

SAY HELLO TO GRAND UNION

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Front cover: Computer generated image of Grand Union. Indicative only.

A NEW PLACE TO LIVE, WORK AND CONNECT

Grand Union will be a truly pioneering canalside neighbourhood. Located in Alperton, close to Wembley and with great connections into central London, at Grand Union our vision is to create a place where people and community thrive. A new Canalside Piazza will offer a vibrant space animated with cafés, restaurants, bars and new community facilities. 14 acres of open spaces which includes stunning landscaped gardens, meadows and riverside walks to be enjoyed by the residents of over 3,350 beautiful homes of the highest quality. The creation of a state-of-the-art multi-storey industrial hub and high quality workspace rounds off the numerous facilities at Grand Union, making this a unique waterside destination in which to socialise, play and relax.



INDUSTRY & MOTORBIKES A BRIEF HISTORY OF ALPERTON





The Grand Junction Canal (later renamed The Grand Union Canal) was cut through the area in 1801. Its effect on trade was immediate and began the transformation of the site from agriculture to industry

Established brickworks on the site used the canal for shipping their products by barge, as did remaining farmers with hay for

Alperton's rail station opened in 1903, later becoming an underground station on the Piccadilly Line in 1932



The iconic Ace Café opened in 1938 and achieved legendary status as a bikers' hangout in the fifties and sixties, visited by rock 'n' roll luminaries like Gene Vincent

and Billy Fury

Ealing Road became that established themselves

the 21 acre site and begin working with the local community to create and regenerate a 21st century development



The first phase of Grand Union

Alperton, first recorded in 1199 as 'Alprinton', is likely to have been a farmstead, or 'The Farm of Eahlbeort'

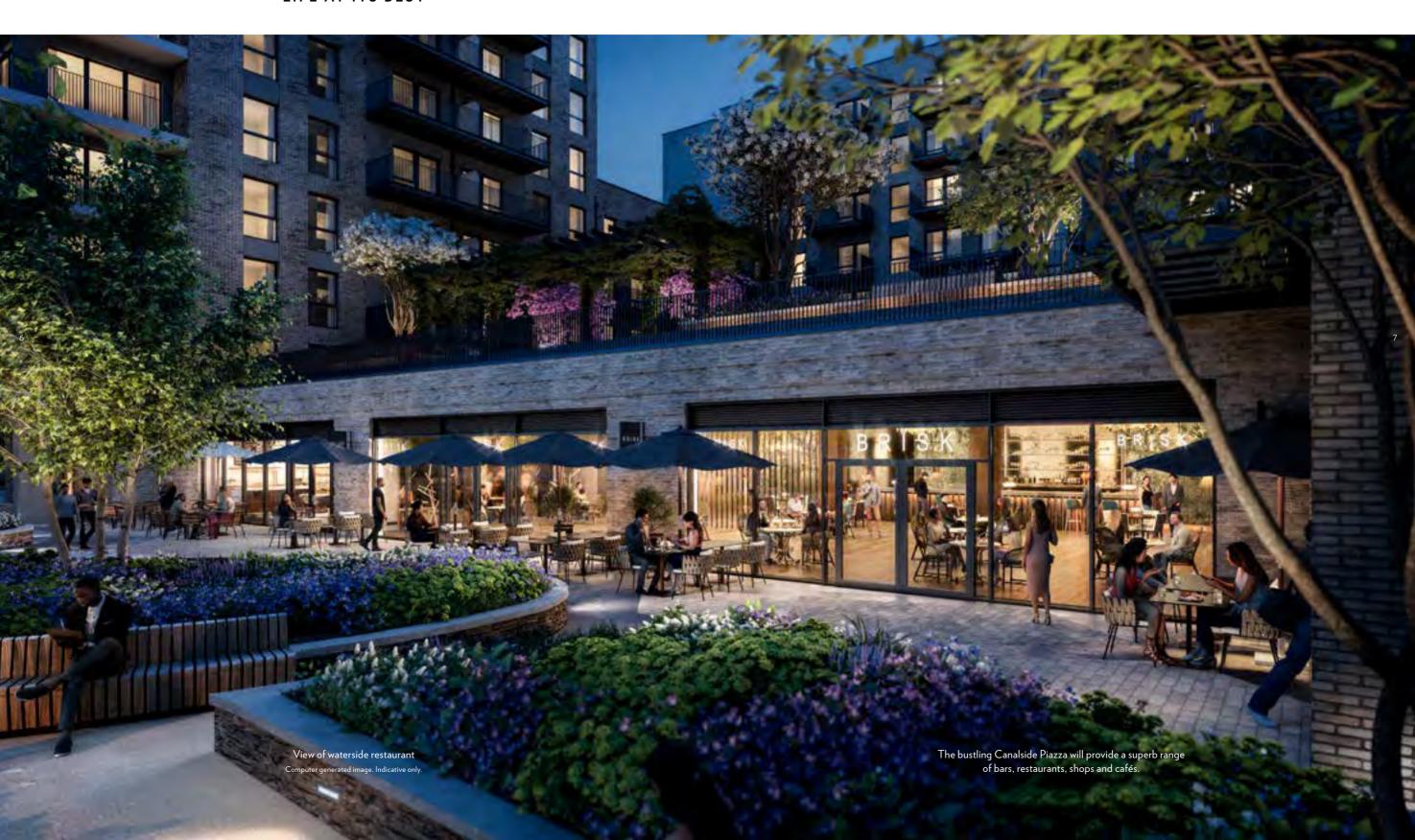
The area was a popular stag hunting location in Tudor and Stuart times. 1432 saw the first wooden bridge over the River Brent, connecting the North and South

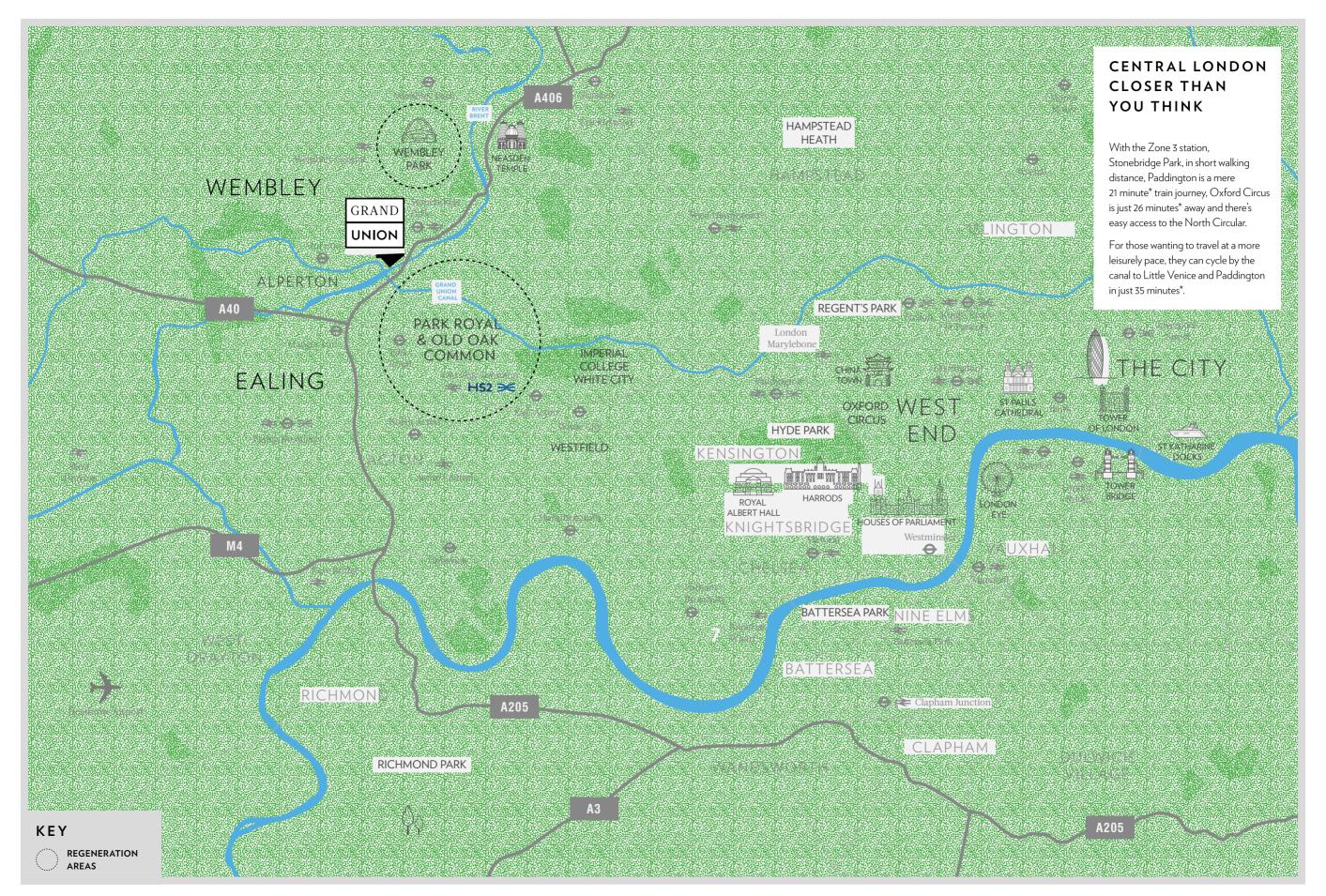
London's horses

The construction of the North Circular Road brought more industry in the 1920s and 30s – including the factory of Wooler Motorcycles, rubber and fireproofing industries

known as the Asian Hatton Garden after the many jewellery shops selling gold Berkeley Group acquire launched mid 2019

LONDON CANALSIDE LIFE AT ITS BEST







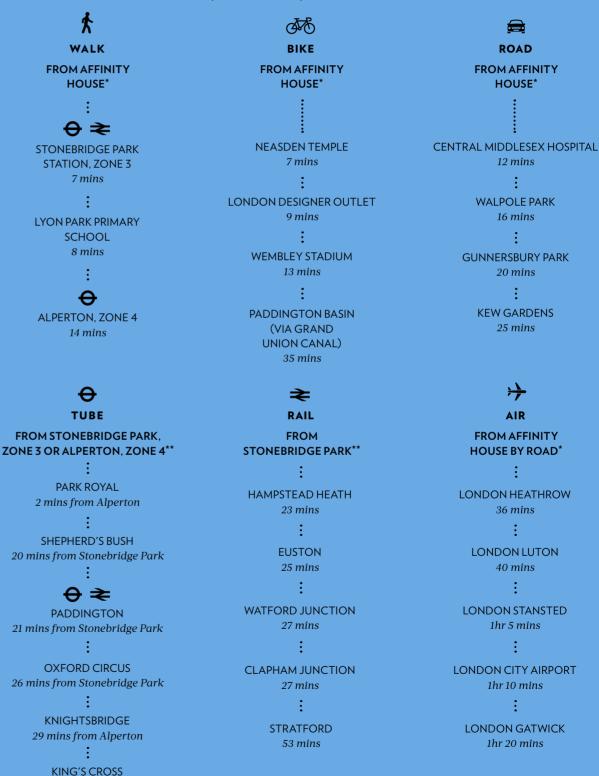
LONDON UNDERGROUND & OVERGROUND

Stonebridge Park and Alperton stations are a short walk away, offering direct links into central London.



PERFECTLY LOCATED

Grand Union is well placed, whether it's London, national or international, you can travel in any direction with ease.



30 mins from Stonebridge Park

[&]quot;Journey times are approximate only. Source: Google Maps. "'Train times based on an estimated average time. Journey times may be longer on weekends and holidays. Rail services correct at time of print. Source: tfl.gov.uk



A COMMUNITY CENTRE AT ITS HEART





GREEN OPEN SPACES







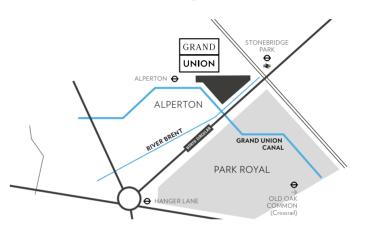




PARK ROYAL: THE LARGEST BUSINESS PARK IN LONDON, 11 MINUTES' DRIVE* FROM GRAND UNION

Park Royal is the site of London's largest regeneration project, and is set to create 65,000 new jobs over the next 30 years.

The programmed arrival of HS2 and Crossrail will create a 'transport super-hub' at Old Oak Common, just under 3 miles away from Grand Union. It is a prime opportunity area as it is set to be one of the best connected places in London.



BUSINESSES

EMPLOYING OVER

1,200 35,000

WORKERS

















OPPOSITE
The Generator is an innovative and bespoke industrial hub at
Grand Union

RIGHT & BELOW Artisan businesses will have use of the co-working space

Hello

TC

THE GENERATOR

Over 135,000 sq ft of workspace for a variety of light industrial businesses with shared facilities to support SMEs and encourage co-working and innovation



To the south of the River Brent, a bespoke multi-storey industrial hub known as The Generator, the first of its kind in the UK, will provide workspace for a variety of light industrial businesses.



The co-working space will feature everything from tech start-ups to creative studios to artisans. The hub will benefit from shared facilities and its occupiers will be able to share ideas, collaborate and get inspiration from like-minded people all under the same roof.



32





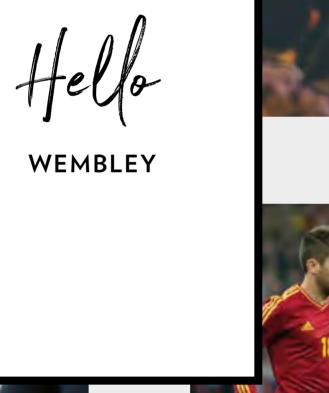
RIGHT

BELOW Football and NFL at Wembley Stadium

OPPOSITE Wembley Stadium and surrounding area

FAR RIGHT Wembley Stadium





MINUTES FROM WORLD-CLASS ENTERTAINMENT





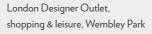
THE TONGOLLUS SIGNER OUTLET

ALPERTON, WEMBLEY & EALING - ALL WITHIN 20 MINUTES' DRIVE

Stroll along the canalside to discover a range of eateries, or venture a little further to find boutique shops, fine dining and a designer outlet. You're in a prime location for the best global events held at Wembley Stadium and the SSE Arena.



Walpole Park, Ealing





Turtle Bay, Ealing



Boxpark, A 'pop-up mall', Wembley



Boutique fashion shops, Ealing



EASY ACCESS TO FIRST CLASS EDUCATION

SCHOOLS & SIXTH FORMS

PERIVALE PRIMARY SCHOOL

Ofsted rated outstanding school for 3-11 year olds

8 mins by car 1.5 miles*

WEMBLEY HIGH TECHNOLOGY COLLEGE

Ofsted rated outstanding school for 11–18 year olds

12 mins by car 3.1 miles*

ALPERTON COMMUNITY SCHOOL

Ofsted rated good school for 11-18 year olds

2 mins by car 11 mins walk 0.6 mile*

HARROW SCHOOL

A full boarding school for boys aged 13-18, founded in 1572

15 mins by car 4 miles*

UNIVERSITIES

LONDON COLLEGE OF FASHION

Nurturing creative talent for over a century

28 mins by tube (Bakerloo)**

UNIVERSITY OF WESTMINSTER

Centre of excellence for Media and Communication research and studies

24 mins by tube (Bakerloo)**

UNIVERSITY COLLEGE LONDON

29 Nobel Prizes have been awarded to people who are, or were, students or academics at UCL

35 mins overground (Stonebridge Park)**

LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE

International centre of academic excellence, ranked 2nd in the world for social sciences and management

43 mins by tube (Piccadilly)**

IMPERIAL COLLEGE LONDON

A global top 10 university with world-class reputation

(White City Campus)
26 mins by overground and tube (Central)**

BRUNEL UNIVERSITY LONDON

Excellent reputation in Engineering, Science & Technology

26 mins by car*

CENTRAL ST MARTIN'S

Ranked 2nd in the world for Art and Design

41 mins by tube (Bakerloo → Central)**

KING'S COLLEGE LONDON

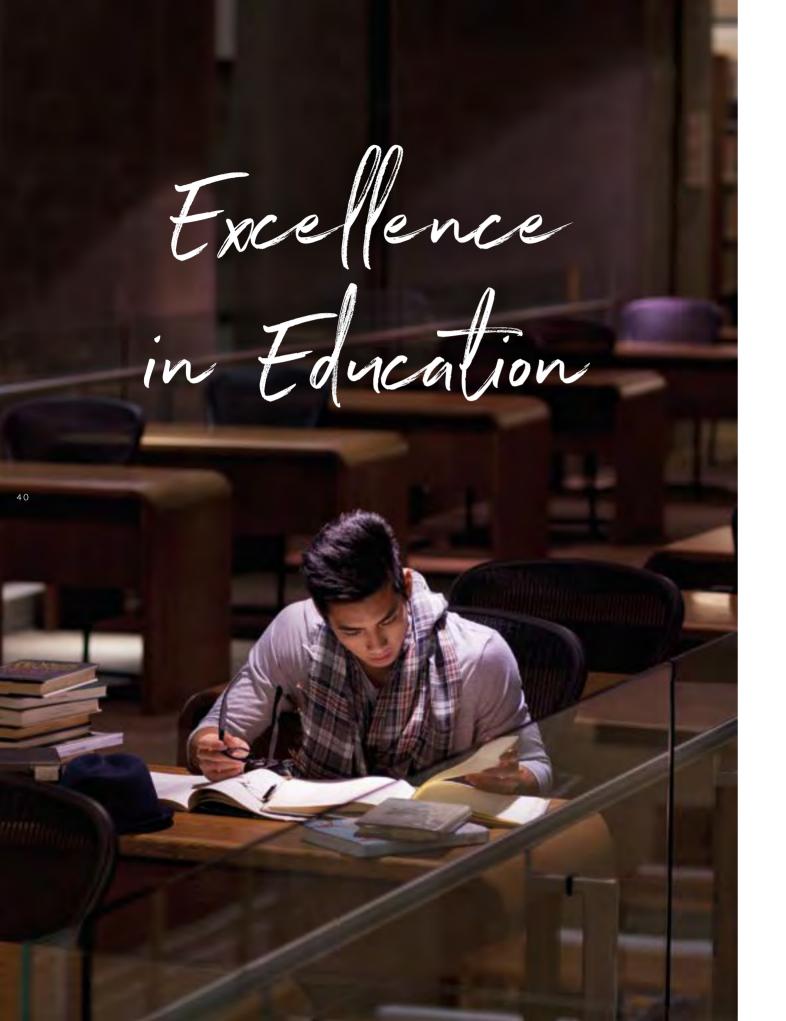
Ranked 7th in the UK, world-renowned King's is internationally acclaimed for cutting edge research

44 mins by tube (Piccadilly)**

Distances and journey times are approximate only. Source: Google Maps. "Train times based on an estimated average time.

Journey times may be longer on weekends and holidays. Rail services correct at time of print. Source: tfl.gov.uk.

Ofsted inspection reports - Perivale Primary School June 2017, Alperton Community School June 2016 and Wembley High Technology College September 2009





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Map not to scale and shows approximate locations only.





We've redefined luxury to promote wellbeing for London's new and exciting neighbourhood. Calming colours to reflect the river and industrial finishes to honour the rich heritage of the landscape. A mix of iconic, vintage and contemporary furniture encourage the notion of mindful consumption.

LAUREN COLQUHOUN INTERIOR DESIGNER
A.LONDON

KITCHEN





BATHROOM

THIS PAGE
White colour palette
RIGHT HAND PAGE
Indigo colour palette



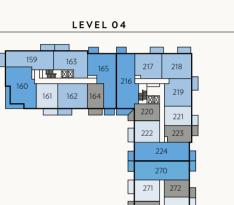
 $Photography\ of\ Grand\ Union\ show\ apartment.\ Indicative\ only.$



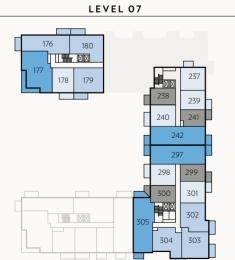


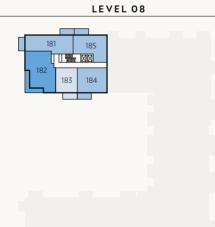










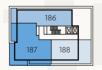








LEVEL 09



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MANHALIAN APAKIMENTS
1 BEDROOM APARTMENTS
2 BEDROOM APARTMENTS
3 BEDROOM APARTMENTS
SHARED OWNERSHIP APARTMENTS

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ACCOMMODATION FINDER

APARTMENT NO.	LEVEL	BEDROOMS	PAGE NO.	APARTMENT NO.	LEVEL	BEDROOMS	PAGE NO.	APARTMENT NO.	LEVEL	BEDROOMS	PAGE NO.
138	1	2 Bedrooms	93	187	9	3 Bedrooms	103	258	2	2 Bedrooms	95
139	1	3 Bedrooms	97	188	9	1 Bedroom	77	259	2	2 Bedrooms	96
140	1	Manhattan	66	209	3	2 Bedrooms	91	260	2	3 Bedrooms	107
141	1	2 Bedrooms	84	211	3	Manhattan	65	261	3	3 Bedrooms	105
142	1	2 Bedrooms	88	212	3	1 Bedroom	74	262	3	1 Bedroom	80
143	1	Manhattan	62	213	3	1 Bedroom	76	263	3	Manhattan	68
144	1	3 Bedrooms	100	214	3	Manhattan	67	264	3	Manhattan	71
145	2	2 Bedrooms	93	216	4	3 Bedrooms	99	265	3	1 Bedroom	81
146	2	3 Bedrooms	98	217	4	2 Bedrooms	82	266	3	2 Bedrooms	94
147	2	1 Bedroom	75	218	4	2 Bedrooms	91	267	3	2 Bedrooms	95
148	2	2 Bedrooms	85	219	4	2 Bedrooms	83	268	3	2 Bedrooms	96
149	2	2 Bedrooms	88	220	4	Manhattan	65	269	3	3 Bedrooms	107
150	2	Manhattan	63	221	4	1 Bedroom	73	270	4	3 Bedrooms	105
151	2	3 Bedrooms	101	222	4	1 Bedroom	76	271	4	1 Bedroom	80
152	3	2 Bedrooms	93	223	4	Manhattan	67	272	4	Manhattan	68
153	3	3 Bedrooms	98	224	4	3 Bedrooms	102	273	4	Manhattan	71
154	3	1 Bedroom	75	225	5	1 Bedroom	78	274	4	1 Bedroom	81
155	3	2 Bedrooms	85	226	5	Manhattan	64	275	4	2 Bedrooms	94
156	3	2 Bedrooms	88	227	5	1 Bedroom	72	276	4	2 Bedrooms	95
157	3	Manhattan	63	228	5	1 Bedroom	76	277	4	2 Bedrooms	96
158	3	3 Bedrooms	101	229	5	Manhattan	61	278	4	3 Bedrooms	107
159	4	2 Bedrooms	93	230	5	3 Bedrooms	102	279	5	3 Bedrooms	105
160	4	3 Bedrooms	98	231	6	1 Bedroom	79	280	5	1 Bedroom	80
161	4	1 Bedroom	75	232	6	Manhattan	64	281	5	Manhattan	68
162	4	2 Bedrooms	85	233	6	1 Bedroom	72	282	5	Manhattan	71
163	4	2 Bedrooms	88	234	6	1 Bedroom	76	283	5	1 Bedroom	81
164	4	Manhattan	63	235	6	Manhattan	61	284	5	2 Bedrooms	94
165	4	3 Bedrooms	101	236	6	3 Bedrooms	102	285	5	2 Bedrooms	95
166	5	2 Bedrooms	93	237	7	1 Bedroom	79	286	5	2 Bedrooms	96
167	5	3 Bedrooms	98	238	7	Manhattan	64	287	5	3 Bedrooms	107
168	5	1 Bedroom	75	239	7	1 Bedroom	72	288	6	3 Bedrooms	105
169	5	2 Bedrooms	87	240	7	1 Bedroom	76	289	6	1 Bedroom	80
170	5	2 Bedrooms	89	241	7	Manhattan	61	290	6	Manhattan	68
170	6	2 Bedrooms	93	241	7	3 Bedrooms	102	290	6	Manhattan	71
171	6	3 Bedrooms	98	242	1	3 Bedrooms	102	291	6	1 Bedroom	81
172	6	1 Bedroom	75	243	1	Manhattan	69	292	6	2 Bedrooms	94
	6	2 Bedrooms	86		1	Manhattan	68	293	6	2 Bedrooms	95
174				245	1	Manhattan					
175	6	2 Bedrooms 2 Bedrooms	90	246			70	295	6	2 Bedrooms	96
176	7		93	247	1	1 Bedroom	81	296	6	3 Bedrooms	107
177	7	3 Bedrooms	98 75	248	1	2 Bedrooms	94	297	7	3 Bedrooms	105
178	7	1 Bedroom	75	249	1	2 Bedrooms	95	298	7	1 Bedroom	80
179	7	2 Bedrooms	86	250	1	2 Bedrooms	96	299	7	Manhattan	68
180	7	2 Bedrooms	90	251	1	3 Bedrooms	106	300 701	7	Manhattan	71
181	8	2 Bedrooms	93	252	2	3 Bedrooms	105	301	7	1 Bedroom	81
182	8	3 Bedrooms	98	253	2	1 Bedroom	80	302	7	2 Bedrooms	94
183	8	1 Bedroom	75	254	2	Manhattan	68	303	7	2 Bedrooms	95
184	8	2 Bedrooms	86	255	2	Manhattan	71	304	7	2 Bedrooms	96
185	8	2 Bedrooms	90	256	2	1 Bedroom	81	305	7	3 Bedrooms	107
186	9	2 Bedrooms	92	257	2	2 Bedrooms	94				

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MANHATTAN APARTMENT

Apartments: 229, 235 & 241

Floors: 05, 06 & 07





MEASUREMENT POINTSU UTILITY CUPBOARD

C CUPBOARD

■ PRIVACY SCREEN☑ WASHING MACHINE☑ FRIDGE FREEZER

TOTAL INTERNAL AREA	37 sq.m	398 sq.ft
TOTAL EXTERNAL AREA	5.8 sq.m	62 sq.ft
Kitchen / Dining / Living / Bedroom	7.73m x 5.12m	25′4″ x 16′9″
Balcony	3.22m x 1.81m	10′6″ x 5′11″

Floorplans are scaled individually to fit the page and are not necessarily shown at the same scale as other plots. Floorplans shown for Grand Union are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.



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View onto Podium Gardens

◆ ► MEASUREMENT POINTS

U UTILITY CUPBOARD

— PRIVACY SCREEN

62



TOTAL INTERNAL AREA	40 sq.m	431 sq.ft	
TOTAL EXTERNAL AREA	9.5 sq.m	102 sq.ft	
Kitchen / Dining / Living / Bedroom	7.72m x 5.14m	25′4″ x 16′10″	
Terrace	5.27m x 1.80m	17′3″ x 5′11″	

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MANHATTAN APARTMENT

Apartments: 150, 157 & 164 Floors: 02, 03 & 04





◆ ► MEASUREMENT POINTS U UTILITY CUPBOARD

— PRIVACY SCREEN

WASHING MACHINE FRIDGE FREEZER

TOTAL INTERNAL AREA	40 sq.m	431 sq.ft
TOTAL EXTERNAL AREA	7.6 sq.m	82 sq.ft
Kitchen / Dining / Living / Bedroom	7.72m x 5.14m	25′4″ x 16′10″
Balcony	4.23m x 1.80m	13′10″ x 5′11″

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Room

Kitchen / Dining /

Living / Bedroom

View onto Podium Gardens and Canalside Piazza

◆ ► MEASUREMENT POINTS

U UTILITY CUPBOARD

— PRIVACY SCREEN

Balcony

View onto Podium Gardens

and Canalside Piazza

◆ ► MEASUREMENT POINTS U UTILITY CUPBOARD — PRIVACY SCREEN



TOTAL INTERNAL AREA	40 sq.m	431 sq.ft
TOTAL EXTERNAL AREA	5.6 sq.m	60 sq.ft
Kitchen / Dining / Living / Bedroom	7.72m x 5.14m	25'4" x 16'10"
Balcony	3 11m x 1 80m	10′2″ x 5′11″



TOTAL INTERNAL AREA 40 sq.m 431 sq.ft TOTAL EXTERNAL AREA 6.5 sq.m 70 sq.ft Kitchen / Dining / Living / Bedroom 7.72m x 5.14m 25'4" x 16'10" Balcony 3.62m x 1.80m 11'10" x 5'11"

X WASHING MACHINE

FRIDGE FREEZER

FLOOR 03 SHOWN

Floorplans are scaled individually to fit the page and are not necessarily shown at the same scale as other plots. Floorplans shown for Grand Union are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

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⟨⟨**∨**⟩

Terrace



View onto Podium Gardens

◆ ► MEASUREMENT POINTS

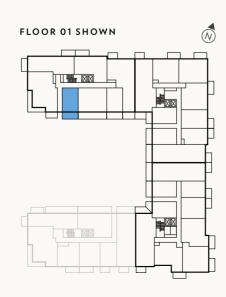
U UTILITY CUPBOARD — PRIVACY SCREEN

66



TOTAL INTERNAL AREA	39 sq.m	420 sq.ft
TOTAL EXTERNAL AREA	9.4 sq.m	101 sq.ft
Kitchen / Dining / Living / Bedroom	5.06m x 7.72m	16′7″ x 25′4″
Terrace	1.80m x 5.23m	5′11″ x 17′2″

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MANHATTAN APARTMENT

Apartments: 214 & 223

Floors: 03 & 04





◆ ► MEASUREMENT POINTS

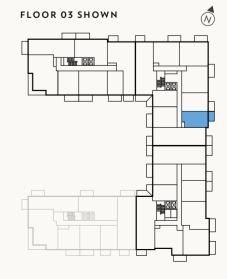
U UTILITY CUPBOARD

C CUPBOARD

— PRIVACY SCREEN WASHING MACHINE FRIDGE FREEZER

TOTAL INTERNAL AREA	41 sq.m	441 sq.ft
TOTAL EXTERNAL AREA	5.8 sq.m	62 sq.ft
Kitchen / Dining / Living / Bedroom	8.45m x 5.12m	27′8″ x 16′9″
Balcony	3.22m x 1.81m	10'6" x 5'11"

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View towards the Boulevard

◆ ► MEASUREMENT POINTS

U UTILITY CUPBOARD

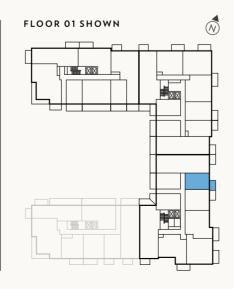
C CUPBOARD

68

-	PRIVACY SCREEN
\mathbb{X}	WASHING MACHINE
\boxtimes	FRIDGE FREEZER

TOTAL INTERNAL AREA	39 sq.m	424 sq.ft
TOTAL EXTERNAL AREA	5.8 sq.m	62 sq.ft
Kitchen / Dining / Living Room / Bedroom	7.73m x 5.36m	25′ 4″ x 17′ 7″
Balcony	3.22m x 1.81m	10′ 6″ x 5′ 11″

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Apartment: 244

Floor: 01



View onto Podium Gardens



◆ ► MEASUREMENT POINTS

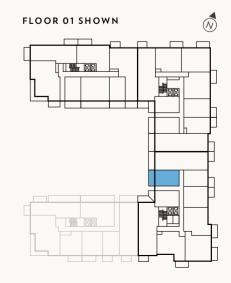
U UTILITY CUPBOARD

— PRIVACY SCREEN

WASHING MACHINE FRIDGE FREEZER

TOTAL INTERNAL AREA	40 sq.m	427 sq.ft
TOTAL EXTERNAL AREA	9.4 sq.m	101 sq.ft
Kitchen / Dining / Living Room / Bedroom	7.72m x 5.14m	25′ 4″ x 16′ 10″
Terrace	5.21m x 1.80m	17′ 1″ x 5′ 10″

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View onto Podium Gardens

U UTILITY CUPBOARD — PRIVACY SCREEN

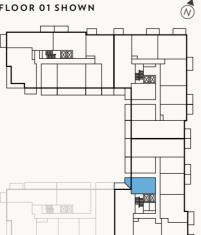
◆ ► MEASUREMENT POINTS

70

WASHING MACHINE FRIDGE FREEZER

TOTAL INTERNAL AREA	40 sq.m	433 sq.ft
TOTAL EXTERNAL AREA	4.7 sq.m	51 sq.ft
Kitchen / Dining / Living Room / Bedroom	7.72m x 5.14m	25′ 4″ x 16′ 10″
Terrace	3.49m x 1.80m	11′ 5″ x 5′ 10″

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FLOOR 01 SHOWN

◆ ► MEASUREMENT POINTS U UTILITY CUPBOARD

— PRIVACY SCREEN

WASHING MACHINE FRIDGE FREEZER

TOTAL INTERNAL AREA	40 sq.m	433 sq.ft
TOTAL EXTERNAL AREA	4.6 sq.m	50 sq.ft
Kitchen / Dining / Living Room / Bedroom	7.72m x 5.14m	25′ 4″ x 16′ 10″
Balcony	3.62m x 1.81m	11′ 10″ x 5′ 11″

*Canalside Piazza not visible from Floor 02

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View onto Podium Gardens and Canalside Piazza*

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MANHATTAN APARTMENT



73



View towards the Boulevard \longrightarrow

Bedroom Bathroom Balcony Kitchen / Dining / Living Room

> View towards the Boulevard \longrightarrow

◆ ► MEASUREMENT POINTS

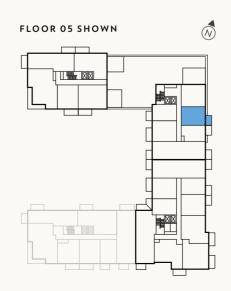
U UTILITY CUPBOARD — PRIVACY SCREEN

72

WASHING MACHINE FRIDGE FREEZER

TOTAL INTERNAL AREA	46 sq.m	495 sq.ft
TOTAL EXTERNAL AREA	5.8 sq.m	62 sq.ft
Kitchen / Dining / Living Room	5.70m x 3.13m	18'8" x 10'3"
Bedroom	4.60m x 2.75m	15′1″ x 9′0″
Balcony	3.22m x 1.81m	10'6" x 5'11"

Floorplans are scaled individually to fit the page and are not necessarily shown at the same scale as other plots. Floorplans shown for Grand Union are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.



◆ ► MEASUREMENT POINTS

U UTILITY CUPBOARD

— PRIVACY SCREEN

\boxtimes	WASHING MACHINE
\boxtimes	FRIDGE FREEZER

TOTAL INTERNAL AREA	50 sq.m	538 sq.ft
TOTAL EXTERNAL AREA	5.8 sq.m	62 sq.ft
Kitchen / Dining / Living Room	6.43m x 3.12m	21'1" x 10'3"
Bedroom	5.90m x 2.75m	19'4" x 9'0"
Balcony	3.22m x 1.81m	10′6″ x 5′11″



Floor: 03





View towards the Boulevard →

■ MEASUREMENT POINTS

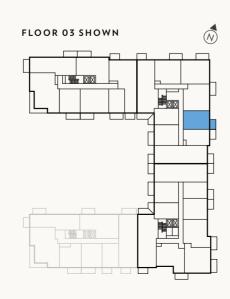
U UTILITY CUPBOARD

— PRIVACY SCREEN



TOTAL INTERNAL AREA	50 sq.m	538 sq.ft
TOTAL EXTERNAL AREA	5.8 sq.m	62 sq.ft
Kitchen / Dining / Living Room	6.43m x 3.13m	21'1" x 10'3"
Bedroom	5.65m x 2.75m	18'6" x 9'0"
Balcony	3.22m x 1.81m	10'6" x 5'11"

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1 BEDROOM APARTMENT

Apartments: 147, 154, 161, 168, 173, 178 & 183

Floors: 02, 03, 04, 05, 06, 07 & 08

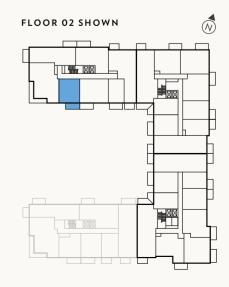


◆ MEASUREMENT POINTSU UTILITY CUPBOARD

— PRIVACY SCREEN

WASHING MACHINE
FRIDGE FREEZER

TOTAL INTERNAL AREA	52 sq.m	560 sq.ft
TOTAL EXTERNAL AREA	8.2 sq.m	88 sq.ft
Kitchen / Dining / Living Room	3.59m x 5.90m	11′9″ x 19′4″
Bedroom	3.00m x 4.92m	9′10″ x 16′1″
Balcony	4.57m x 1.81m	14′11″ x 5′11″



Views onto Podium Gardens and Canalside Piazza

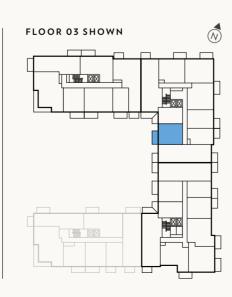
◆ ► MEASUREMENT POINTS

U UTILITY CUPBOARD **C** CUPBOARD

PRIVACY SCREEN
WASHING MACHINE
FRIDGE FREEZER

TOTAL INTERNAL AREA	52 sq.m	560 sq.ft
TOTAL EXTERNAL AREA	8.5 sq.m	91 sq.ft
Kitchen / Dining / Living Room	7.72m x 3.50m	25′4″ x 11′6″
Bedroom	4.06m x 3.12m	13'4" x 10'3"
Balcony	4 23m x 1 81m	13′10″ x 5′11″

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1 BEDROOM APARTMENT

Apartment: 188

Floor: 09





◆ ► MEASUREMENT POINTS

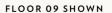
U UTILITY CUPBOARD

C CUPBOARD

— PRIVACY SCREEN WASHING MACHINE FRIDGE FREEZER

TOTAL INTERNAL AREA	53 sq.m	570 sq.ft
TOTAL EXTERNAL AREA	30.9 sq.m	332 sq.ft
Kitchen / Dining / Living Room	4.74m x 6.22m	15′6″ x 20′5″
Bedroom	3.73m x 3.67m	12′3″ x 12′0″
Terrace	3.90m x 7.92m	12′9″ x 25′11″

are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.















↑ View towards Wembley Stadium





◆ ► MEASUREMENT POINTS U UTILITY CUPBOARD

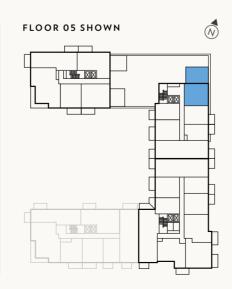
78

C CUPBOARD

PRIVACY SCREEN
WASHING MACHINE
FRIDGE FREEZER

TOTAL INTERNAL AREA	54 sq.m	581 sq.ft
TOTAL EXTERNAL AREA	42.1 sq.m	453 sq.ft
Kitchen / Dining / Living Room	7.73m x 3.90m	25'4" x 12'9"
Bedroom	3.74m x 3.05m	12′3″ x 10′0″
Terrace	7.80m x 5.40m	25′7″ x 17′8″

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1 BEDROOM APARTMENT

Apartments: 231 & 237

Floors: 06 & 07





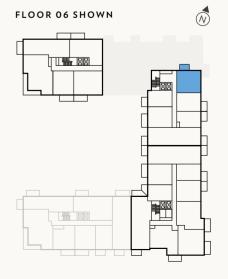
◆ ► MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

— PRIVACY SCREEN X WASHING MACHINE FRIDGE FREEZER

TOTAL INTERNAL AREA	54 sq.m	581 sq.ft
TOTAL EXTERNAL AREA	6.2 sq.m	67 sq.ft
Kitchen / Dining / Living Room	7.73m x 3.90m	25′4″ x 12′9″
Bedroom	3.74m x 3.05m	12′3″ x 10′0″
Balcony	1.81m x 3.11m	5′11″ x 10′2″



View onto Podium Gardens and Canalside Piazza*



U UTILITY CUPBOARD

C CUPBOARD

─ PRIVACY SCREEN※ WASHING MACHINE※ FRIDGE FREEZER

TOTAL INTERNAL AREA	52 sq.m	563 sq.ft
TOTAL EXTERNAL AREA	7.7 sq.m	83 sq.ft
Kitchen / Dining / Living Room	7.72m x 3.50m	25′ 4″ x 11′ 5″
Bedroom	4.08m x 3.12m	13′ 4″ x 10′ 2″
Balcony	4.23m x 1.81m	13′ 10″ x 5′ 11″

*Canalside Piazza not visible from Floor 02

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1 BEDROOM APARTMENT

Apartments: 247, 256, 265, 274, 283, 292 & 301

Floors: 01, 02, 03, 04, 05, 06 & 07





◆ ► MEASUREMENT POINTS

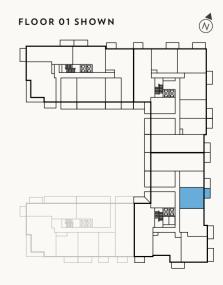
U UTILITY CUPBOARD

C CUPBOARD

PRIVACY SCREEN
WASHING MACHINE
FRIDGE FREEZER

TOTAL INTERNAL AREA	51 sq.m	552 sq.ft
TOTAL EXTERNAL AREA	5.8 sq.m	62 sq.ft
Kitchen / Dining / Living Room	7.73m x 3.40m	25′ 4″ x 11′ 1″
Bedroom	4.09m x 3.14m	13′ 5″ x 10′ 3″
Balcony	3.22m x 1.81m	10′ 6″ x 5′ 11″

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8

■ MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

82

PRIVACY SCREEN
WASHING MACHINE
FRIDGE FREEZER

TOTAL INTERNAL AREA	64 sq.m	689 sq.ft
TOTAL EXTERNAL AREA	7.7 sq.m	83 sq.ft
Kitchen / Dining / Living Room	7.78m x 3.00m	25′6″ x 9′10″
Master Bedroom	3.63m x 2.78m	11′11″ x 9′1″
Bedroom 2	4.31m x 2.55m	14'2" x 8'4"
Balcony	4.23m x 1.81m	13′10″ x 5′11″

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2 BEDROOM APARTMENT

Apartment: 219

Floor: 04



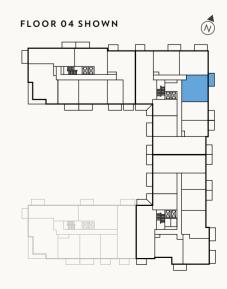
◆ MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

─ PRIVACY SCREEN※ WASHING MACHINE※ FRIDGE FREEZER

TOTAL INTERNAL AREA	70 sq.m	753 sq.ft
TOTAL EXTERNAL AREA	7.7 sq.m	83 sq.ft
Kitchen / Dining / Living Room	6.84m x 3.15m	22′5″ x 10′4″
Master Bedroom	5.90m x 2.73m	19'4" x 8'11"
Bedroom 2	4.70m x 2.55m	15′5″ x 8′4″
Balcony	4.23m x 1.81m	13′10″ x 5′11″



View onto Podium Gardens

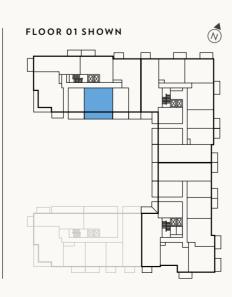
✓ ► MEASUREMENT POINTSU UTILITY CUPBOARD

C CUPBOARD

PRIVACY SCREEN
WASHING MACHINE
FRIDGE FREEZER

TOTAL INTERNAL AREA	72 sq.m	775 sq.ft
TOTAL EXTERNAL AREA	17.0 sq.m	183 sq.ft
Kitchen / Dining / Living Room	7.72m x 3.42m	25'4" x 11'2"
Master Bedroom	3.17m x 2.88m	10′5″ x 9′5″
Bedroom 2	3.93m x 2.67m	12′10″ x 8′9″
Terrace	1.80m x 9.45m	5′11″ x 31′0″

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2 BEDROOM APARTMENT

Apartments: 148, 155 & 162 Floors: 02, 03 & 04



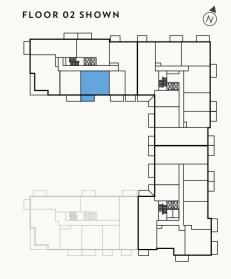
◆ ► MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

─ PRIVACY SCREEN※ WASHING MACHINE※ FRIDGE FREEZER

TOTAL INTERNAL AREA	72 sq.m	775 sq.ft
TOTAL EXTERNAL AREA	8.3 sq.m	89 sq.ft
Kitchen / Dining / Living Room	7.72m x 3.42m	25′4″ x 11′2″
Master Bedroom	3.17m x 2.88m	10′5″ x 9′5″
Bedroom 2	3.93m x 2.67m	12′10″ x 8′9″
Balcony	1.81m x 4.57m	5′11″ x 14′11″



•	MEASUREMENT POINTS	
	LITH ITY CHIPDOADD	

U UTILITY CUPBOARD

C CUPBOARD

86



TOTAL INTERNAL AREA	72 sq.m	775 sq.ft
TOTAL EXTERNAL AREA	8.3 sq.m	89 sq.ft
Kitchen / Dining / Living Room	7.72m x 3.42m	25′4″ x 11′2″
Master Bedroom	3.17m x 2.88m	10′5″ x 9′5″
Bedroom 2	3.93m x 2.67m	12′10″ x 8′9″
Balcony	1.81m x 4.57m	5′11″ x 14′11″

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U UTILITY CUPBOARD

C CUPBOARD

_	PRIVACY SCREEN
\boxtimes	WASHING MACHINE
\boxtimes	FRIDGE FREEZER

TOTAL INTERNAL AREA	72 sq.m	775 sq.ft
TOTAL EXTERNAL AREA	37.1 sq.m	399 sq.ft
Kitchen / Dining / Living Room	7.72m x 3.42m	25′4″ x 11′2″
Master Bedroom	3.17m x 2.88m	10′5″ x 9′5″
Bedroom 2	3.93m x 2.67m	12′10″ x 8′9″
Balcony	1.81m x 4.57m	5′11″ x 14′11″
Terrace	6.00m x 4.80m	19′8″ x 15′9″



View towards

Wembley

Stadium

Bedroom 2

Balcony

◆ ► MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

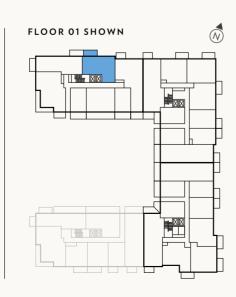
88

PRIVACY SCREEN
WASHING MACHINE
FRIDGE FREEZER

TOTAL INTERNAL AREA	72 sq.m	775 sq.ft
TOTAL EXTERNAL AREA	8.3 sq.m	89 sq.ft
Kitchen / Dining / Living Room	5.72m x 4.34m	18'9" x 14'3"
Master Bedroom	4.52m x 2.90m	14′10″ x 9′6″
Bedroom 2	3.38m x 3.00m	11'1" x 9'10"
Balcony	4.57m x 1.81m	14′11″ x 5′11″

*Not visible from Floor 01

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◆ ► MEASUREMENT POINTS U UTILITY CUPBOARD

C CUPBOARD

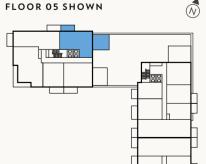
	PRIVACY SCREEN
\boxtimes	WASHING MACHINE
\boxtimes	FRIDGE FREEZER

TOTAL INTERNAL AREA	70 sq.m	755 sq.ft
TOTAL EXTERNAL AREA	34.2 sq.m	368 sq.ft
Kitchen / Dining / Living Room	5.72m x 4.34m	14′3″ x 18′9″
Master Bedroom	4.52m x 2.90m	14′10″ x 9′6″
Bedroom 2	3.38m x 3.00m	11′1″ x 9′10″
Balcony	4.57m x 1.81m	14′11″ x 5′11″
Terrace	5.40m x 4.80m	17′8″ x 15′9″

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2 BEDROOM APARTMENT

◆ ► MEASUREMENT POINTS

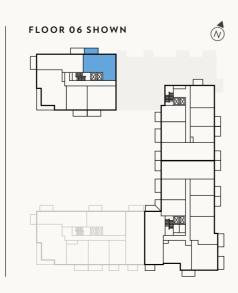
U UTILITY CUPBOARD

C CUPBOARD

PRIVACY SCREEN
WASHING MACHINE
FRIDGE FREEZER

TOTAL INTERNAL AREA	70 sq.m	755 sq.ft
TOTAL EXTERNAL AREA	8.3 sq.m	89 sq.ft
Kitchen / Dining / Living Room	5.72m x 4.34m	14′3″ x 18′9″
Master Bedroom	4.52m x 2.90m	14′10″ x 9′6″
Bedroom 2	3.38m x 3.00m	11'1" x 9'10"
Balcony	4.57m x 1.81m	14′11″ x 5′11″

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◆ MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

PRIVACY SCREEN
WASHING MACHINE
FRIDGE FREEZER

TOTAL INTERNAL AREA	71 sq.m	764 sq.ft
TOTAL EXTERNAL AREA	7.7 sq.m	83 sq.ft
Kitchen / Dining / Living Room	6.40m x 3.77m	21′0″ x 12′4″
Master Bedroom	3.00m x 3.90m	9′10″ x 12′9″
Bedroom 2	3.77m x 2.70m	12'4" x 8'10"
Balcony	4.23m x 1.81m	13′10″ x 5′11″





↑ View towards Wembley Stadium



View towards the Canalside Piazza

92

◆ MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

PRIVACY SCREENWASHING MACHINEFRIDGE FREEZER

TOTAL INTERNAL AREA	79 sq.m	850 sq.ft
TOTAL EXTERNAL AREA	9.6 sq.m	103 sq.ft
Kitchen / Dining / Living Room	7.94m x 3.87m	26′0″ x 12′8″
Master Bedroom	4.29m x 3.59m	14′1″ x 11′9″
Bedroom 2	3.68m x 2.75m	12′1″ x 9′0″
Terrace	5.40m x 1.78m	17′8″ x 5′10″

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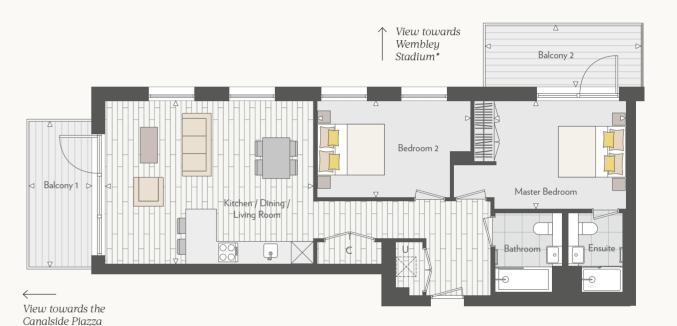
FLOOR 09 SHOWN



Apartments: 138, 145, 152, 159, 166, 171, 176 & 181
Floors: 01, 02, 03, 04, 05, 06, 07 & 08

2 BEDROOM APARTMENT





■ MEASUREMENT POINTS

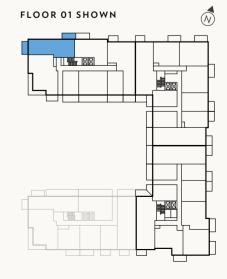
U UTILITY CUPBOARD

C CUPBOARD

PRIVACY SCREEN
WASHING MACHINE
FRIDGE FREEZER

TOTAL INTERNAL AREA	80 sq.m	861 sq.ft
TOTAL EXTERNAL AREA	14.3 sq.m	154 sq.ft
Kitchen / Dining / Living Room	6.12m x 4.79m	20′1″ x 15′8″
Master Bedroom	3.86m x 3.18m	12'8" x 10'5"
Bedroom 2	4.53m x 2.84m	14′10″ x 9′4″
Balcony 1	1.81m x 4.23m	5′11″ x 13′10″
Balcony 2	1.81m x 4.57m	5′11″ x 14′11″

*Not visible from Floor 01

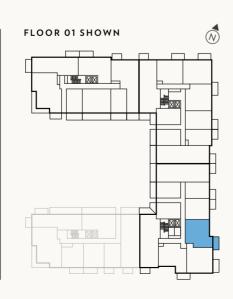


U UTILITY CUPBOARDC CUPBOARD

PRIVACY SCREEN
WASHING MACHINE
FRIDGE FREEZER

TOTAL INTERNAL AREA	70 sq.m	755 sq.ft
TOTAL EXTERNAL AREA	7.7 sq.m	83 sq.ft
Kitchen / Dining / Living Room	6.22m x 3.26m	20′ 4″ x 10′ 8″
Master Bedroom	5.18m x 2.75m	16′ 12″ x 9′ 0″
Bedroom 2	3.96m x 2.85m	12′ 12″ x 9′ 4″
Balcony	4.23m x 1.81m	13′ 10″ x 5′ 11″

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2 BEDROOM APARTMENT

Apartments: 249, 258, 267, 276, 285, 294 & 303

Floors: 01, 02, 03, 04, 05, 06 & 07



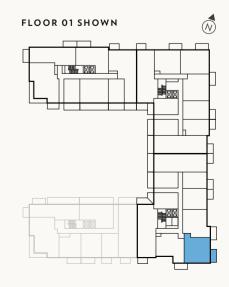
◆ ► MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

─ PRIVACY SCREEN☒ WASHING MACHINE☒ FRIDGE FREEZER

TOTAL INTERNAL AREA	71 sq.m	767 sq.ft
TOTAL EXTERNAL AREA	7.7 sq.m	83 sq.ft
Kitchen / Dining / Living Room	4.79m x 4.61m	15′ 8″ x 15′ 1″
Master Bedroom	3.68m x 3.06m	12′ 0″ x 10′ 0″
Bedroom 2	3.88m x 3.30m	12′ 8″ x 10′ 10″
Balcony	4.23m x 1.81m	13′ 10″ x 5′ 11″



U UTILITY CUPBOARDC CUPBOARD

PRIVACY SCREENWASHING MACHINEFRIDGE FREEZER

TOTAL INTERNAL AREA	72 sq.m	771 sq.ft
TOTAL EXTERNAL AREA	7.7 sq.m	83 sq.ft
Kitchen / Dining / Living Room	7.86m x 3.44m	25′ 10″ x 11′ 3″
Master Bedroom	3.37m x 2.92m	11′ 0″ x 9′ 7″
Bedroom 2	4.13m x 2.79m	13′ 6″ x 9′ 1″
Balcony	4.23m x 1.81m	13′ 10″ x 5′ 11″

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3 BEDROOM APARTMENT

Apartment: 139

Floor: 01



◆ ► MEASUREMENT POINTS

U UTILITY CUPBOARDC CUPBOARD

PRIVACY SCREEN
WASHING MACHINE
FRIDGE FREEZER

TOTAL INTERNAL AREA	102 sq.m	1,098 sq.ft
TOTAL EXTERNAL AREA	23.5 sq.m	253 sq.ft
Kitchen / Dining / Living Room	5.90m x 5.70m	19′5″ x 18′8″
Master Bedroom	5.58m x 3.12m	18'3" x 10'2"
Bedroom 2	3.52m x 3.09m	11′6″ x 10′2″
Bedroom 3	4.00m x 2.70m	13′1″ x 8′10″
Balcony	7.20m x 1.50m	23′7″ x 4′11″
Terrace	1.80m x 3.71m	5′11″ x 12′2″



Floors: 02, 03, 04, 05, 06, 07 & 08



← View towards the Canalside Piazza

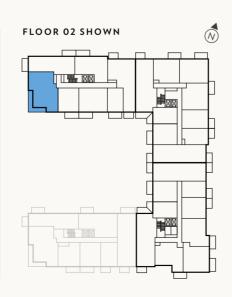
✓ ► MEASUREMENT POINTSU UTILITY CUPBOARD

U UTILITY CUPBOC CUPBOARD

PRIVACY SCREEN
WASHING MACHINE
FRIDGE FREEZER

TOTAL INTERNAL AREA	102 sq.m	1,098 sq.ft
TOTAL EXTERNAL AREA	16.8 sq.m	181 sq.ft
Kitchen / Dining / Living Room	5.90m x 5.70m	19′5″ x 18′8″
Master Bedroom	5.58m x 3.12m	18′3″ x 10′2″
Bedroom 2	3.52m x 3.09m	11'6" x 10'2"
Bedroom 3	4.00m x 2.70m	13′1″ x 8′10″
Balcony	7.20m x 1.50m	23′7″ x 4′11″

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3 BEDROOM APARTMENT

Apartment: 216

Floor: 04



↑ View towards Wembley Stadium



◆ MEASUREMENT POINTSU UTILITY CUPBOARD

C CUPBOARD

PRIVACY SCREEN
WASHING MACHINE
FRIDGE FREEZER

TOTAL INTERNAL AREA	106 sq.m	1,141 sq.ft
TOTAL EXTERNAL AREA	15.0 sq.m	161 sq.ft
Kitchen / Dining / Living Room	8.38m x 3.86m	27′6″ x 12′8″
Master Bedroom	5.08m x 2.92m	16′8″ x 9′7″
Bedroom 2	4.78m x 2.63m	15′8″ x 8′7″
Bedroom 3	5.70m x 2.81m	18′8″ x 9′2″
Balcony 1	1.81m x 3.11m	5′11″ x 10′2″
Balcony 2	1.81m x 5.58m	5′11″ x 18′4″



View onto

Podium Gardens

Terrace

■ MEASUREMENT POINTS U UTILITY CUPBOARD

C CUPBOARD

100

PRIVACY SURLES.
WASHING MACHINE FRIDGE FREEZER

1,173 sq.ft TOTAL INTERNAL AREA 109 sq.m TOTAL EXTERNAL AREA 13.0 sq.m 140 sq.ft Kitchen / Dining / Living Room 7.93m x 3.77m 26'0" x 12'4" Master Bedroom 5.56m x 3.28m 18'3" x 10'9" Bedroom 2 5.56m x 2.91m 18'3" x 9'7" Bedroom 3 4.30m x 2.88m 14'1" x 9'5" Terrace 4.08m x 1.80m 13'4" x 5'11" 3.11m x 1.81m 10'2" x 5'11"

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3 BEDROOM APARTMENT

Apartments: 151, 158 & 165

Floors: 02, 03 & 04





View onto

Podium Gardens

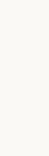
■ MEASUREMENT POINTS U UTILITY CUPBOARD

C CUPBOARD

PRIVACY SCREEN WASHING MACHINE FRIDGE FREEZER

TOTAL INTERNAL AREA	109 sq.m	1,173 sq.ft
TOTAL EXTERNAL AREA	13.4 sq.m	144 sq.ft
Kitchen / Dining / Living Room	7.93m x 3.77m	26'0" x 12'4"
Master Bedroom	5.56m x 3.28m	18′3″ x 10′9″
Bedroom 2	5.56m x 2.91m	18'3" x 9'7"
Bedroom 3	4.30m x 2.88m	14′1″ x 9′5″
Balcony 1	3.11m x 1.81m	10'2" x 5'11"
Balcony 2	3.11m x 1.81m	10′2″ x 5′11″

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Kitchen / Dining /

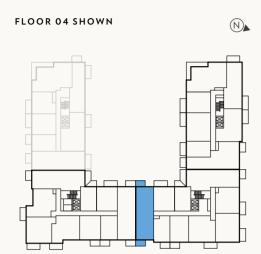
Living Room

Balcony 2

3 BEDROOM APARTMENT

Apartments: 224, 230, 236 & 242

Floors: 04, 05,06 & 07



View onto Podium Gardens and Canalside Piazza



◆ ► MEASUREMENT POINTS U UTILITY CUPBOARD

C CUPBOARD

102

PRIVACY SCREEN
WASHING MACHINE FRIDGE FREEZER

TOTAL INTERNAL AREA	101 sq.m	1,087 sq.ft 125 sq.ft
TOTAL EXTERNAL AREA	11.6 sq.m	
Kitchen / Dining / Living Room	8.14m x 3.88m	26′8″ x 12′9″
Master Bedroom	5.27m x 2.86m	17′3″ x 9′4″
Bedroom 2	4.68m x 2.82m	15'4" x 9'3"
Bedroom 3	5.39m x 2.55m	17′8″ x 8′4″
Balcony 1	1.81m x 3.22m	10'6" x 5'11"
Balcony 2	1.81m x 3.22m	10′6″ x 5′11″

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3 BEDROOM APARTMENT

Apartment: 187

Floor: 09



◆ MEASUREMENT POINTS U UTILITY CUPBOARD

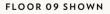
C CUPBOARD

View onto

PRIVACY SCREEN WASHING MACHINE FRIDGE FREEZER

TOTAL INTERNAL AREA	104 sq.m	
TOTAL EXTERNAL AREA	35.9 sq.m	386 sq.ft
Kitchen / Dining / Living Room	7.75m x 4.90m	25′5″ x 16′1″
Master Bedroom	5.64m x 3.11m	18'6" x 10'2"
Bedroom 2	3.86m x 3.33m	12'8" x 10'11"
Bedroom 3	3.29m x 3.85m	10′9″ x 12′7″
Balcony	7.08m x 1.50m	23′3″ x 4′11″
Terrace 1	7.13m x 1.15m	23'4" x 3'9"
Terrace 2	5.48m x 1.78m	18′0″ x 5′10″

are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.







103

✓ ► MEASUREMENT POINTSU UTILITY CUPBOARD

U UTILITY CUPBOAC CUPBOARD

104

PRIVACY SCREEN
WASHING MACHINE
FRIDGE FREEZER

TOTAL INTERNAL AREA	101 sq.m	1,083 sq.ft 180 sq.ft
TOTAL EXTERNAL AREA	16.7 sq.m	
Kitchen / Dining / Living Room	8.14m x 3.88m	26′ 8″ x 12′ 8″
Master Bedroom	5.27m x 2.86m	17′ 3″ x 9′ 4″
Bedroom 2	4.68m x 2.82m	15′ 4″ x 9′ 3″
Bedroom 3	5.39m x 2.55m	17′ 8″ x 8′ 4″
Terrace	6.08m x 1.80m	19′ 11″ x 5′ 10″
Balcony	3.22m x 1.81m	10′ 6″ x 5′ 11″

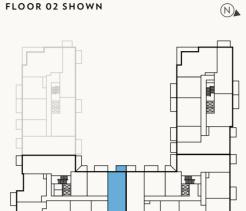
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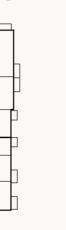


3 BEDROOM APARTMENT

Apartments: 252, 261, 270, 279, 288 & 297

Floors: 02, 03, 04, 05, 06 & 07





■ MEASUREMENT POINTS PRIVACY SCREEN WASHING MACHINE U UTILITY CUPBOARD FRIDGE FREEZER C CUPBOARD TOTAL INTERNAL AREA 101 sq.m 1,083 sq.ft TOTAL EXTERNAL AREA 11.6 sq.m 125 sq.ft Kitchen / Dining / Living Room 8.14m x 3.88m 26′ 8″ x 12′ 8″ Master Bedroom 5.27m x 2.86m 17′ 3″ x 9′ 4″

4.68m x 2.82m

5.39m x 2.55m

15′ 4″ x 9′ 3″

17′ 8″ x 8′ 4″

10′ 6″ x 5′ 11″

10′ 6″ x 5′ 11″

 Balcony 1
 3.22m x 1.81m

 Balcony 2
 3.22m x 1.81m

*Canalside Piazza not visible from Floor 02

Bedroom 2

Bedroom 3

Floorplans are scaled individually to fit the page and are not necessarily shown at the same scale as other plots. Floorplans shown for Grand Union are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.





105

U UTILITY CUPBOARDC CUPBOARD

106

PRIVACY SCREEN
WASHING MACHINE
FRIDGE FREEZER

TOTAL INTERNAL AREA	105 sq.m 13.3 sq.m	1,126 sq.ft 143 sq.ft
TOTAL EXTERNAL AREA		
Kitchen / Dining / Living Room	9.98m x 3.13m	32′ 9″ x 10′ 3″
Master Bedroom	5.04m x 3.15m	16′ 6″ x 10′ 4″
Bedroom 2	5.0m x 2.55m	16′ 6″ x 8′ 4″
Bedroom 3	4.92m x 3.25m	16′ 1″ x 10′ 8″
Terrace	5.33m x 1.80m	17′ 5″ x 5′ 10″
Balcony	3.11m x 1.81m	10′ 2″ x 5′ 11″

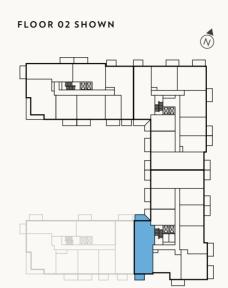
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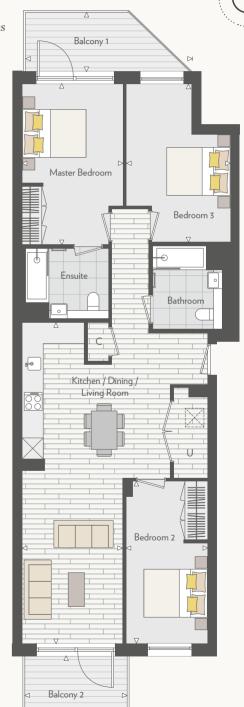
3 BEDROOM APARTMENT (WHEELCHAIR ADAPTABLE)

Apartments: 260, 269, 278, 287, 296 & 305

Floors: 02, 03, 04, 05, 06 & 07



↑ View onto Podium Gardens



107

MEASUREMENT POINTSU UTILITY CUPBOARDC CUPBOARD

WASHING MACHINE
FRIDGE FREEZER

PRIVACY SCREEN

TOTAL INTERNAL AREA TOTAL EXTERNAL AREA	105 sq.m	1,125 sq.ft 138 sq.ft
	12.8 sq.m	
Kitchen / Dining / Living Room	9.98m x 3.13m	32′ 9″ x 10′ 3″
Master Bedroom	5.04m x 3.15m	16′ 6″ x 10′ 4″
Bedroom 2	5.0m x 2.55m	16′ 6″ x 8′ 4″
Bedroom 3	4.92m x 3.25m	16′ 1″ x 10′ 8″
Balcony 1	4.99m x 1.81m	16′ 4″ x 5′ 11″
Balcony 2	3.11m x 1.81m	10′ 2″ x 5′ 11″



Double glazed external doors and windows

Timber effect flooring to entrance hallway, living room and kitchen

Carpet to bedrooms (except the Manhattan bedroom which is timber effect throughout)

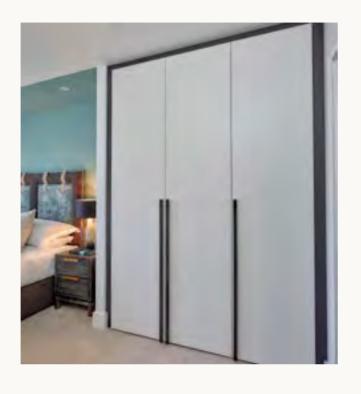
Painted skirting to hallway, living room, kitchen and bedrooms

Wardrobe to master bedroom and to bedroom 2 in 3 bedroom apartments

Utility cupboard

Ten-year warranty from date of legal completion

999-year lease from 2021



Bathroomy, Enjurites & Shower Roomy

Bath and/or shower, WC and basin

Electric heated towel rail

Porcelain floor and wall tiling

Fixed shower and hand held shower to shower enclosure

WCs with soft-closing seats

Custom designed vanity unit

Lighting & Electrical

Spotlights throughout

Telephone / home network points in selected locations

Underfloor heating, except bathrooms which feature an electric towel rail



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Kitchen

Custom designed fully integrated kitchens

Stainless steel recessed sink

Integrated fan-assisted electric oven, microwave and induction hob

Extractor fan

Integrated dishwasher

Integrated wine cooler

Integrated fridge / freezer

Feature lighting below high level cupboards



Security & External

Video entry phone system

Smoke detectors to hallway and common areas

Multi-point high security door locking system to entrance door

CCTV security system to car park, entrance lobby and development

Sprinkler system in every apartment

Energy efficient LED lighting throughout

Sustainability

 $\label{eq:Mechanical ventilation} \mbox{Mechanical ventilation system with heat recovery}$

High performance double glazing to all doors and windows

A and A+ rated white goods $\,$













113









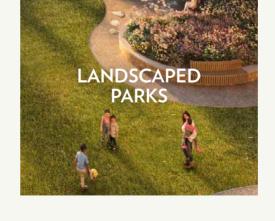
















ST GEORGE - DESIGNED FOR LIFE

Our customers are at the heart of all our decisions. We aim to understand their needs and consistently meet or exceed their expectations. The service we provide is professional, efficient and helpful to make the home buying process as straightforward and enjoyable as possible. Our levels of customer service aim to be comparable to other top brands.

CUSTOMER SERVICE IS OUR PRIORITY

All our customers are provided with a commitment that when they buy a new home from St George they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience. Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

QUALITY IS AT THE HEART OF EVERYTHING WE DO

At St George, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10-year warranty all new homes receive, St George operates a 2-year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

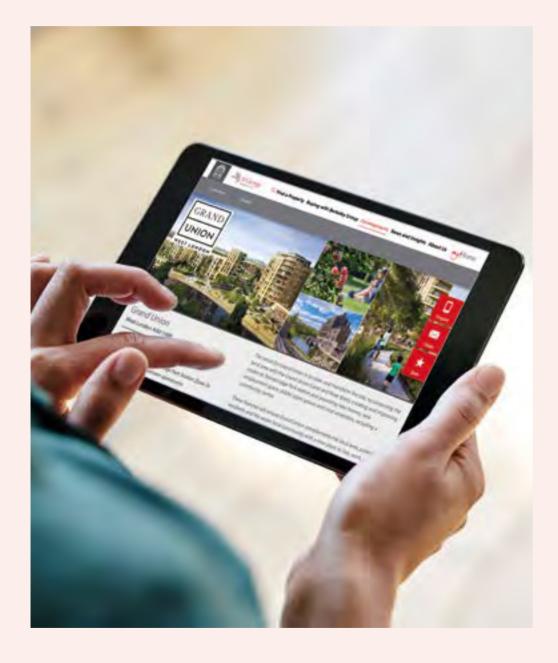
UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.



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

WHAT IS MYHOME PLUS?





BUYING PROCESS

This section provides you with a step-by-step guide to the buying process from reservation through to completion, moving in and warranty. At each milestone, the buying process section advises on the next steps so that you can be absolutely clear on your current position and what to expect next.

1. FILING CABINET

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



2. MEET THE TEAM

This section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can email any member of the team directly via this section.



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3. OPTIONS & CHOICES SELECTION

We are able to offer some choices on certain internal finishes of your new home. Whether this option is available to you will depend on what stage of construction the property has reached at the time of you making your reservation. See the next steps section for further detail on this.

4. 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 Service Manager will issue regular newsletters and photographs to this section throughout your journey.

NEXT STEPS

- 1 Your Sales Consultant will send you a link that you will need to activate to access MyHome Plus. The link will require you to set a password for access.
- 2 Customer Service 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. 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.

DESIGNED TO HIGH SUSTAINABILITY STANDARDS

GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

St George's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.

REDUCING WATER USE

Water conserving features include water efficient taps, showers and dual flush toilets along with water efficient white goods.

REDUCING WASTE

Kitchens include integrated recycling bins making it easy for residents to separate and recycle their waste.

ENERGY EFFICIENCY

Apartments at Affinity House are designed to be very energy efficient, which helps to lower fuel bills and reduces carbon dioxide emissions. Some of the ways in which we achieve this include the use of:

- High levels of thermal insulation and airtightness
- 100% low energy lighting
- A and A+ rated white goods
- Mechanical ventilation units with heat recovery (MVHR)

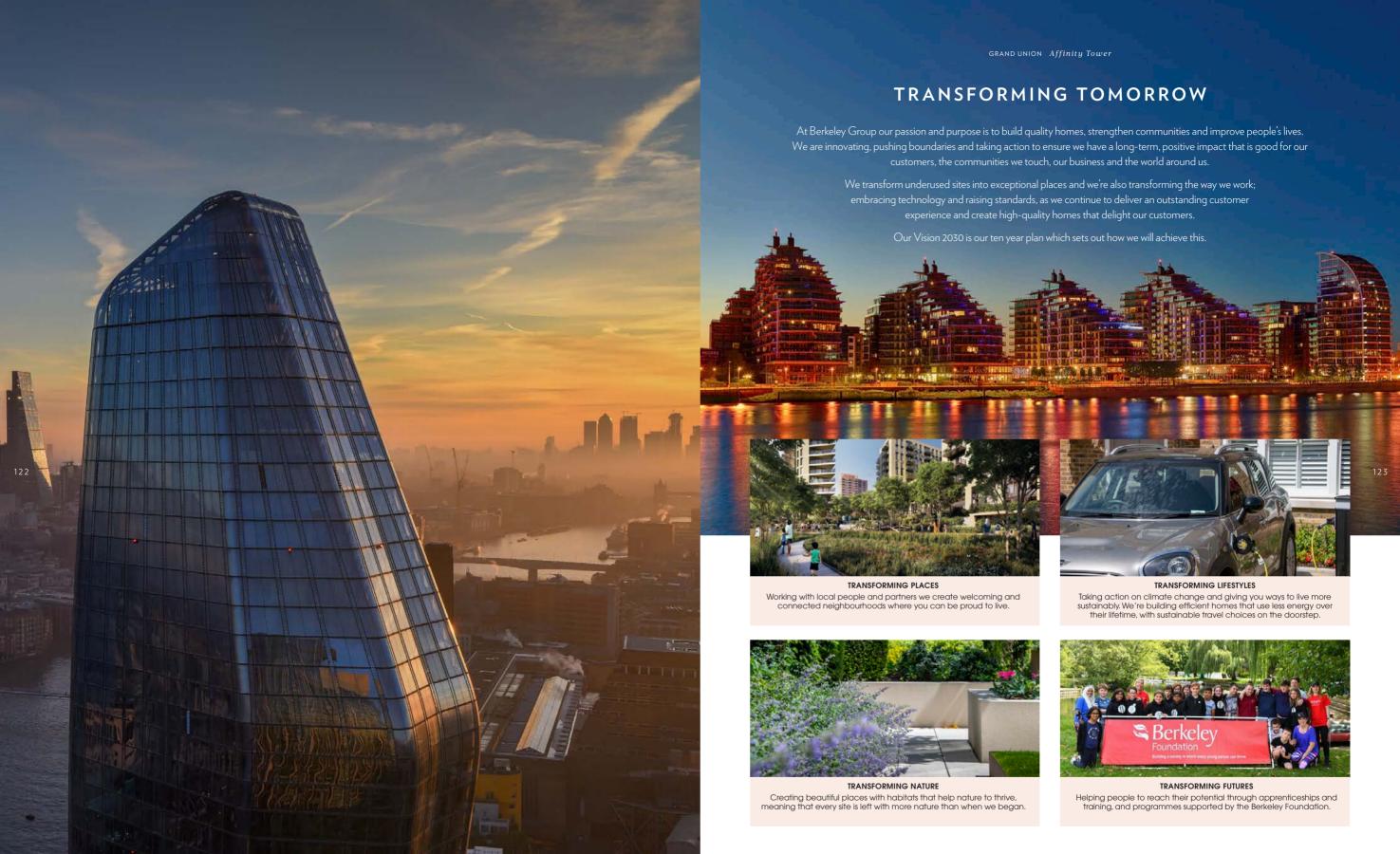
ENHANCING ECOLOGY

Our central gardens incorporate a wide variety of plant species providing habitats and food for invertebrates and birds. We have also incorporated bug boxes and resident allotments into the scheme.

SUSTAINABLE TRAVEL

- Nearby Stonebridge Park station provides access to Oxford Circus in only 26 minutes
- Secure and convenient cycle storage is provided







Photograph of One Blackfriars



Say Hello —

FOR MORE INFORMATION:

GRAND UNION MARKETING SUITE

Beresford Avenue Wembley HAO 1NW

sales@grandunion.uk T 0808 1788 838

GRANDUNION.UK





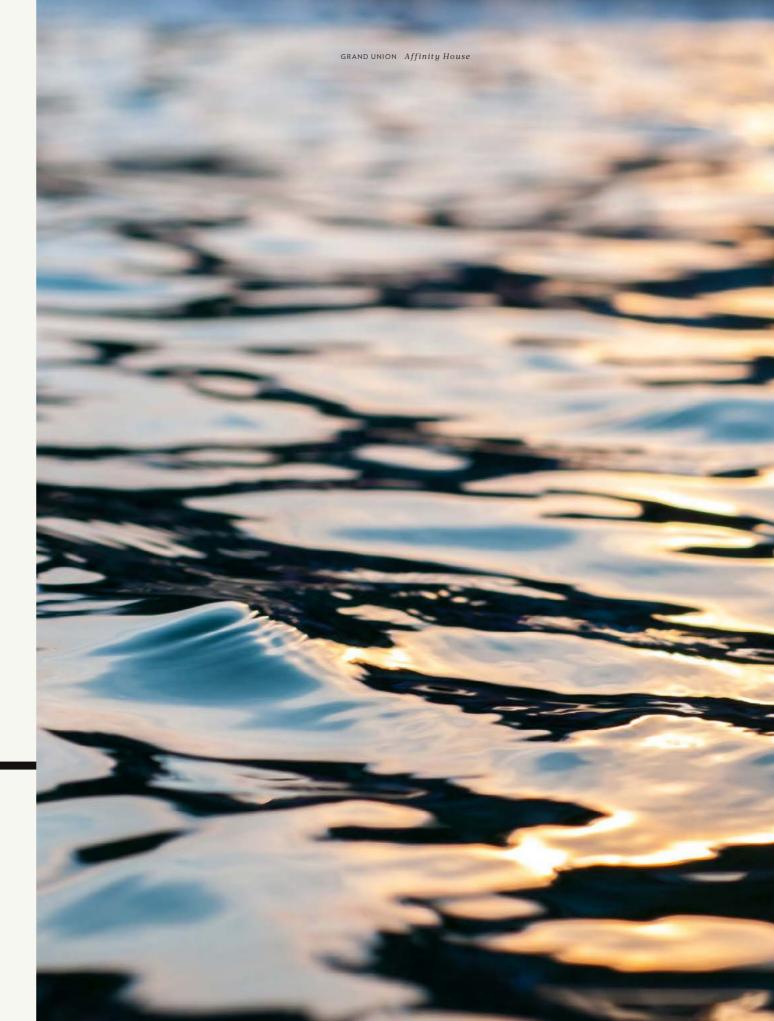






The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St George's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of 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. Grand Union is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St George to ascertain the availability of any particular property. Issue 1 - 05CA/X705/0620

Purchasing uncompleted properties located outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully. If in doubt, please seek independent professional advice before making a purchase decision. Planning permission number: 18/0321. Borough/council issuing permission: London Borough of Brent. Acquiring interest: 999 year leasehold interest from January 2021.



GRANDUNION.UK



