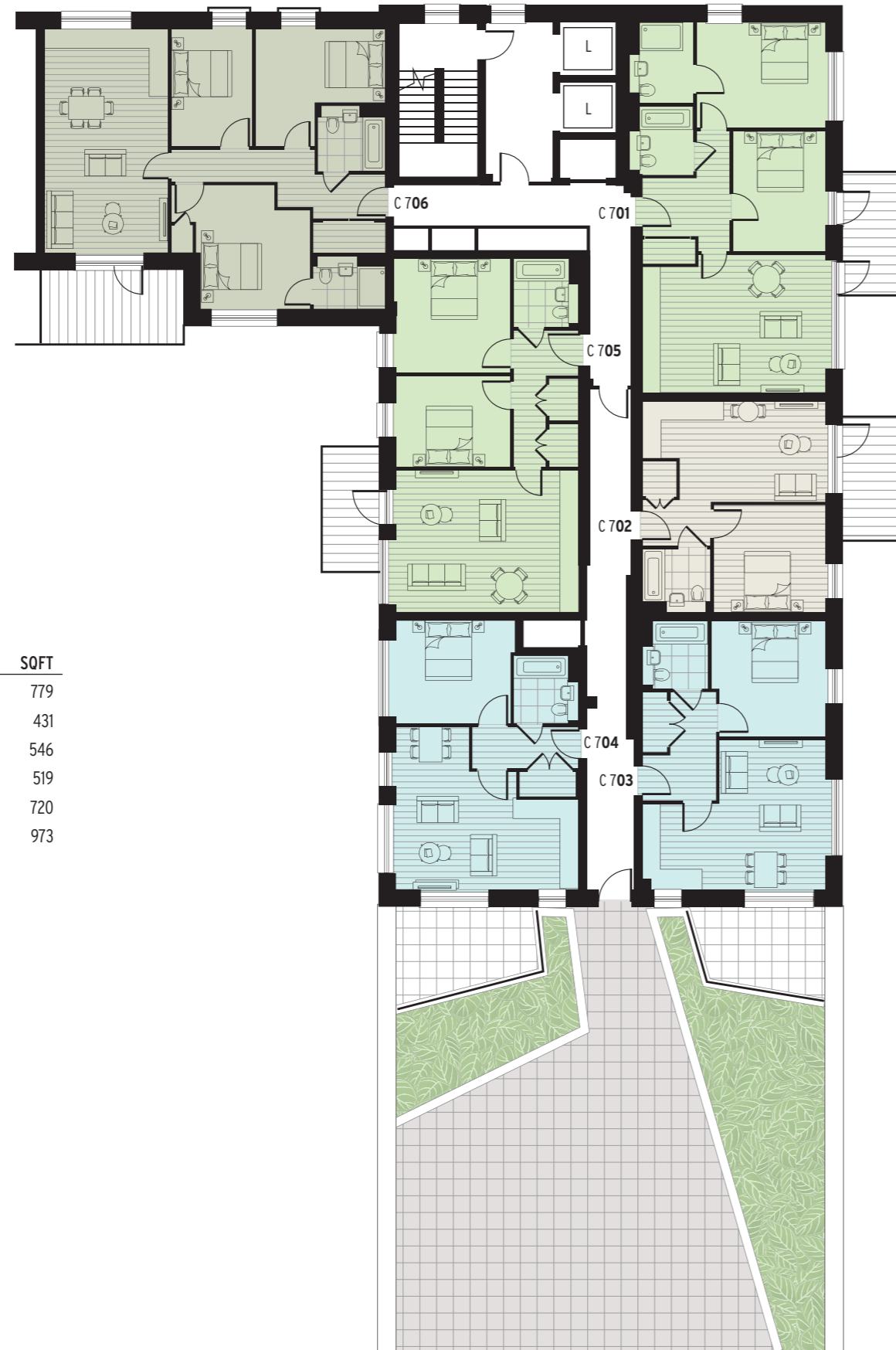
LEVEL 6

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



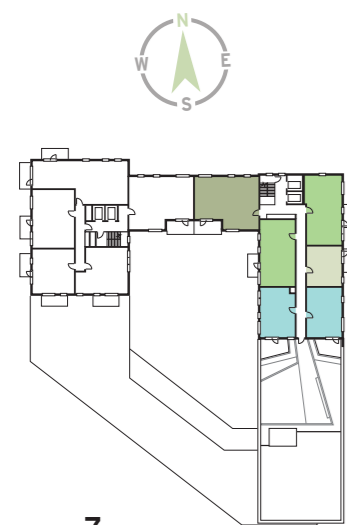
6





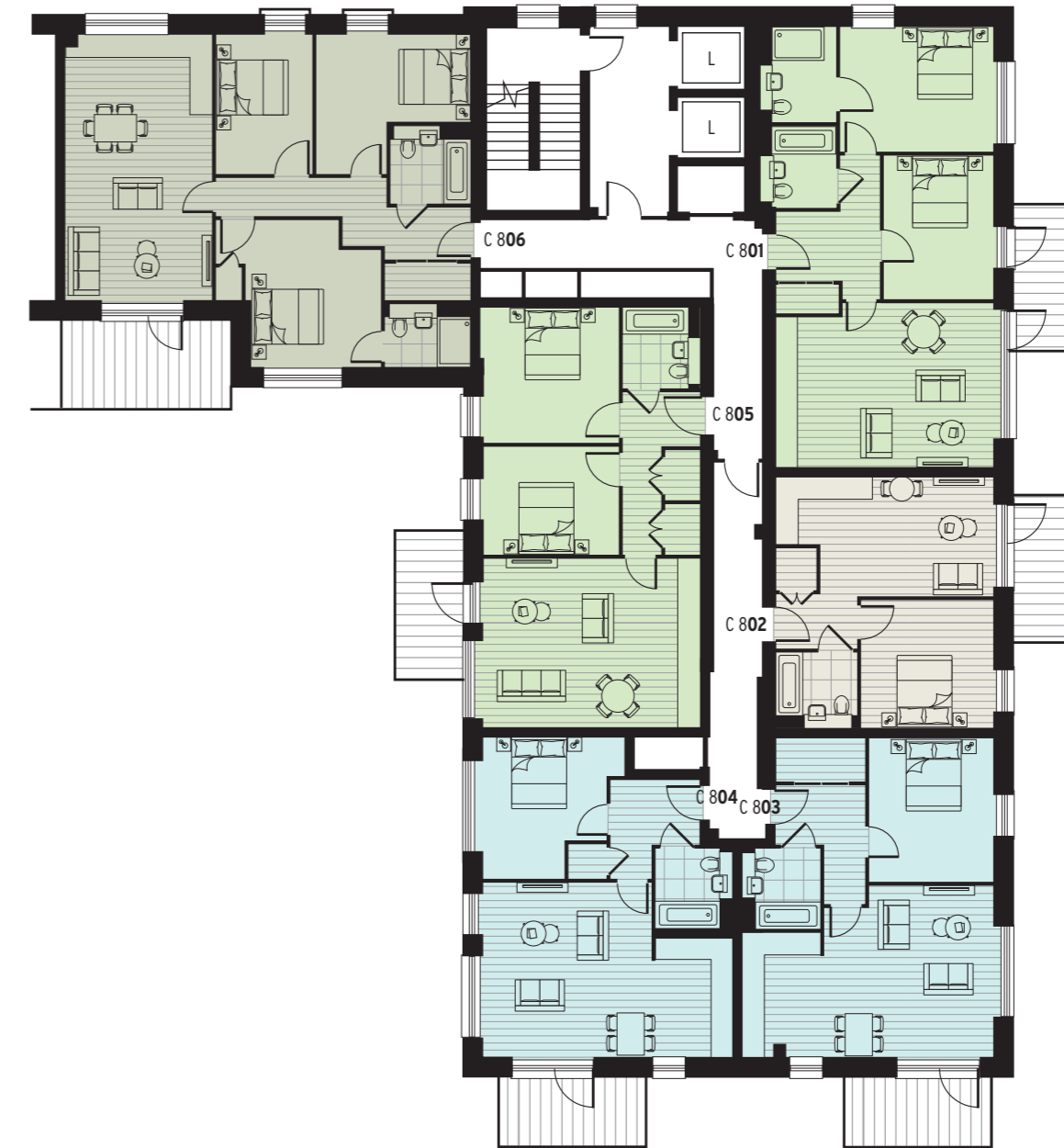
LEVEL 7

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



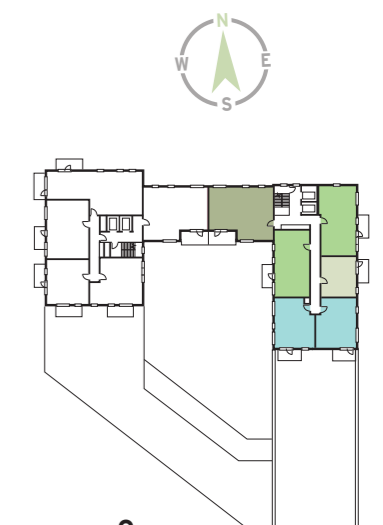
7

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

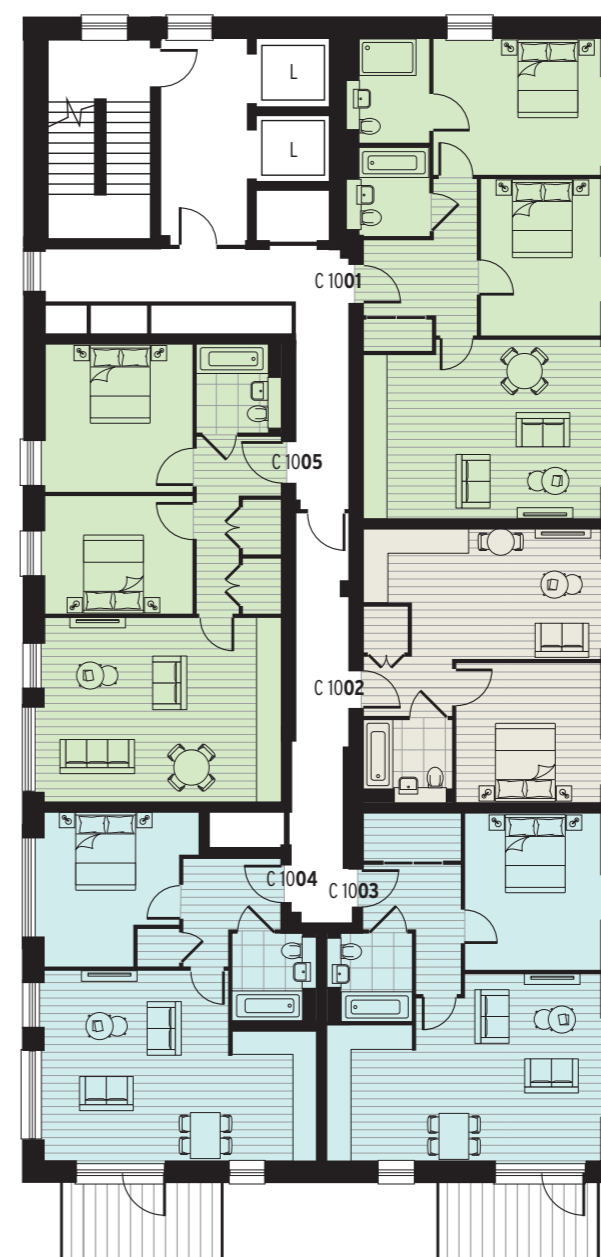


8



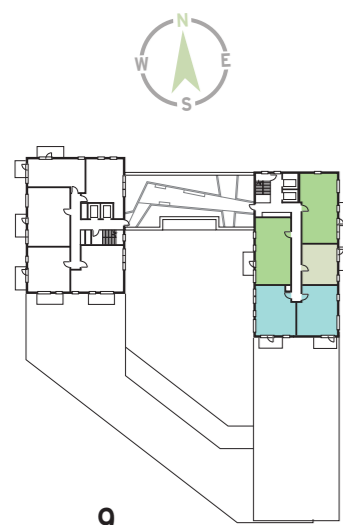
LEVEL 9

No.	TYPE	SQM	SOFT
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



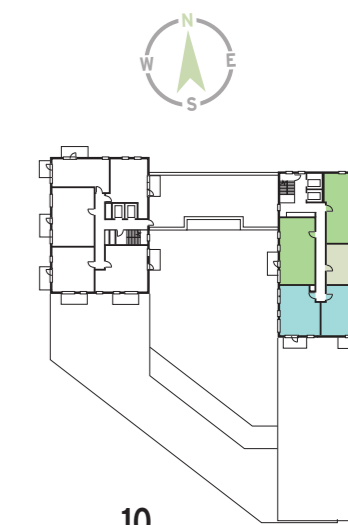
LEVEL 10

No.	TYPE	SQM	SOFT
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



9

STUDIO 1 BED 2 BED 3 BED



10

## GENERAL SPECIFICATIONS

- Matte light grey painted walls and brilliant white finish smooth ceilings.
- Satin white finish door linings, architraves and skirtings.
- Walnut veneered internal doors.
- Brushed stainless steel door furniture including lever door handles with square shaft and rose.
- Brushed metal switch and socket plates, selected with USB sockets.
- Audio/visual security entry phone system.
- Recessed LED downlighting with white bezels.
- Thermostatically controlled central heating via flat panelled radiators.
- Pressurised hot and cold water supplies.
- Double glazing throughout.
- Majority with balcony, terrace or winter garden.

## KITCHEN AREA

- Amtico Walnut flooring.
- Two tone designer kitchen units with dark grey base level finish, white matt finish to wall units, all with soft close doors and concealed handles.
- Smoke grey recon stone worktop with splashback.
- Smeg stainless steel fully integrated electric appliances to include:-
  - Single low level oven
  - 4 ring ceramic hob
  - Cooker hood
  - Washer/dryer (freestanding if within utility cupboard)
  - Dishwasher
  - Fridge/freezer
  - Microwave
- Stainless steel bowl and a half under-mounted sink with monobloc mixer tap and grooved worktop drainer.
- Low energy wall unit under lighting.
- Centralised appliance isolator switch panel.

## LIVING/DINING ROOM

- Amtico Walnut flooring.
- TV socket set to living room (Sky+) subject to subscription. All TV socket sets to include digital radio and terrestrial sockets.
- Brushed metal telephone and data sockets to living/dining area.

## BATH & SHOWER ROOMS

- Large format mid brown porcelain tiled floor and large format beige porcelain fully tiled walls.
- Walnut framed recess with mirrored cabinet, mirror and feature downlight.
- Shaver socket.
- White bathroom suite featuring shower tray or steel bath as appropriate, floor mounted WC, concealed dual flush cistern and semi-recessed basin.
- Chrome monobloc mixer tap, bottle trap, cistern push plate, thermostatic bath filler/shower mixer diverter.
- White coloured glass bath panel.
- Concealed plumbing fixed chrome shower head over bath and in shower enclosure with low level hose and handset.
- Chrome plated thermostatic electric heated towel rail.
- Clear glass frameless bath screen/shower enclosure.

## BEDROOM

- Light grey carpet with underlay.
- Walnut veneered floor to ceiling fitted wardrobe with interior shelf, hanging rail & drawers.
- TV socket set to all bedrooms (Sky) subject to subscription. All TV socket sets to include digital radio and terrestrial sockets.
- Brushed metal telephone and data extension sockets to all bedrooms.

## APARTMENT HALLWAY AND LANDING

- Amtico Walnut flooring.
- Audio/visual entryphone system connected to communal entrance door.

## COMMUNAL AREAS

- Daytime concierge & services.
- Three private landscaped rooftop gardens.
- Private podium level courtyard garden and communal space.
- Low energy wall light fittings.
- Lifts to all apartment levels.
- Secure undercroft parking (limited and at additional cost).
- Three independent entrance foyers serving each core with stair and lift access.

A DEVELOPMENT BY

Galliard  
Homes

PRESENTED BY

Strawberry Star

Strawberry Star have strengthened their position in London's residential property market by associating themselves with the Capital's largest privately owned residential developer, Galliard Homes. Greenview Court now offers Strawberry Star an exciting new opportunity to present an international exposure for this spectacular development.

### Strawberry Star Profile

Strawberry Star Group is an international property company specialising in investment, acquisition, development, homes, sales, lettings & management and asset management of London property to local and international investors.

The Group was founded in 2007 by entrepreneur Santhosh Gowda, who has amassed over 28 years expertise in global property markets - enabling Strawberry Star to now have London residential and commercial assets under management in excess of £1.4 billion. The company also manages specific UK real estate investment funds, family office investments with interests in both residential and commercial London based projects. Hoola in the Royal Docks and Sky Gardens in Vauxhall are prime examples of Strawberry Star's high-profile presence and ability to deliver prestigious schemes across London. The company recently launched its mixed-use development Lu2on in Luton, the UK's top buy-to-let postcode.

The Group currently have a strong pipeline of future residential developments within the London market and the commuter belt towns.



GREENVIEW COURT  
SOUTHALL  
WEST LONDON

These particulars are compiled with care to give a fair description but we cannot guarantee their accuracy and they do not constitute an offer or contract. The developer reserves the right to alter any specifications and floor plan layouts without prior notice. All journey and walking times stated are approximate. source TfL.gov.uk, crossrail.co.uk and google.co.uk. Interior and exterior images are computer generated and are for illustrative purposes only. All development CGIs and artwork contained in this brochure are subject to copyright of the developer and cannot be reproduced in any way without prior written consent. Greenview Court is a preferred marketing name only.





# GREENVIEW COURT

SOUTHALL  
WEST LONDON



Strawberry Star

Sales enquiries:

**0203 876 8666**

[sales@greenviewcourt.co.uk](mailto:sales@greenviewcourt.co.uk)

[www.greenviewcourt.co.uk](http://www.greenviewcourt.co.uk)

Strawberry Star  
Unit 701, Vauxhall Sky Gardens, 153 Wandsworth Road, London, SW8 2GB  
+44 (0)207 437 1000  
[www.strawberrystar.co.uk](http://www.strawberrystar.co.uk)