

# QUARTER YARDS

BRICKFIELDS



IN ANY CITY, IT'S RARE TO FIND YOURSELF COMPLETELY SURROUNDED BY NATURE. YET LONDON IS NO ORDINARY CITY. AND THE GREEN QUARTER IS NO ORDINARY PLACE TO LIVE.

The Green Quarter by Berkeley is one of London's most significant regeneration projects. With waterways, parkland, and outstanding resident facilities, it offers a lifestyle unlike anywhere else.

Quarter Yards is the newest neighbourhood here, with amenities and activities for residents and visitors alike. Its first launch, Brickfields, brings a collection of Manhattan, one, two and three-bedroom homes – thoughtfully

designed with access to exclusive facilities including a concierge, co-working space, lounge, gym, fitness studio, outdoor terrace and a residents-only pool.

With the Elizabeth Line on your doorstep, Heathrow is just 10 minutes away and Paddington less than 15 minutes.

Quarter Yards is a place of tranquillity. A place that's always evolving. A place you'll be proud to call home.

THE GREEN QUARTER

WEST LONDON

Computer generated imagery is indicative only and subject to change.  
Travel times are approximate only. Source: Google Maps.



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#### THE DEVELOPER

Berkeley Group is one of the UK's most recognised housebuilders, responsible for delivering nearly 4,000 homes a year across London and the South East.

A member of the FTSE 100 index, Berkeley has grown to become one of the UK's premier names in property development, creating approximately 10% of all new homes in London over the last five years.

#### LOCATION

West London, UB1

#### LOCAL AUTHORITY

London Borough of Ealing

#### TENURE

999 years leasehold

#### ARCHITECT

Formation

#### LANDSCAPE ARCHITECT

Applied Landscape Design

#### WARRANTY

BLP\*

#### ESTIMATED COMPLETION

Q4 2027 – Q1 2028

#### PARKING

General Right to Park available

#### APARTMENTS

Brickfields comprises of 59 private sale apartments

TYPE	NUMBER	SQ FT (AVERAGE)
Manhattan	7	484.0
1 Bed	28	567.0
2 Bed	21	785.0
3 Bed	3	1,145.7
<b>TOTAL</b>	<b>59</b>	

#### DEVELOPMENT

- One of London's most notable regeneration schemes at 88 acres.
- Resolution to grant 8,104 homes across 4 new neighbourhoods.
- 50% open space with 13 acres of parkland and 1km of canal frontage.
- £1 billion being invested in infrastructure, green space and placemaking.

#### NEIGHBOURHOOD

- Landmark neighbourhood at the gateway to the development.
- Proximity to Southall Station offers unrivaled access across London. Door to door, 17 minutes to Bond Street.
- Neighbourhood amenities will include a new high street and resident swimming pool.

#### HOMES

- Beautifully interior-designed lobby.
- Roof terrace with views of the Grade II listed Water Tower.
- Stylish new kitchen and bathroom designs.

\*Warranty provider is subject to change. Please speak with a Sales Advisor for more information.

# FIRST-CLASS CONNECTIONS

THE GREEN QUARTER IS POSITIONED OPPOSITE SOUTHALL STATION, ON THE ELIZABETH LINE – JUST A SHORT WALK ACROSS THE ROAD.



10 MINS      3 MINS      17 MINS      22 MINS      27 MINS  
QUARTER YARDS      13 MINS      19 MINS      24 MINS      31 MINS



Travel times approximate only. Source: Google Maps.

#### REGENERATION

#### BERKELEY EFFECT

- Berkeley developments of similar scale, such as Woodbury Down, have outperformed the local market by 88% 2009-2019.
- 67% house price growth in the Borough of Ealing in the last decade<sup>1</sup>.
- 37 applicants per available property to rent at The Green Quarter<sup>2</sup>.
- Yields of up to 6% achieved at The Green Quarter<sup>2</sup>.
- A variety of large employers including those at Heathrow Airport, Stockley Business Park and the M4 technology corridor are located nearby.
- Ealing is the engine of West London's economy and is projected to have 70,000 new jobs by 2041<sup>3</sup>.

#### INCREASED GROWTH AND PRICES



Computer generated imagery is indicative only and subject to change.

<sup>1</sup>Source: Savills.

<sup>2</sup>Source: Benham & Reeves, 2025.

<sup>3</sup>Source: CBRE, 2025.



## COUNCIL TAX BANDING

London Borough of Ealing

<b>Band B</b>	£1,587.47 per annum
<b>Band C</b>	£1,814.24 per annum
<b>Band D</b>	£2,041.02 per annum
<b>Band E</b>	£2,494.57 per annum

Based on 2025/2026 figures

## RESERVATION FEE

- £2,000 per apartment up to the value of £499,999
- £5,000 per apartment over the value of £500,000

## PAYMENT STRUCTURE

- 10% of the purchase price is payable on exchange of contracts (minus the reservation fee)
- A further 10% is payable after 12 months
- A further 5% is payable after 18 months
- Balance of 75% is payable on completion

## GROUND RENT

In line with Government legislation, a Peppercorn Rent will be applicable to all apartments.

## SERVICE CHARGES

- Estimated service charge of £4.97 per sq ft per annum
- To include resident amenities, buildings insurance, landscaping, maintenance of communal areas and staffing

## CAR PARK SERVICE CHARGES

- Car parking available on a right to park basis at a cost of £25,000
- Estimated car park service charge of £230 per annum

For more information, please contact our Sales Team

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OUR VISION  
20:30  
TRANSFORMING TOMORROW

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Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation. Computer generated images are indicative only. The proposed residents' swimming pool is subject to planning and will be delivered at a later date. It is not yet constructed and may be subject to changes in design and delivery. Travel times approximate only. Source: Google Maps. A725/41CA/0925.