

HOMES

SOUTHALL | WEST LONDON

WEST
ACRE
SQ.

AT THE GREEN QUARTER

NEW APARTMENTS IN WEST LONDON // ROSEMARY HOUSE



54

NEW HOMES
WITH SHARED
OWNERSHIP

WHERE *everything*
CONNECTS

Find the perfect balance between nature and the
City at West Acre Square. Perfectly nestled only
17 minutes from the centre of London.

**SOUTHERN
HOUSING**
new homes

A BRAND *new* DESTINATION

Part of Berkeley Group's The Green Quarter development, West Acre Square transcends the ordinary, offering an inspired way of life in this up-and-coming West London neighbourhood.

Our collection of one and two bedroom Shared Ownership apartments have been designed with meticulous attention to detail, and equipped to offer the comfort and convenience of modern living.

Part of one of London's most ambitious regeneration projects, West Acre Square sits within an 88 acre site, boasting 13 acres of parkland and 2,500 newly planted trees. So, when you need to escape the stresses of everyday life, you can enjoy the serenity of the open space that is right on your doorstep.

What are you waiting for? Embrace your future at West Acre Square and make your mark in this extraordinary destination.



AN EXCITING *new* REGENERATION

Steps AWAY

PARKSIDE YARDS

Part of The Green Quarter, Parkside Yards is a vibrant new destination. The outdoor square offers residents opportunities to eat, socialise, drink, work, play and shop in luscious green surroundings.

Boasting a café, organic grocery store, pizzeria Airstream, gastro Indian dining restaurant, creative arts hub, ceramics studio and unique lifestyle store, there's something for all to enjoy.

Enjoy walking through the Parkside Yards' wildflower meadows, exploring the tree nursery with over 600 air-potted trees, the woodland trails, and children's play area – perfect for enjoying with the whole family.



THE CENTRAL GARDENS

The first step in bringing nature back to Southall is this expansive 4.5 acre park.

From its hidden spaces to its lawns, waterways, play space, cycle lane and amphitheatre, there's something for everyone.



QUARTER YARD

Connect with others and immerse yourself in the spirited energy of this new social hub.

Once complete, Quarter Yard will be an iconic new place for socialising. Quarter Yard will offer shops, bars and restaurants that embody the spirit of the community, available for residents and visitors alike.





YOUR *new* HOME



F – ROSEMARY HOUSE
MIXED TENURE

C – VERBENA HOUSE
SHARED OWNERSHIP

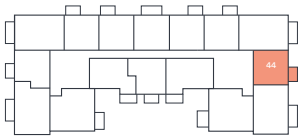
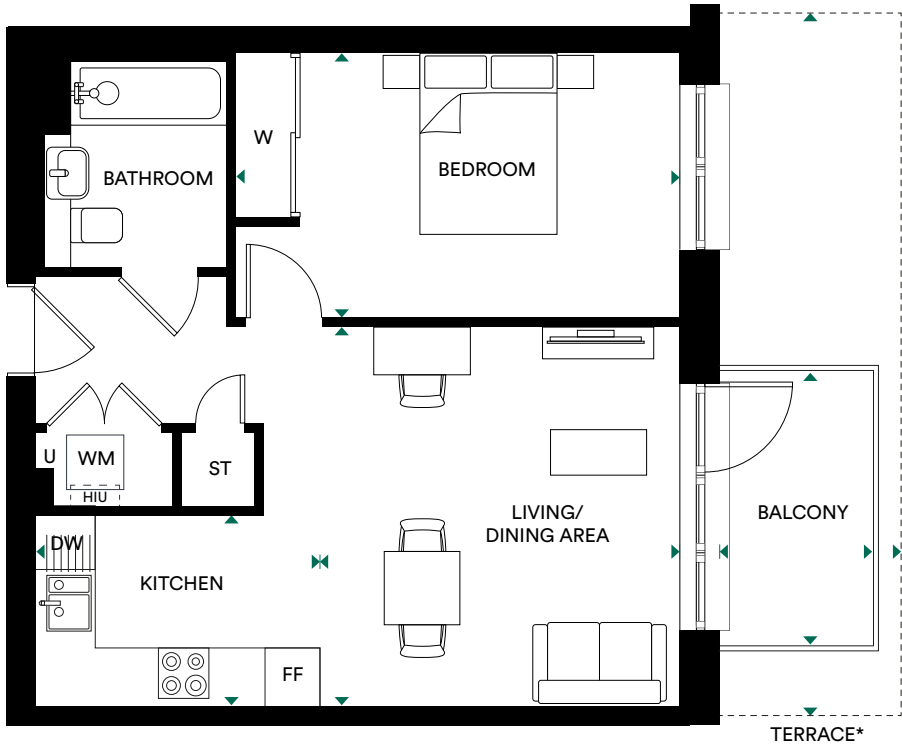
H, G, E & D –
OPEN MARKET SALE

*Tenure split and locations correct at time of broadcast. Site Plan is indicative only and subject to change. June 2025.

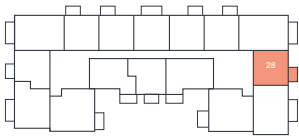
One BEDROOM APARTMENTS



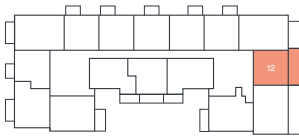
12*, 28 & 44 Rosemary House



LEVEL 3



LEVEL 2



LEVEL 1

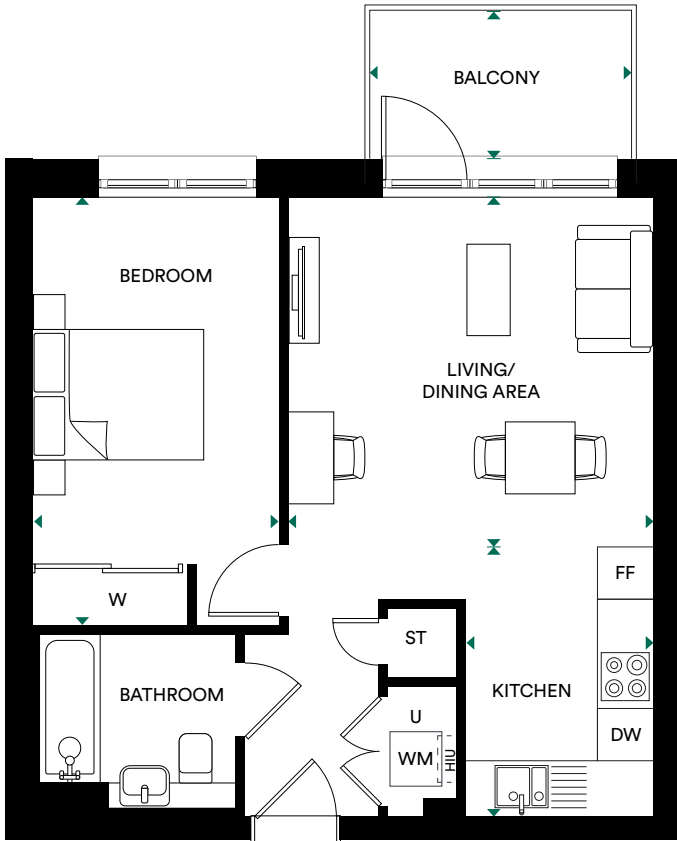
KITCHEN	3.10M X 2.10M / 10'2" X 6'11"
LIVING/DINING AREA	4.15M X 3.96M / 13'7" X 13'0"
BEDROOM	4.86M X 2.90M / 15'11" X 9'6"
TERRACE (APT 12 ONLY)	7.83M X 2.00M / 25'8" X 6'7"
BALCONY	3.01M X 1.70M / 9'11" X 5'7"
GROSS INTERNAL AREA	50.38 SQ M / 542.2 SQ FT

DW – DISHWASHER | FF – FRIDGE FREEZER | HIU – HEAT INTERFACE UNIT | ST – STORE |
U – UTILITY | W – WARDROBE | WM – WASHING MACHINE

*Terrace applicable to 12 Rosemary House only. Floor plans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. External area sizes and locations may differ from those illustrated.



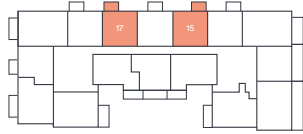
15, 17*, 31, 33*, 47 & 49* Rosemary House



LEVEL 3



LEVEL 2



LEVEL 1

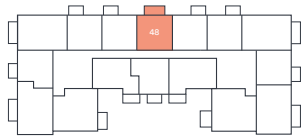
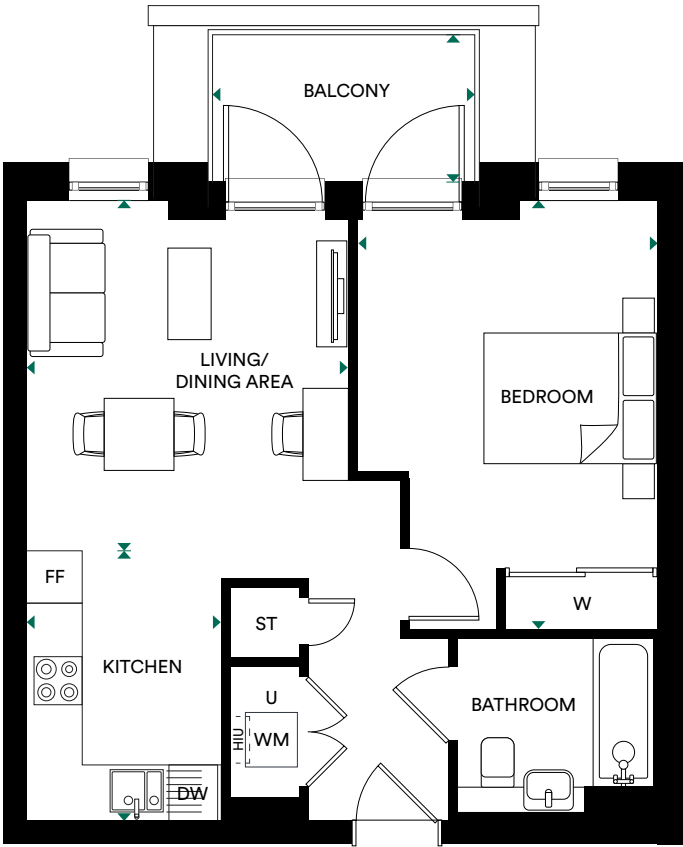
KITCHEN	3.10M X 2.15M / 10'2" X 7'1"
LIVING/DINING AREA	4.20M X 4.03M / 13'9" X 13'3"
BEDROOM	4.93M X 2.85M / 16'2" X 9'4"
BALCONY	3.02M X 1.70M / 9'11" X 5'7"
GROSS INTERNAL AREA	50.90 SQ M / 547.9 SQ FT

DW – DISHWASHER | FF – FRIDGE FREEZER | HIU – HEAT INTERFACE UNIT | ST – STORE |
U – UTILITY | W – WARDROBE | WM – WASHING MACHINE

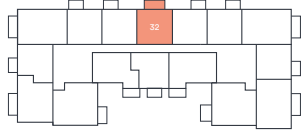
*17, 33 & 49 Rosemary House are handed. Floor plans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. External area sizes and locations may differ from those illustrated.



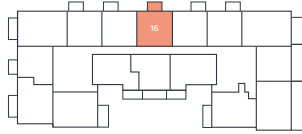
16, 32 & 48 Rosemary House



LEVEL 3



LEVEL 2

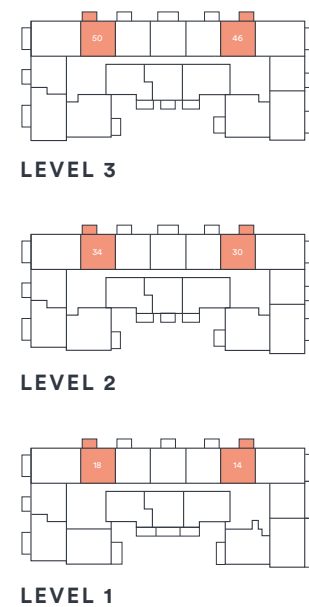
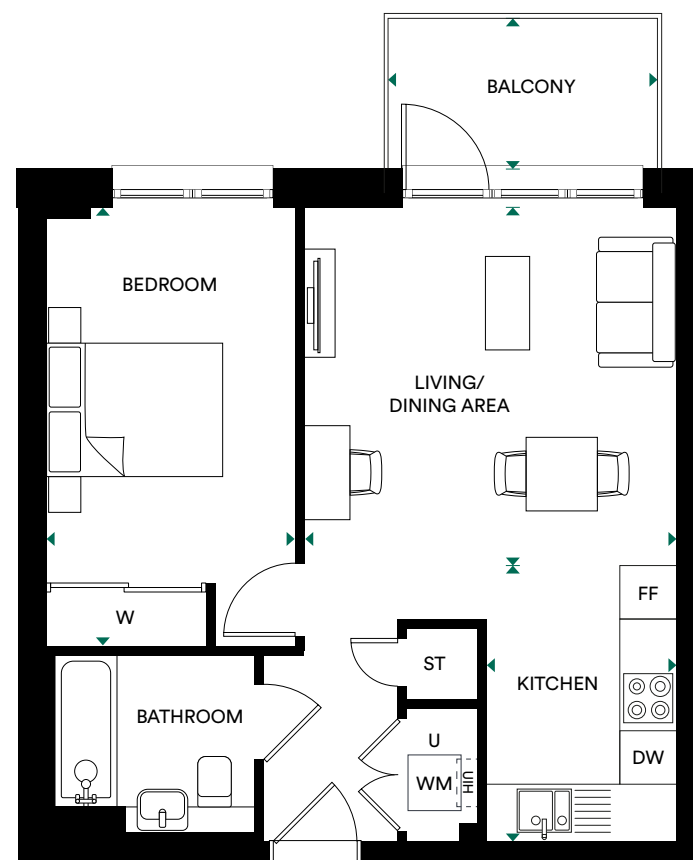


LEVEL 1

KITCHEN	3.10M X 2.25M / 10'2" X 7'5"
LIVING/DINING AREA	4.03M X 3.70M / 13'3" X 12'2"
BEDROOM	4.93M X 3.50M / 16'2" X 11'6"
BALCONY	3.01M X 1.70M / 9'11" X 5'7"
GROSS INTERNAL AREA	51.08 SQ M / 549.8 SQ FT

DW – DISHWASHER | FF – FRIDGE FREEZER | HIU – HEAT INTERFACE UNIT | ST – STORE |
U – UTILITY | W – WARDROBE | WM – WASHING MACHINE

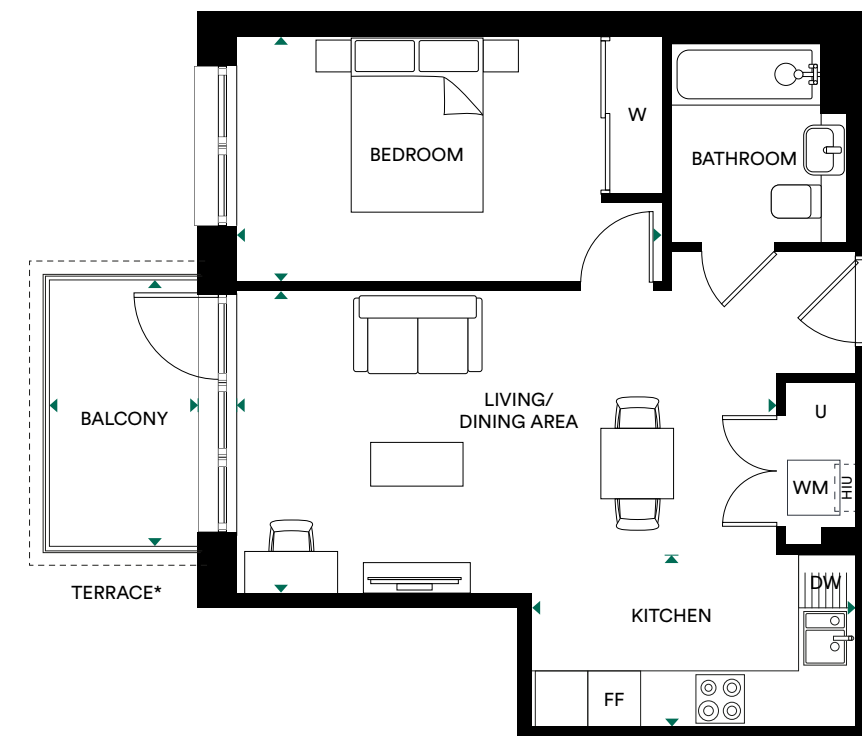
Floor plans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. External area sizes and locations may differ from those illustrated.

*14, 18*, 30, 34*, 46 & 50* Rosemary House*

KITCHEN	3.10M X 2.15M / 10'2" X 7'1"
LIVING/DINING AREA	4.20M X 4.03M / 13'9" X 13'3"
BEDROOM	4.93M X 2.80M / 16'2" X 9'2"
BALCONY	3.01M X 1.70M / 9'11" X 5'7"
GROSS INTERNAL AREA	50.54 SQ M / 544.1 SQ FT

DW – DISHWASHER | FF – FRIDGE FREEZER | HIU – HEAT INTERFACE UNIT | ST – STORE |
U – UTILITY | W – WARDROBE | WM – WASHING MACHINE

*18, 34 & 50 Rosemary House are handed. Floor plans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. External area sizes and locations may differ from those illustrated.

*3*, 20, 36 & 52 Rosemary House*

KITCHEN	3.70M X 1.97M / 12'2" X 6'6"
LIVING/DINING AREA	6.16M X 3.45M / 20'2" X 11'4"
BEDROOM	4.86M X 2.80M / 15'11" X 9'2"
TERRACE (APT 3 ONLY)	3.02M X 1.70M / 9'11" X 5'7"
BALCONY	3.02M X 1.70M / 9'11" X 5'7"
GROSS INTERNAL AREA	50.37 SQ M / 542.2 SQ FT

DW – DISHWASHER | FF – FRIDGE FREEZER | HIU – HEAT INTERFACE UNIT |
U – UTILITY | W – WARDROBE | WM – WASHING MACHINE

*Terrace applicable to 3 Rosemary House only. Floor plans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. External area sizes and locations may differ from those illustrated.



7*, 23 & 39 Rosemary House



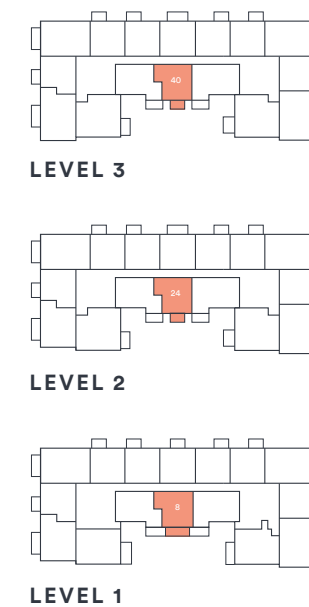
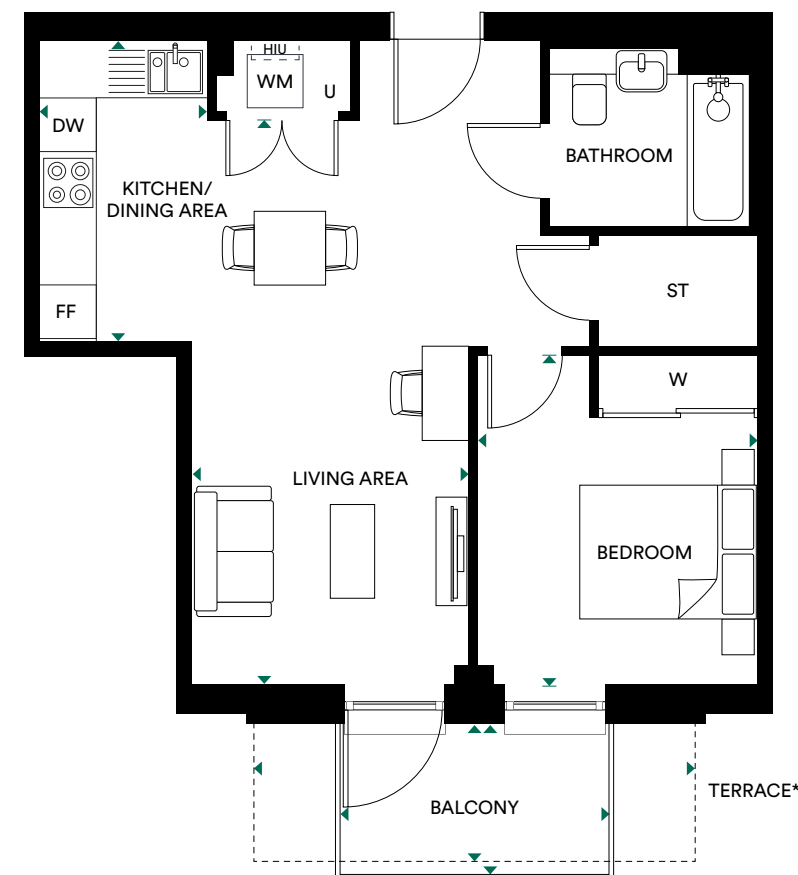
KITCHEN/DINING AREA	3.70M X 2.00M / 12'2" X 6'7"
LIVING AREA	5.95M X 3.54M / 19'6" X 11'7"
BEDROOM	3.80M X 3.50M / 12'6" X 11'6"
TERRACE (APT 7 ONLY)	3.53M X 1.70M / 11'7" X 5'7"
BALCONY	3.53M X 1.70M / 12'6" X 11'6"
GROSS INTERNAL AREA	54.51 SQ M / 586.7 SQ FT

DW – DISHWASHER | FF – FRIDGE FREEZER | HIU – HEAT INTERFACE UNIT | ST – STORE |
U – UTILITY | W – WARDROBE | WM – WASHING MACHINE

*Window layouts differ for 7 Rosemary House. Floor plans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. External area sizes and locations may differ from those illustrated.



8*, 24 & 40 Rosemary House



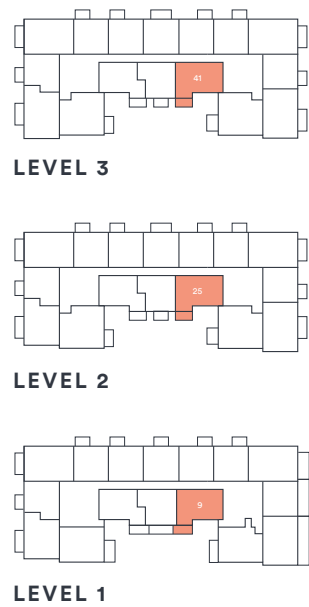
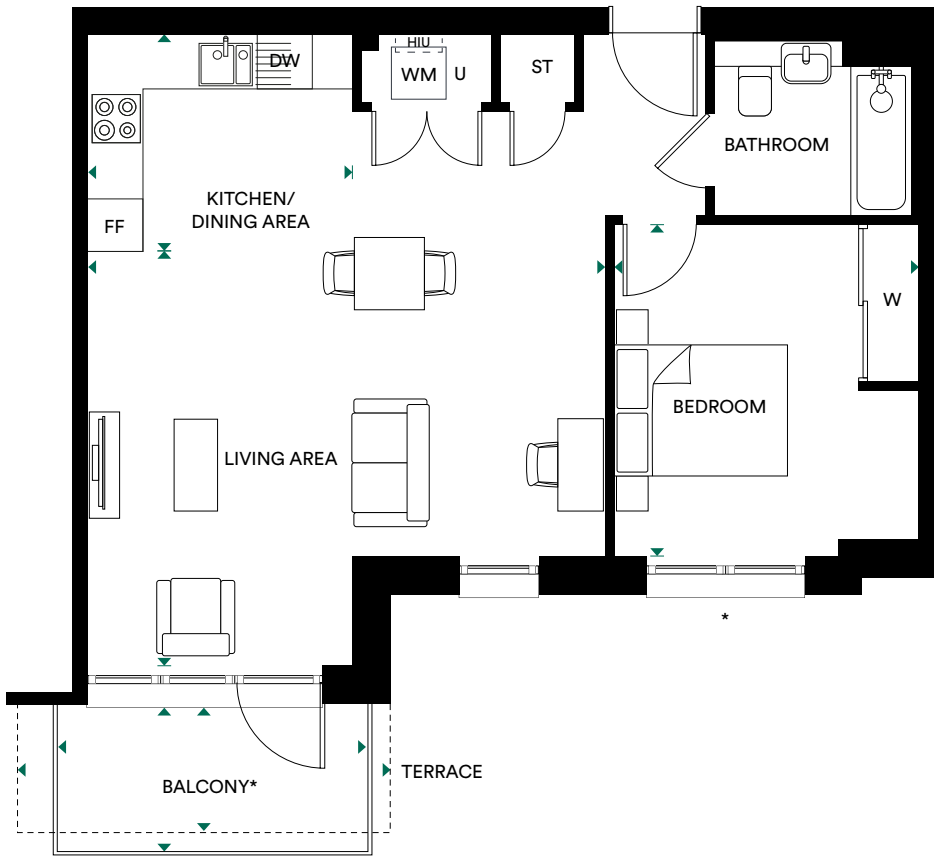
KITCHEN/DINING AREA	3.40M X 1.90M / 11'2" X 6'3"
LIVING AREA	6.34M X 3.12M / 20'10" X 10'3"
BEDROOM	3.70M X 3.15M / 12'2" X 10'4"
TERRACE (APT 8 ONLY)	5.08M X 1.50M / 16'8" X 4'11"
BALCONY	3.01M X 1.50M / 9'11" X 4'11"
GROSS INTERNAL AREA	51.77 SQ M / 557.3 SQ FT

DW – DISHWASHER | FF – FRIDGE FREEZER | HIU – HEAT INTERFACE UNIT | ST – STORE |
U – UTILITY | W – WARDROBE | WM – WASHING MACHINE

*Terrace applicable to 8 Rosemary House only. Floor plans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. External area sizes and locations may differ from those illustrated.



9, 25* & 41* Rosemary House



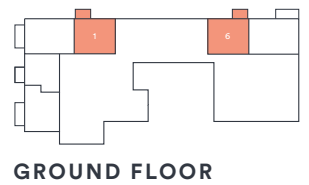
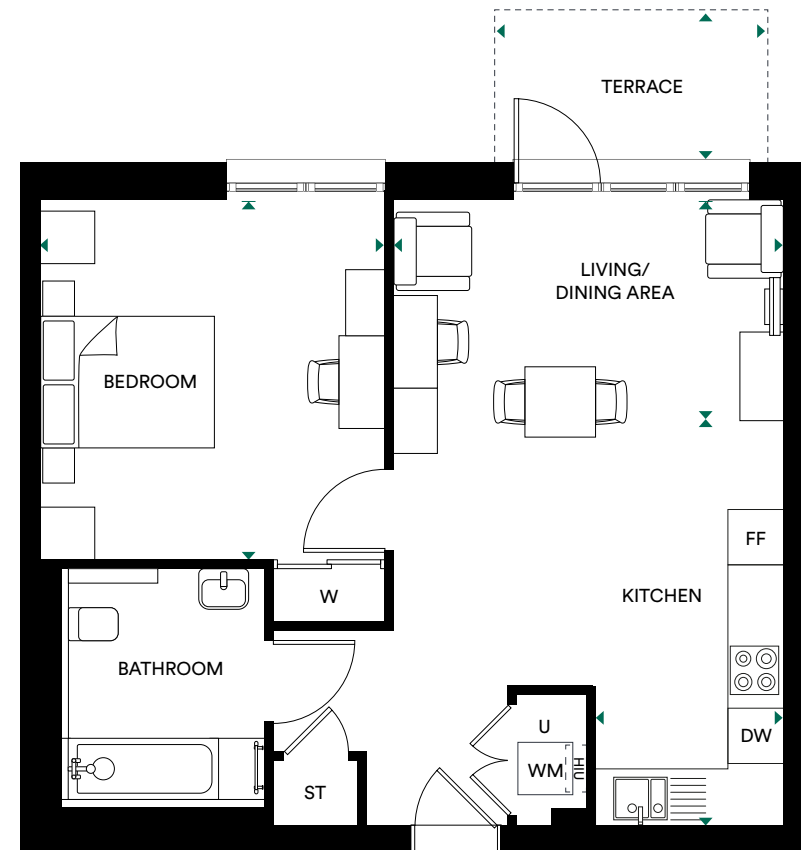
KITCHEN/DINING AREA	3.05M X 2.50M / 10'0" X 8'2"
LIVING AREA	5.95M X 4.74M / 19'6" X 15'7"
BEDROOM	3.80M X 3.50M / 12'6" X 11'6"
TERRACE (APT 9 ONLY)	3.53M X 1.70M / 11'7" X 5'7"
BALCONY	3.53M X 1.70M / 11'7" X 5'7"
GROSS INTERNAL AREA	60.86 SQ M / 655.1 SQ FT

DW – DISHWASHER | FF – FRIDGE FREEZER | HIU – HEAT INTERFACE UNIT | ST – STORE |
U – UTILITY | W – WARDROBE | WM – WASHING MACHINE

*Window and balcony apply to 25 & 41 Rosemary House only. Terrace applicable to 9 Rosemary House only. Floor plans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. External area sizes and locations may differ from those illustrated.



1* & 6 Rosemary House



KITCHEN	4.63M X 2.15M / 15'2" X 7'1"
LIVING/DINING AREA	4.44M X 2.50M / 14'7" X 8'2"
BEDROOM	4.10M X 3.91M / 13'5" X 12'10"
TERRACE	3.02M X 1.70M / 9'11" X 5'7"
GROSS INTERNAL AREA	60.12 SQ M / 647.1 SQ FT

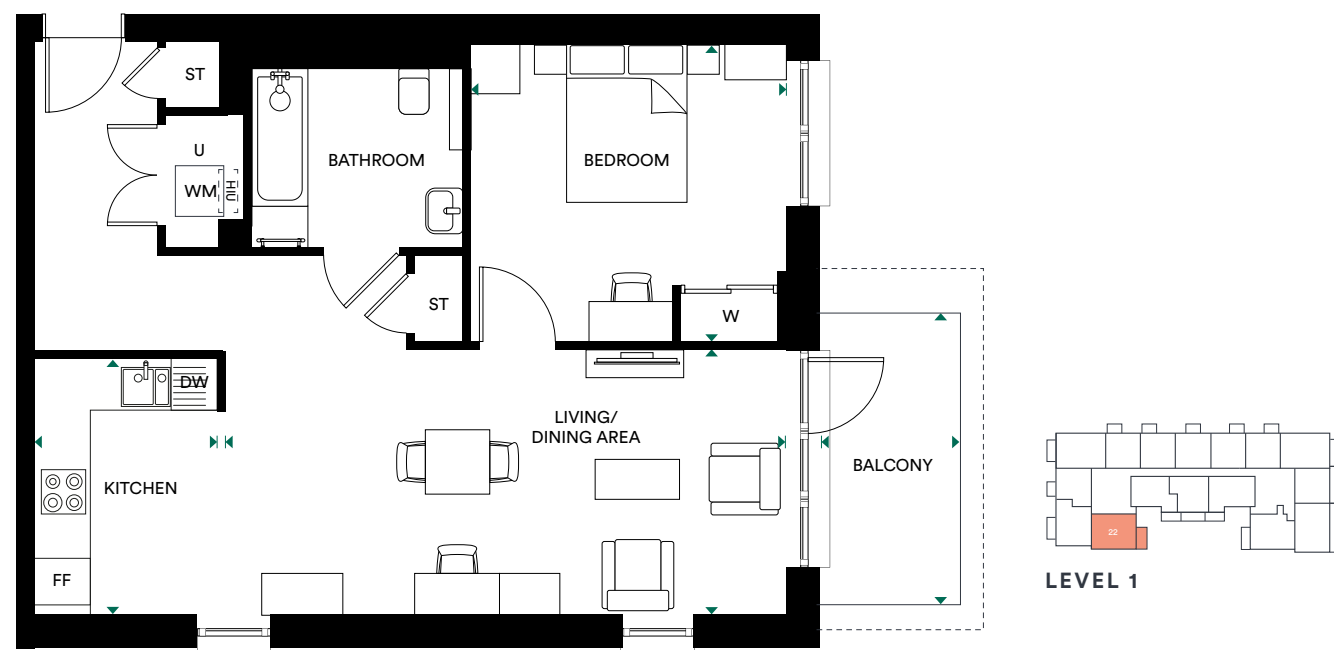
DW – DISHWASHER | FF – FRIDGE FREEZER | HIU – HEAT INTERFACE UNIT | ST – STORE |
U – UTILITY | W – WARDROBE | WM – WASHING MACHINE

*1 Rosemary House is handed. Floor plans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. External area sizes and locations may differ from those illustrated.



22 Rosemary House

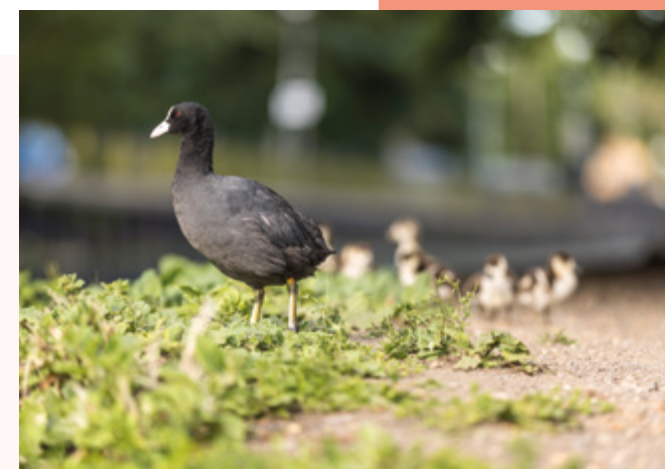
WHEELCHAIR ADAPTABLE



KITCHEN	3.18M X 2.25M / 10'5" X 7'5"
LIVING/DINING AREA	6.99M X 3.29M / 22'11" X 10'10"
BEDROOM	3.93M X 3.70M / 12'11" X 12'2"
BALCONY	4.50M X 2.00M / 14'9" X 6'7"
GROSS INTERNAL AREA	66.04 SQ M / 710.9 SQ FT

DW – DISHWASHER | FF – FRIDGE FREEZER | HIU – HEAT INTERFACE UNIT | ST – STORE |
U – UTILITY | W – WARDROBE | WM – WASHING MACHINE

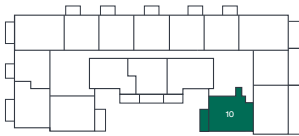
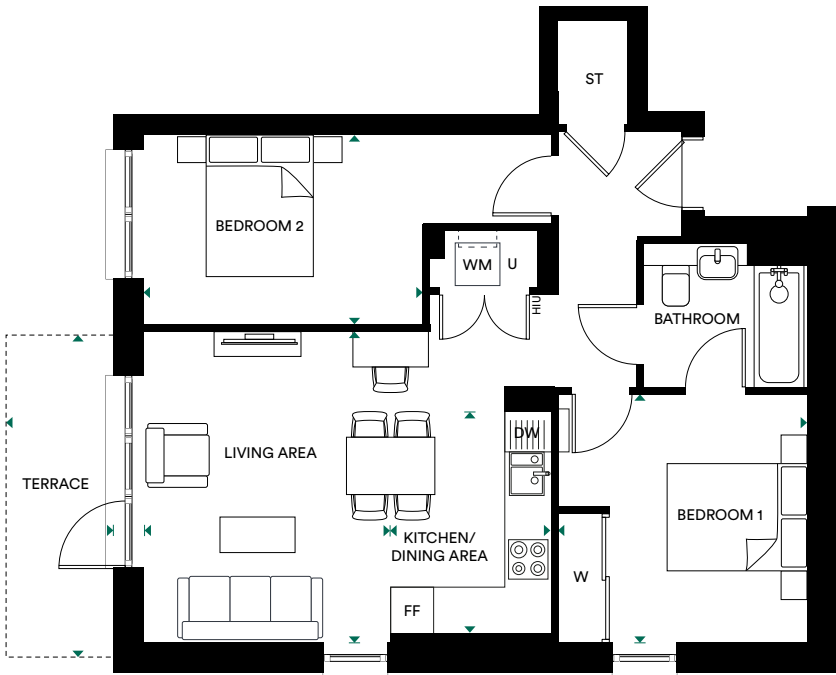
Floor plans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. External area sizes and locations may differ from those illustrated.



Two BEDROOM APARTMENTS



10 Rosemary House



LEVEL 1

KITCHEN/DINING AREA	3.10M X 2.25M / 10'2" X 7'5"
LIVING AREA	4.34M X 3.44M / 14'3" X 11'3"
BEDROOM 1	3.55M X 3.46M / 11'8" X 11'4"
BEDROOM 2	3.90M X 2.65M / 12'9" X 8'8"
TERRACE	4.50M X 1.50M / 14'9" X 4'11"
GROSS INTERNAL AREA	64.87 SQ M / 698.2 SQ FT

DW – DISHWASHER | FF – FRIDGE FREEZER | HIU – HEAT INTERFACE UNIT | ST – STORE |
U – UTILITY | W – WARDROBE | WM – WASHING MACHINE

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4*, 21, 37 & 53 Rosemary House



KITCHEN/DINING AREA	3.22M X 2.45M / 10'7" X 8'0"
LIVING AREA	4.61M X 3.34M / 15'1" X 11'0"
BEDROOM 1	3.55M X 3.46M / 11'8" X 11'4"
BEDROOM 2	3.46M X 2.50M / 11'4" X 8'2"
TERRACE (APT 4 ONLY)	4.60M X 1.70M / 15'1" X 5'7"
BALCONY	4.60M X 1.70M / 15'1" X 5'7"
GROSS INTERNAL AREA	61.42 SQ M / 661.1 SQ FT

DW – DISHWASHER | FF – FRIDGE FREEZER | HIU – HEAT INTERFACE UNIT | ST – STORE |
U – UTILITY | W – WARDROBE | WM – WASHING MACHINE

*Terrace applicable to 4 Rosemary House only. Floor plans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. External area sizes and locations may differ from those illustrated.



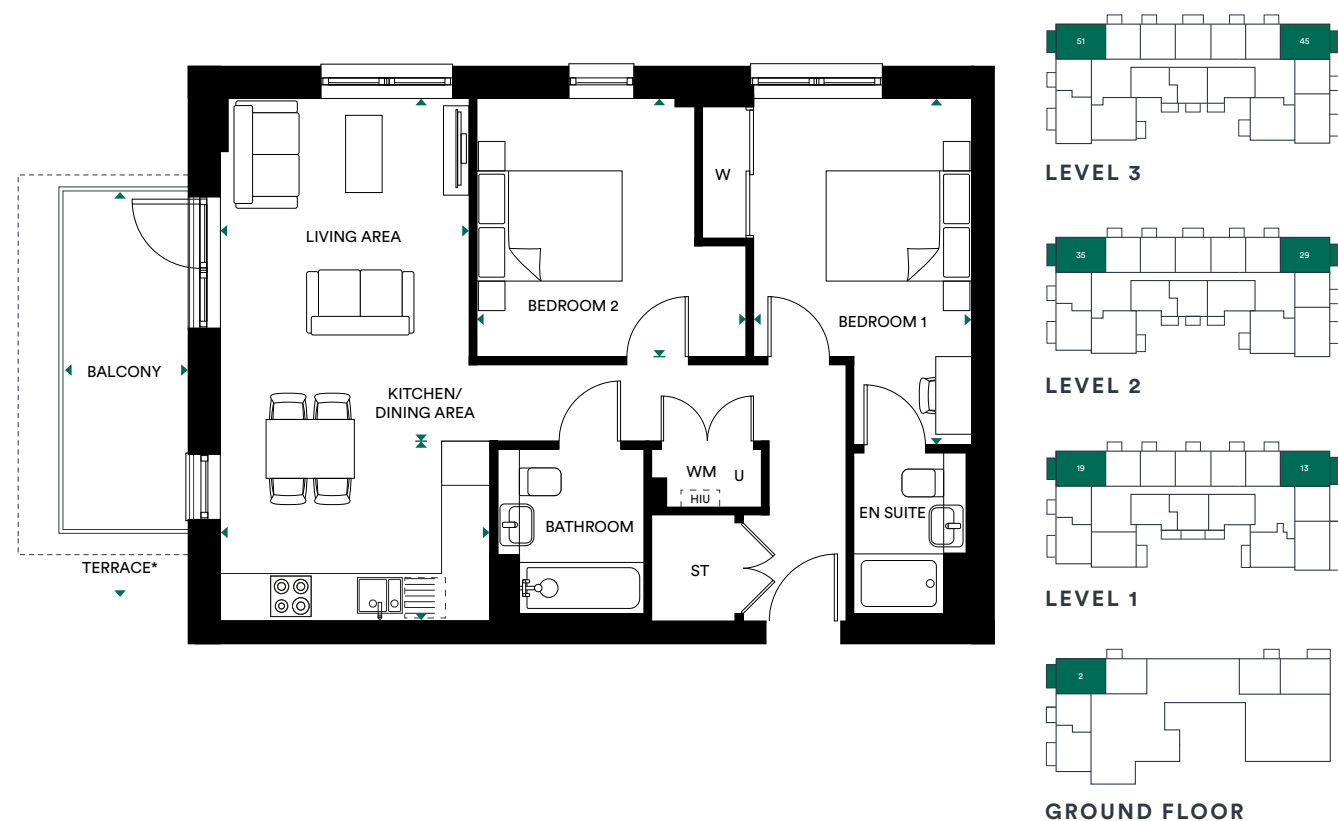
11*, 27 & 43 Rosemary House



KITCHEN/DINING AREA	3.57M X 2.45M / 11'9" X 8'0"
LIVING AREA	4.61M X 3.39M / 15'1" X 11'2"
BEDROOM 1	4.66M X 3.50M / 15'3" X 11'6"
BEDROOM 2	3.75M X 3.46M / 12'4" X 11'4"
TERRACE (APT 11 ONLY)	10.42M X 2.00M / 34'2" X 6'7"
BALCONY	4.59M X 1.70M / 15'1" X 5'7"
GROSS INTERNAL AREA	71.39 SQ M / 768.4 SQ FT

DW – DISHWASHER | FF – FRIDGE FREEZER | HIU – HEAT INTERFACE UNIT | ST – STORE |
U – UTILITY | W – WARDROBE | WM – WASHING MACHINE

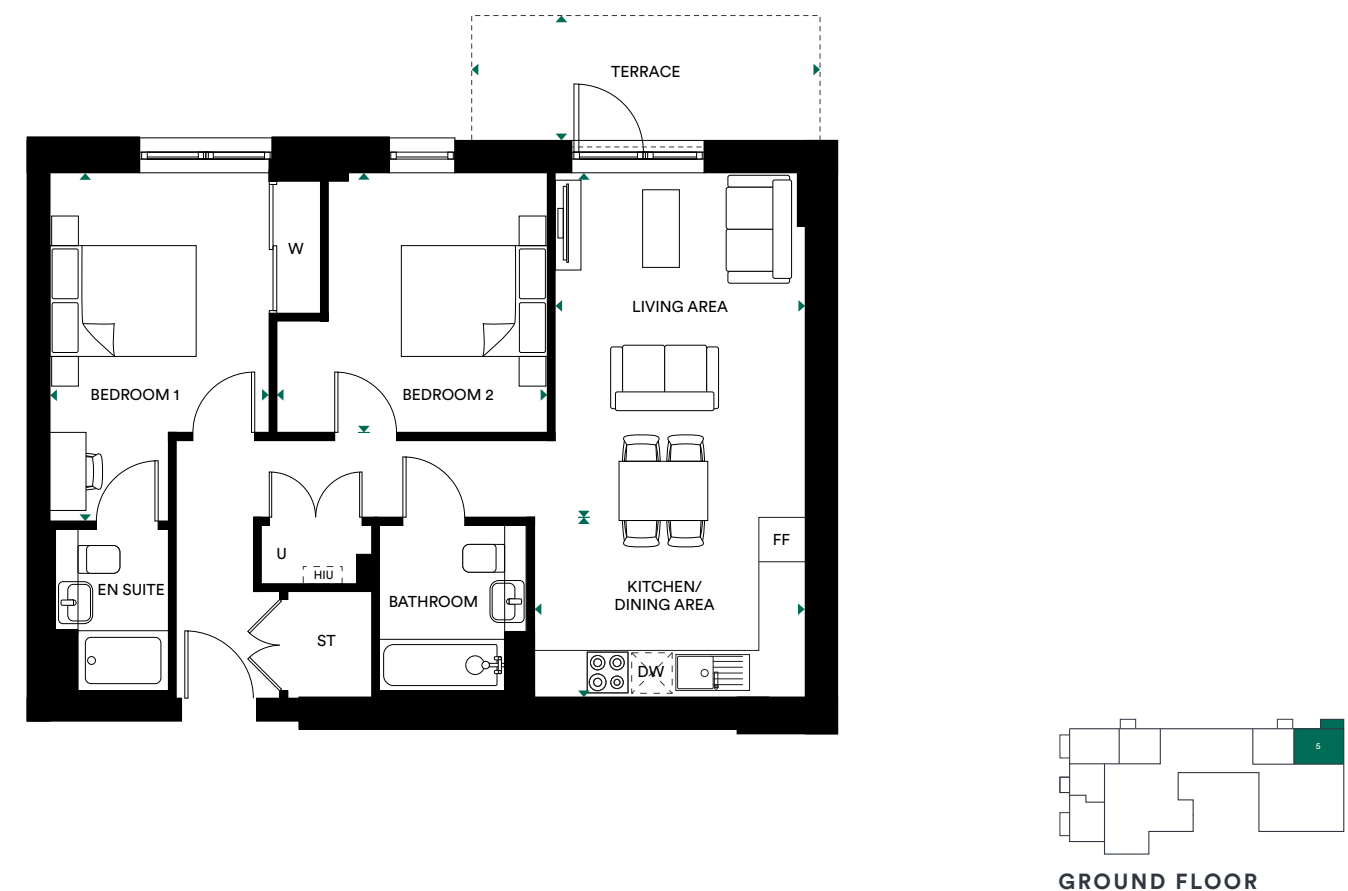
*Terrace applicable to 11 Rosemary House only. Floor plans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. External area sizes and locations may differ from those illustrated.

*2*, 13†, 19, 29†, 35, 45† & 51 Rosemary House*

KITCHEN/DINING AREA	3.68M X 2.45M / 12'1" X 8'0"
LIVING AREA	4.68M X 3.40M / 15'4" X 11'2"
BEDROOM 1	4.73M X 3.68M / 15'6" X 12'1"
BEDROOM 2	3.67M X 3.53M / 12'0" X 11'7"
TERRACE (APT 2 ONLY)	5.61M X 2.00M / 18'5" X 6'7"
BALCONY	4.59M X 1.70M / 15'1" X 5'7"
GROSS INTERNAL AREA	72.84 SQ M / 784.1 SQ FT

DW – DISHWASHER | FF – FRIDGE FREEZER | HIU – HEAT INTERFACE UNIT | ST – STORE |
U – UTILITY | W – WARDROBE | WM – WASHING MACHINE

*Terrace applicable to 2 Rosemary House only.†13, 29 & 45 Rosemary House are handed. Floor plans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. External area sizes and locations may differ from those illustrated.

*5 Rosemary House*

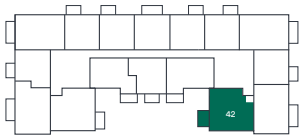
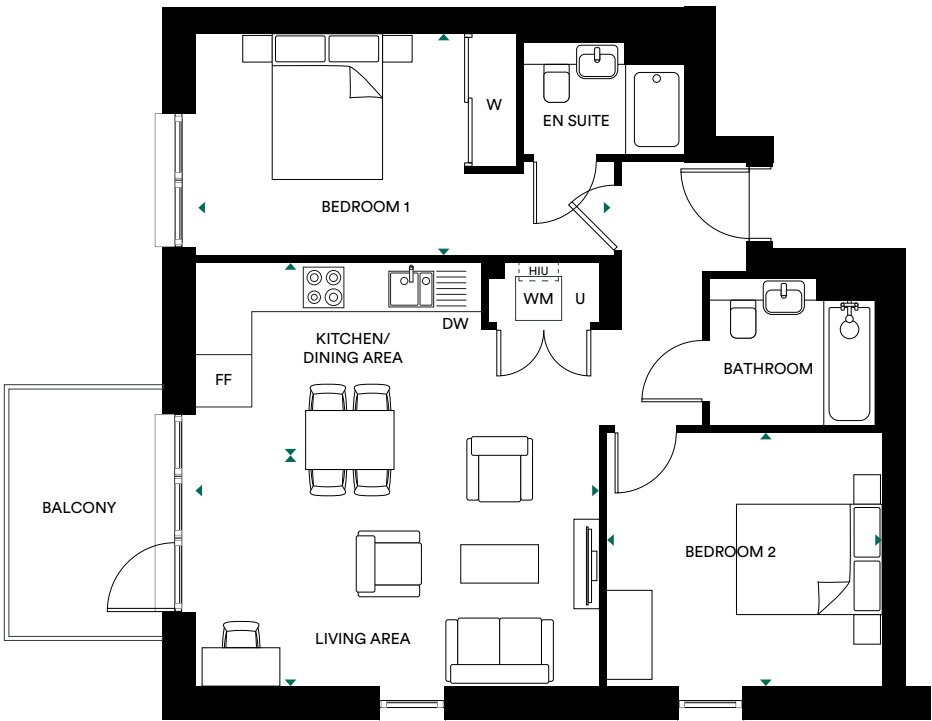
KITCHEN/DINING AREA	3.68M X 2.45M / 12'1" X 8'0"
LIVING AREA	4.68M X 3.40M / 15'4" X 11'2"
BEDROOM 1	4.73M X 3.68M / 15'6" X 12'1"
BEDROOM 2	3.67M X 3.53M / 12'0" X 11'7"
TERRACE	4.72M X 1.70M / 15'6" X 5'7"
GROSS INTERNAL AREA	72.84 SQ M / 784.1 SQ FT

DW – DISHWASHER | FF – FRIDGE FREEZER | HIU – HEAT INTERFACE UNIT | ST – STORE |
U – UTILITY | W – WARDROBE | WM – WASHING MACHINE

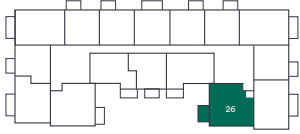
Floor plans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. External area sizes and locations may differ from those illustrated.



26 & 42 Rosemary House



LEVEL 3



LEVEL 2

KITCHEN/DINING AREA	3.78M X 1.95M / 12'5" X 6'5"
LIVING AREA	5.50M X 3.81M / 18'0" X 12'6"
BEDROOM 1	4.36M X 3.02M / 14'4" X 9'11"
BEDROOM 2	3.74M X 3.46M / 12'3" X 11'4"
BALCONY	3.37M X 2.11M / 11'0" X 6'11"
GROSS INTERNAL AREA	75.50 SQ M / 812.6 SQ FT

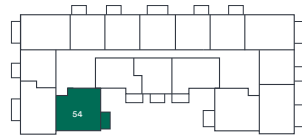
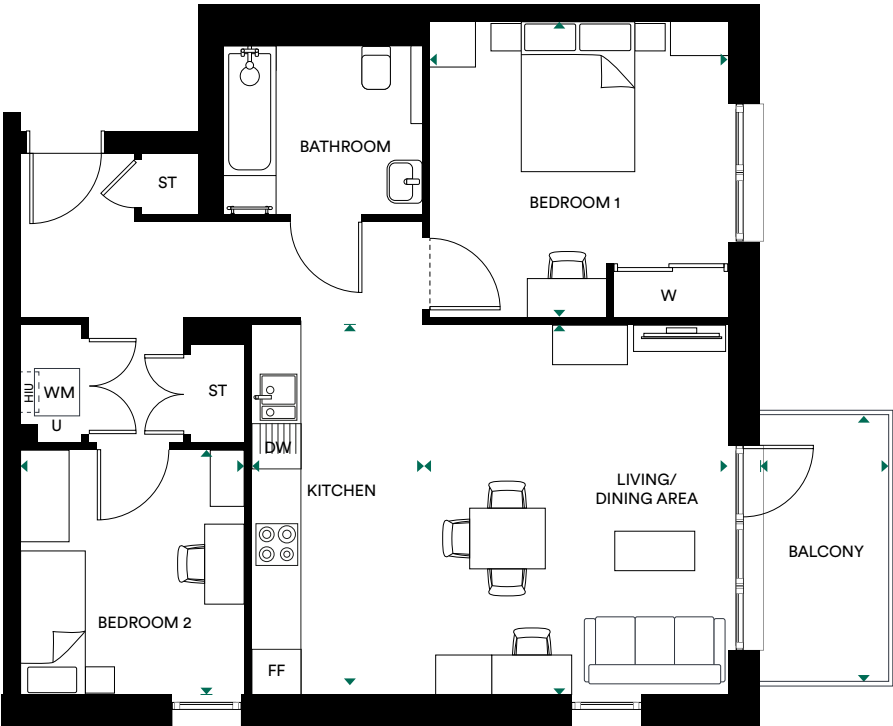
DW – DISHWASHER | FF – FRIDGE FREEZER | HIU – HEAT INTERFACE UNIT |
U – UTILITY | W – WARDROBE | WM – WASHING MACHINE

Floor plans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. External area sizes and locations may differ from those illustrated.

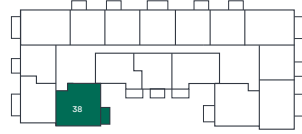


38 & 54 Rosemary House

WHEELCHAIR ADAPTABLE



LEVEL 3



LEVEL 2

KITCHEN	4.77M X 2.43M / 15'8" X 8'0"
LIVING/DINING AREA	4.88M X 3.86M / 16'0" X 12'8"
BEDROOM 1	3.93M X 3.90M / 12'11" X 12'10"
BEDROOM 2	3.23M X 2.95M / 10'7" X 9'8"
BALCONY	3.53M X 1.70M / 11'7" X 5'7"
GROSS INTERNAL AREA	78.16 SQ M / 841.3 SQ FT

DW – DISHWASHER | FF – FRIDGE FREEZER | HIU – HEAT INTERFACE UNIT | ST – STORE |
U – UTILITY | W – WARDROBE | WM – WASHING MACHINE

Floor plans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. External area sizes and locations may differ from those illustrated.

IT'S THE *little* THINGS THAT MAKE A *big* DIFFERENCE

Apartments at West Acre Square have been carefully curated with you in mind. From the layout to the finishes, every element has been considered to exude style while enhancing your living experience.

With its high specifications and thoughtful design, West Acre Square is more than just a place to live, it's somewhere you'll love calling home.

KITCHEN

- Handle-less, soft-close kitchen units in Platinum White
- White Levanto Marble laminate worktops with metro tiles fitted behind worktops
- Single bowl stainless steel sink with chrome mixer tap
- Electrolux integrated oven and ceramic hob
- Zanussi integrated dishwasher and freestanding washing machine (located in utility cupboard)
- Hotpoint integrated fridge / freezer
- LED downlights to underside of wall units

BEDROOM

- Wool mix carpet in a light grey colour
- Built-in wardrobe to main bedroom with sliding door, shelving and hanging rail

HEATING

- Underfloor heating throughout with thermostats in each room
- Heat Interface Unit (HIU) located in utility cupboard

INTERIOR FINISHES

- Karndean oak effect flooring in Grey Limed Oak Grey to living/kitchen/dining and hallway
- Stainless steel ironmongery throughout
- White Ash finish to walls and ceilings throughout

BATHROOM

- Large format anti-slip tiles in grey colour to wall and floor
- Full height and width mirror above basin and WC
- White bath with rectangular glass shower screen
- Chrome thermostatic shower mixer with matching shower attachment, slider and rail
- Chrome mixer tap to semi recessed washbasin
- Back-to-wall WC with soft-close seat, concealed cistern and chrome dual flush plate
- Heated towel radiator

ENERGY

- Energy Efficiency Certificate rating (EPC) - C

ELECTRICAL

- LED downlights in white to living/kitchen/dining, bathroom and hallways
- Pendant light to bedroom(s)
- White sockets throughout
- Phone and data points† to living room and main bedroom that allow for SkyQ†

SECURITY & PEACE OF MIND

- American Black Walnut front door with multipoint locking system, security chain and door viewer
- Video/phone entry system
- Mains operated smoke and heat detectors with battery backup plus sprinkler system
- NHBC warranty
- Triple glazed composite windows

EXTERIOR

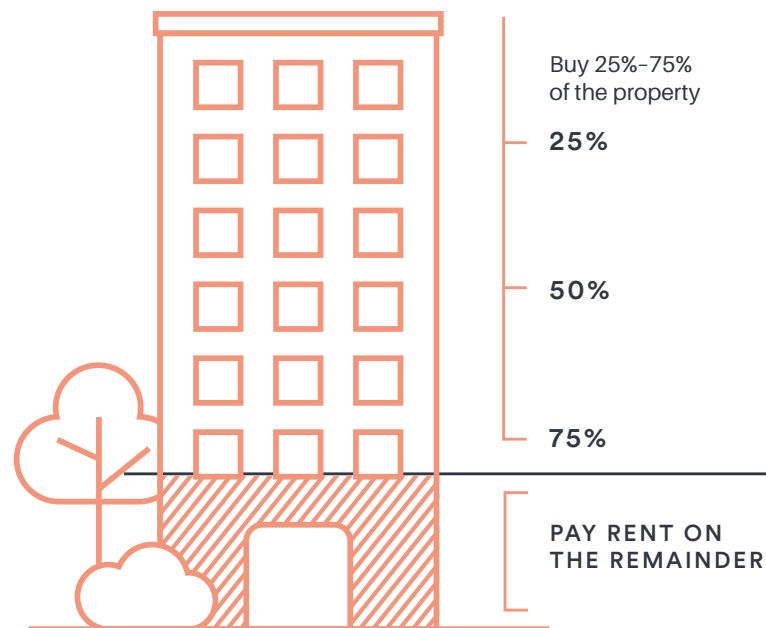
- Private outdoor space to each home in form of terrace or balcony
- Secure residents' cycle store



†Subject to a separate subscription. The above specification shown is for general guidance only and is subject to change. Please speak to our sales advisor for more details. Internal apartment imagery taken from past Southern Housing show homes.

BRINGING *people AND homes* TOGETHER WITH SHARED OWNERSHIP

Shared Ownership is a government-backed scheme to help you get on the property ladder with a smaller deposit.



Shared Ownership – Terms and conditions apply. This scheme is subject to status and fitting criteria. Minimum and maximum share values will apply and rent is payable on the unsold share. This scheme is available on selected plots only. Please speak to a member of our Sales Team for more details.

HOW DOES IT WORK?

You initially purchase between 25%–75% of the home's market value, then pay subsidised rent on the remainder.

AM I ELIGIBLE?

To be considered eligible for the Shared Ownership scheme your yearly household income must be below £90,000. You cannot buy with Shared Ownership whilst you own another home.

WILL I NEED TO PAY A DEPOSIT?

Depending on the mortgage product you can secure, deposits can start from as little as 5% of the share percentage you are purchasing.

If the property's market value is £350,000 and you're starting with a 25% share, then your proportion will be valued at £87,500.

This means you'll need a deposit of £4,375 alongside a mortgage of £83,125. In the future, you're also able to own the property outright, by increasing your share to 100%.

At Southern Housing New Homes, we'll put you in touch with a specialist and experienced mortgage adviser at the start of your journey to help you understand what you can afford, and if you wish they can help you secure a mortgage product.

ABOUT US



SOUTHERN HOUSING
new homes

Southern Housing plans, develops and builds high-quality, desirable homes that bring together people and places to create diverse communities that thrive. At Southern Housing, we're proud to reinvest every penny of our profits for the benefit of communities across London and the South East.

We're recognised as a leader in providing premium homes that shape the way people want to live. So we don't just build better buildings – we build better living.