

LUZON



LUZON



A DEVELOPMENT BY
 Strawberry Star
HOMES

SHAPING YOUR FUTURE

"WE CAN GET TO CENTRAL LONDON
IN 23 MINUTES AND ACCESS LUTON
LONDON AIRPORT IN LESS THAN 4.
LUTON ALLOWS US THE PERFECT
LIFESTYLE MIX, A GREAT HOME
AND SUPER AMENITIES"

— Jess & James



SHAPING THE FUTURE OF LUTON

Welcome to LU20N, a brand-new neighbourhood for the next generation of homeowners. Located in Luton, this contemporary development brings together cool and modern apartments with vibrant shops, places to eat and drink, a gym, hotel, health and wellness centre, parklands and a public piazza.

With fast direct trains into Central London, LU20N is ideal if you're a first-time-buyer, home-mover, London-based working professional, buy-to-let landlord or international buyer looking to stay well-connected to the UK capital.

As well as being at the heart of one of the region's most important historic sites (the former Vauxhall Motors factory, where some of Britain's iconic and best-loved cars were built here) LU20N is putting Luton's most exciting new neighbourhood on the map.

Want to know more? Let's take a closer look...

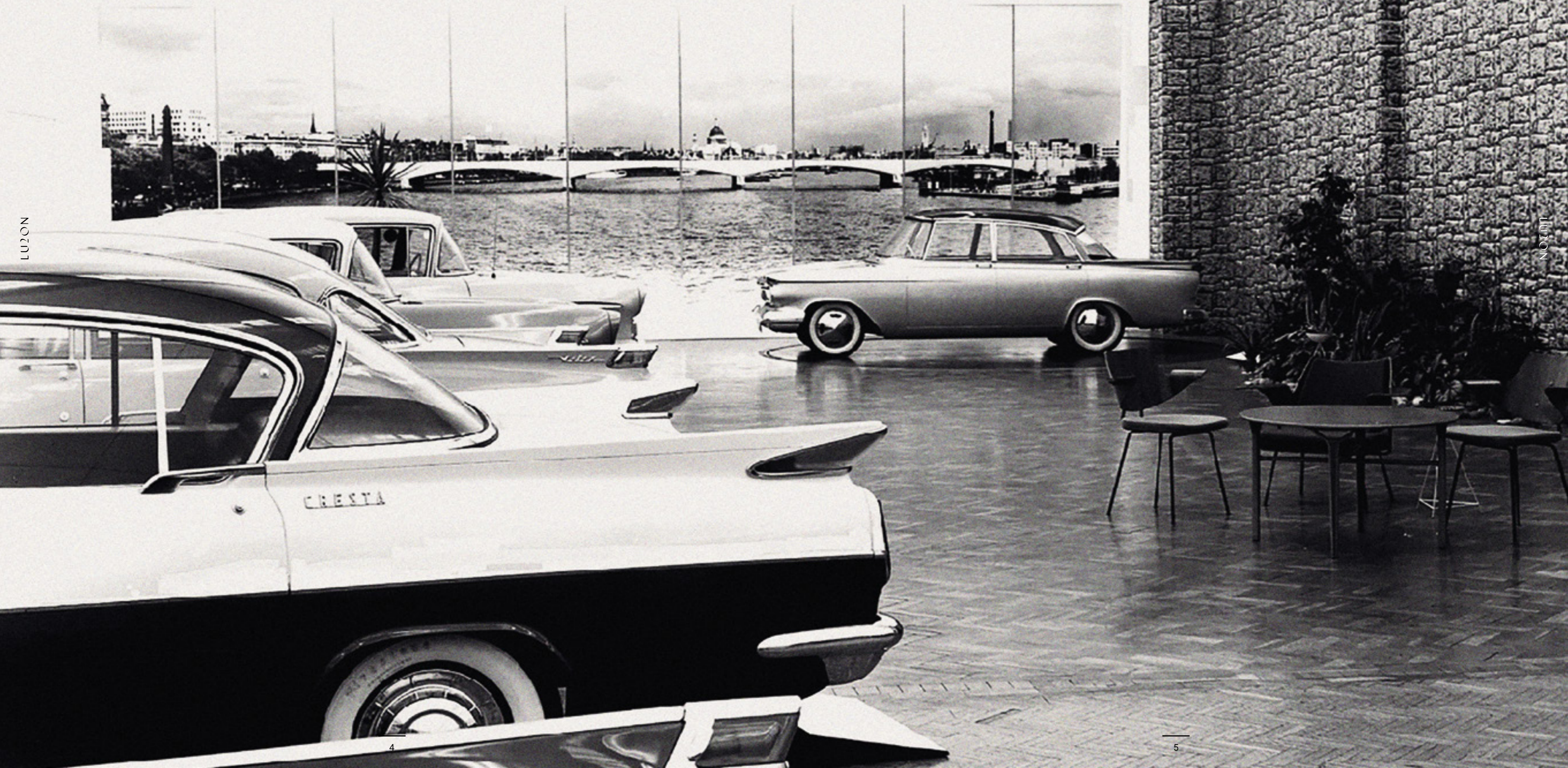


LUTON-LONDON AND BEYOND

Luton-London is the result of a centuries-old relationship between the two places. It all started with a mythical beast. Listen in for a quick history lesson...

If you look closely, you'll see the emblem of a griffin throughout Luton. The mythical animal was adopted as a logo by Vauxhall Motors - you might notice it adorning buildings if you look up and around you. There's more to the griffin, though. It was on the coat of arms of Sir Falkes de Breauté, a loyal high-ranking soldier who served both King John and King Henry III in the 13th century First Barons' War. His home was sprawling manor in South London known as 'Falkes Hall', which later became known as 'Foxhall' and finally, 'Vauxhall', the name we still use today.

Scottish engineer Alexander Wilson, who founded Vauxhall Motors in South London in 1857, used the name for his new business venture, bringing the griffin emblem back to its ancestral home of Luton and strengthening its long-standing link with London. The rest, as they say, is history.





ON TREND_THE SCHEME

Central to LU20N is an attractive, European-style, tree-lined boulevard, which runs through the heart of the scheme. Home to a host of gardens, bars, cafés, coffee shops, restaurants, and the on-site gym, this commercial avenue caters for all needs. Additional outdoor spaces can be found on roof decks, offering impressive views and a quiet spot to lounge after work or at the weekends. Everything is ON_hand when living at LU20N.

Gym

Spread across the Podium Level, this 8,000 sqft state of the art gym offers owners, occupiers and tenants of the new homes, together with the general public, an affordable, convenient, hi-tech new gym facility right on their doorstep.

Commercial

The anchor to the scheme is the c.8,500 sqft bespoke convenience store, with prominent frontage to Kimpton Road, direct access to the site and associated car parking for short stay shoppers.

Centred around the new piazza, there will be a vibrant collection of retail, food and beverage options to bring amenity and life to the area. This opportunity for a wide variety of local artisan retailers to mix with established high street brands will add something unique to the area.

To create a truly mixed-use scheme, there will also be provision for c.40,000 sqft of Grade-A office accommodation to cater for the creative/media/travel industries. This building will form part of Phase 2 and will front onto the central piazza at the heart of the LU20N scheme.

On_hotel

As part of the wider scheme, delivery of a mid-level service hotel consisting of 200+ rooms, is scheduled for 2021. The hotel will have associated conference facilities, a bar/restaurant and car parking. The hotel will cater predominantly to airport travellers, having a direct link to the Terminal at London Luton Airport via the DART, enabling passengers to check out of the hotel and check in to their flight in around 10 minutes. (DART travel time 4 minutes*).

4 mins*
to London
Luton Airport

10,000sqm
Public Landscaped
Piazza

BEACON

Commercial
Space

ION
WEST & EAST

Banqueting &
Conference Suite

UNION
WEST, CENTRAL & EAST

Multiple Private
Residential
Roof Gardens

★★★★
200+
Bed
Hotel

8000
sqft
Gym

**Retail
Boulevard**

24
Hour
Concierge

- Restaurants
- Boutique Retail
- Convenience Stores
- Bars
- Cafés

Sprawling green areas, and retail and leisure spaces are central to this new neighbourhood. So as well as having a peaceful home to retreat to each day, you'll never have to venture far to meet friends at a bar, get a bite to eat or just grab a fresh juice or coffee as you head to work.



LU2ON

LU2ON

THE GREEN OUTDOORS

Aside from the obvious health benefits, living amongst greenery just makes everything feel better, which is why there are plenty of gardens and park areas throughout LU2ON...Elm and Birch trees are planted along the central boulevard The Avenue, offering shade around the adjoining shops and eateries, while The Park has lawns perfect for picnicking or relaxing on, and is planted with eye-catching flowers, spring bulbs, ornamental grasses and ferns, as well as a meadow which bursts with wildflowers in the warmer months.

04

ON DESIGN_LU20N

The apartments at LU20N are spacious and efficiently laid out, thanks to high-specification and design-focused finishes throughout. The suites, 1 bedroom and 2 bedroom apartments have plenty of storage, and floor to ceiling glazing in both the living area and bedrooms, designed to bring in an abundance of good-quality natural light throughout the day. Each apartment has access to multi-level private roof gardens.





CONNECTED TO THE CAPITAL

LU2ON's connections to London make it the perfect place if you want all the benefits of "big city life" but live in an area that also offers rolling countryside, outdoor pursuits and lower house prices. Just 23 minutes from Luton Parkway to King's Cross St. Pancras means that you can take advantage of everything the Capital has to offer – for work and play.

The King's Cross area itself has been massively reinvigorated, and continues to be one of London's most exciting "go-to" locations.

The newly regenerated spaces are designed by Studio Heatherwick, Thomas Heatherwick's award-winning design studio, which was behind the curvy New Routemaster London buses. The mix of cutting-edge contemporary British design and Victorian architecture in King's Cross has been praised by design critics. King's Cross has wide tree-lined boulevards, inviting outdoor seating, and a section of Regent's Canal, London's 8.6 mile waterway, snaking through the middle. As well as the canal's many cyclists, dog-walkers and bobbing houseboats, the people-watching opportunities are also undeniably good with University of the Arts London's Central Saint Martins campus, and it's colourfully-dressed art and fashion students, at the beating heart of Granary Square.

King's Cross Station

"IN ONE EVENING WE CAN EAT DINNER AT GRANARY SQUARE IN KING'S CROSS, CATCH THE DIRECT TRAIN TO WATCH LIVE MUSIC AT LUTON'S THE BEAR CLUB, AND END THE NIGHT WITH A DRINK AT ONE OF LU20N'S BARS"

— James

The transformation of King's Cross into a culinary hotspot is something few people would have predicted just a couple of decades ago. Today you've got queue-forming Indian street food at Dishoom, health-conscious Aussie fare at Granger & Co., brilliant wine and European influenced dishes at Vinoteca, modern Tapas at Barrafinna, upscale British classics at Granary Square Brasserie and, you guessed it, really good sausages at German Gymnasium. Spiritland is an achingly-cool after-hours hangout where albums are played in full on vinyl and obscure natural wines flow freely.

There's more to do, of course, besides eating and people-watching. Over on Britannia Street, just beyond King's Cross station is the light-filled contemporary art gallery Gagosian, which has hosted exhibitions by Damien Hirst, Picasso and Rachel Whiteread. Everyman King's Cross offers cinema with a difference, and with its cosy sofa seats and boutique atmosphere, it's exactly where you'd want to be on a rainy evening. Things are well-covered on the fitness front. The ever-popular millennial gym franchise Frame has an outpost, with studios equipped for fitness, pilates, barre and yoga and classes, while the nearby Moss Pilates Studio offers a non intimidating, holistic setting for strengthening your core. You can nip into Nike Central Kings Cross for any equipment or clothing you might have forgotten, or swing by Radio Hair Salon for a post-work cut and colour.

In short, there's something for everyone, and with King's Cross just 23 minutes from your doorstep at LU20N, you'll be a regular in no time.



Luton Airport
Parkway Station

23 mins

King's Cross
St. Pancras

ON TIME_TRANSPORT

Location is our strong point. Luton Airport Parkway railway station is located just a few minutes across Kimpton Road, with direct trains to St. Pancras station in 23 minutes. Plus, with one of the UK's largest airports on your doorstep, quick weekend breaks to Europe and North Africa couldn't be easier.

BY RAIL

Direct trains from Luton Airport Parkway station to King's Cross St. Pancras station in 23 minutes. The same service also stops at Farringdon, City Thameslink, Blackfriars and London Bridge. Eurostar connections from King's Cross St. Pancras will have you in Paris in a little over 2 hours, and Brussels in a little under.

BY BUS

Kimpton Road has a number of bus stops with services running throughout Luton, Bedfordshire and beyond. The Luton-Dunstable Busway links Luton town centre to both the Airport and Dunstable. It's a guided bus route that runs along a disused railway line, meaning you can get to your destination quickly, without getting stuck in traffic. It's claimed as the second longest guided bus route in the world. That's long as in geographically, of course. Not much of a claim otherwise, is it?

BY CAR

LU20N is within easy access of the M1 motorway, which also joins up with routes to the M6 (the north) and M25 (which runs around London). Driving into Central London? You can get there in 70 minutes.

BY BIKE

If traveling on two wheels is more your thing, you'll be happy to know that there's a national cycle route just 150m away from LU20N. Happily, you can also travel into Central London with a folding bike during peak times via Thameslink. Secure, internal cycle storage is available for residents throughout LU20N, with outdoor classic Sheffield bike stands also dotted throughout the development.

"WITH THE AIRPORT SO CLOSE,
I LIKE BEING ABLE TO JUMP
ONTO A LAST MINUTE FLIGHT
TO EUROPE, WITHOUT STRESSING
ABOUT JOURNEY TIMES"

— Jess

BY AIR

London Luton Airport is just 4 minutes from the train station (or a 30-minute walk if you're travelling light.) With flights to 103 destinations, taking regular short breaks away will be a new reality for you.

Need inspiration? Here's a selection of 10 of our favourite destinations served by London Luton Airport:

- Paris
- Barcelona
- Berlin
- Ibiza
- Budapest
- Venice
- Bodrum
- Marrakesh
- Tel Aviv
- Reykjavik
- Dubai*
- Florida*



ON THE UP_LUTON REGENERATION

As part of a wider regeneration of the area, Luton Borough Council has launched an ambitious £1.5 billion inward investment programme aimed at completely transforming the town over the next 20 years. Luton, working in partnership with major investors and developers on a number of schemes, including a 395-acre Enterprise Zone, is attracting attention from many businesses.

Some of the regeneration highlights include Butterfield Business Park (Henry Boot Developments), the DART rail line, Sloane International luxury apartments and Power Court (British Land), as well as major upgrades to The Luton Mall, High Town area and a new football stadium.



Luton Airport Enterprise Zone

Luton Airport Enterprise Zone, around 395 acres in size, will consist of three linked sites surrounding Luton Airport: Bartlett Square, Century Park and Airport Business Park. This significant investment opportunity is being delivered by Luton Council in partnership with London Luton Airport Limited and South East Midlands Local Enterprise Partnership (SEMLEP), and will create an estimated 10,000 jobs.



Direct Air to Rail Transit (DART)

A new £200 million Direct Air to Rail Transit system will enable passengers to travel seamlessly to and from the London Luton Airport terminal and Luton Airport Parkway station via a more sustainable and efficient means of transport. From 2021, the service will significantly reduce the journey time from Central London to London Luton airport to about 30 minutes, making it quicker than both Stansted and Gatwick.



Luton Cultural Quarter (LCQ)

Luton Cultural Quarter (LCQ) is a growing cluster of creative and independent businesses, arts venues, restaurants, public art and outdoor events. Over the next four years Luton Culture, a local arts charity, plans to build on the town's hat-making and manufacturing heritage and create 2400 sqft of new workspace for creative practitioners, artists, media companies, makers, producers and designers in the LCQ.



High Town transformation

The historic High Town area of Luton will be transformed into a vibrant neighbourhood with a complementary mix of residential, public realm, retail and commercial activities.



Business Park

45 acres of employment space is being developed at Butterfield Business Park over the coming years, with 10 new high quality industrial units forecast to be delivered in 2019



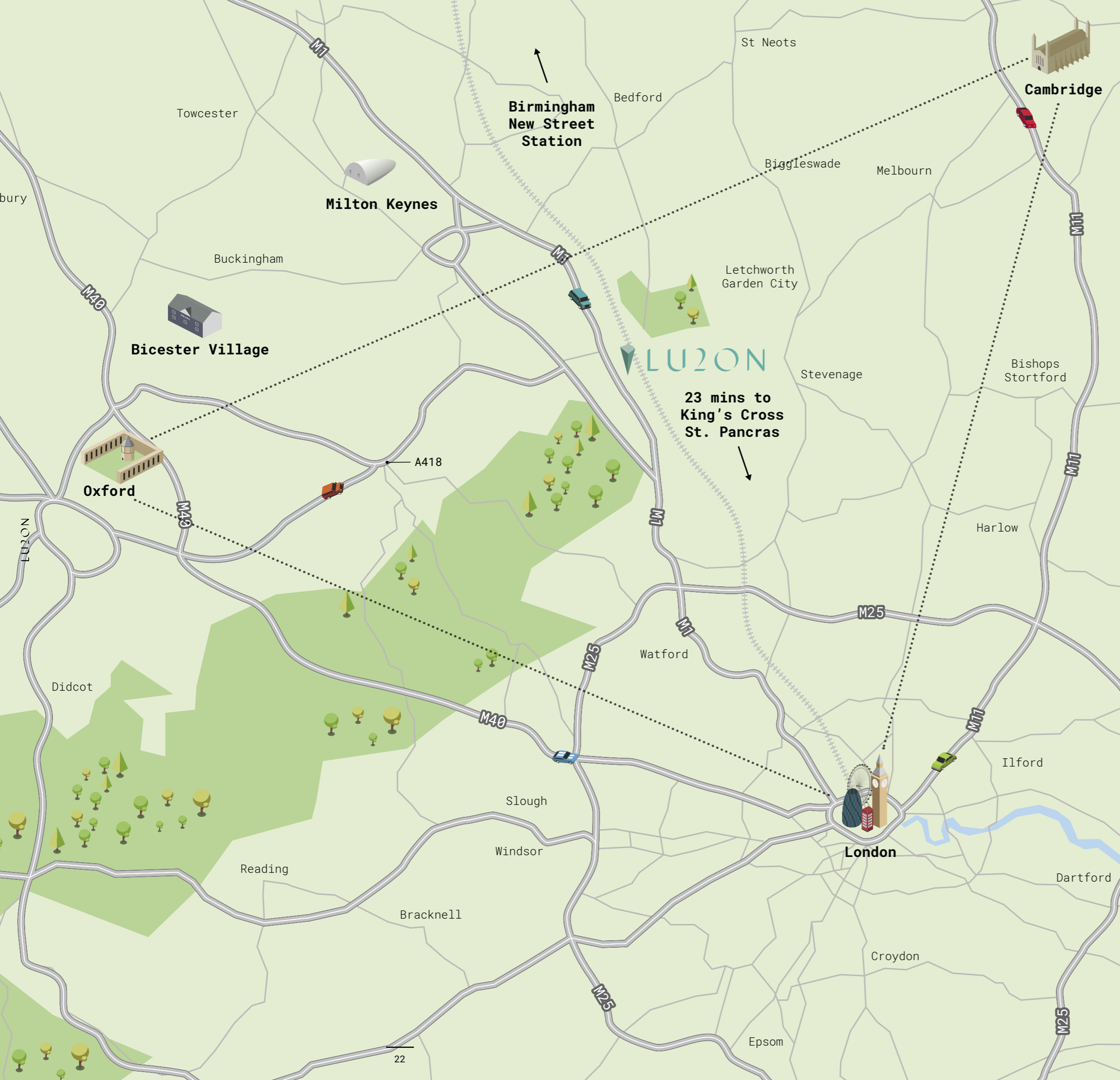
Luton Mall upgrade

The Luton Mall is a 1 million sqft shopping centre in the heart of Luton with 122 retailers, over 2,000 employees, circa 21 million visitors and £227 million gross sales annually. A £7 million upgrade is in progress to create family zone, kids play, feast street, entrance enhancements and mall ambience.



New football stadium

New state-of-the-art stadium, Power Court, will come up in Luton town centre in addition to the 17,500 - 23,000-seater iconic stadium to support the club's football ambitions. The £200 million mixed-use development scheme proposals being pursued would include venues for live sport and music, further leisure alongside an appropriate scale of lifestyle retail facilities, residential apartments and other valuable amenities.



THE GOLDEN TRIANGLE

Luton has the advantage of being within the 'Golden Triangle' of Cambridge, Oxford and London, which is home to the world's top universities.

Cambridge

Just 40 miles from Luton is the university city of Cambridge, home to more than 18,000 students from all walks of life and all corners of the world, over 11,000 staff, 31 Colleges and 150 Departments, Faculties, Schools and other institutions. There are over a dozen daily bus services between Luton and Cambridge.

Oxford

The collegiate research university of Oxford is just 37 miles from Luton. Home to 38 colleges with 24,000 students, including 11,747 undergraduates and 11,687 postgraduates, from more than 150 countries, Oxford employs in excess of 13,600 people. Daily buses connect Luton and Oxford in a journey time of 1h35m.

Bicester village

This luxury destination, 42.6 miles from Luton, is home to more than 160 boutiques of world-famous brands, each offering exceptional value with savings of up to 60% on the recommended retail price all year round. Together with a selection of restaurants and cafés, the village offers luxury services that include valet parking, hands-free shopping, the award-winning Bicester Visitor Centre, and onsite tax refund and money exchange service. It is easily accessible from Luton with regular bus, train and taxi services.



Restaurants

- 1. Cafe Shimla
- 2. Brasserie Azure
- 3. Villa Ada
- 4. Monna Lisa
- 5. La Trattoria
- 6. Nakorn Thai
- 7. Papa J's
- 8. Desert's Rose
- 9. Steakout Luton
- 10. La Dolce Vita

Bars/Pubs

- 11. George II
- 12. The Black Horse
- 13. The Great Northern
- 14. The White House
- 15. Off The Wall Luton

Schools

- 16. Wenlock C of E Junior School
- 17. St Matthews Primary School
- 18. Tennyson Road Primary School
- 19. Hillborough Infant School
- 20. The Linden Academy

*The Luton DART is scheduled to open in 2021

ON SPACE_COUNTRYSIDE

With the Chiltern Hills, which is an Area of Outstanding Natural Beauty, a stone's throw away, you can be amongst some of Britain's most impressive countryside in no time. From beautiful walks to picturesque pubs, parks and leisure spots, we'll show you through some of the best local places to get outdoors.



"EVERY FEW WEEKENDS WE
DRIVE TO THE CHILTERN, WHERE
WE WALK A LOOP THROUGH THE
COUNTRYSIDE, AND FINISH AT
THE PUB WITH FRIENDS"

— Jess

WALKS

Ashridge Estate in the Chiltern Hills is just 30 minutes away by car, and is a great spot for weekend walks across 5,000 acres. It's run by the National Trust so naturally, as well as the beautiful neo-gothic Ashridge House, there's a decent tea shop too. In springtime the oak woods are awash with bluebells, and come autumn they're filled with vibrant oranges, reds and plenty of wildlife. It's a great place to blow the cobwebs away on a Sunday.



PUBS

The Chiltern Hills has numerous pubs that are great for starting or finishing a circular walk. (The hills are around 30 minutes away by car, so all you need is a designated driver.)

These three places are top of our list:

The Greyhound

This traditional brick pub in the village of Aldbury is a perfect starting point for the local Ivinghoe Beacon and Gallows Hill loop, which takes in some of the most gorgeous views across the Chilterns. Bonus points for the view of the cute duck pond as you sip your post-walk pints.

Stocks Rd, Aldbury, Tring, HP23 5RT

The Fancott

A popular country pub near the village of Toddington, with a roaring woodburner, great Sunday lunches and...brace yourself, a miniature model railway in the garden. Honestly, what more could you want?

Nr Toddington, Bedfordshire, LU5 6HT

The Alford Arms

A newly-renovated traditional inn with a fantastic menu of fresh, seasonal small plates and contemporary Great British fare. Situated in a pretty wooded valley, it's a great finishing point for a walk around Ashridge Park.

Frithsden, Hemel Hempstead, HP1 3DD



ON THE TOWN_LUTON

Want to know what else is on your doorstep? From specialist coffee shops to thriving nightspots and Luton's best-loved pubs, restaurants and arts venues, meet your new regular haunts...

1. The Hat Factory

Luton's leading arts venue hosts exhibitions, gigs, theatre, club nights, film screenings, workshops and has an artist-in-residence programme. It's a hive of activity for Luton's creative arts industry, and a great night out for everybody else.

65 - 67 Bute Street, Luton, LU1 2EY

2. Wardown House, Museum and Gallery

Housed in the beautiful Victorian-era Wardown House, this museum has turned this former family house into a period-feature museum. Explore the Billiards Room, impressive Library and Drawing Room, and get lifestyle envy when you wander the lavish bedrooms of a wealthy Victorian.

Old Bedford Rd, Luton, LU2 7HA

3. Connor's Cafe Bar

The Hat Factory's specialist coffee shop and bar is the go-to spot for hungry creatives, artists or anyone after a caffeine hit. Their homemade menu also includes seasonal produce, sourced locally.

The Hat Factory, 65-67 Bute Street, Luton, LU1 2EY

4. Luton Hoo

Set amid 1000 acres of beautiful English parkland, this country-house and estate is home to a magnificent 5-star hotel, luxury spa and championship golf course.

Luton Hoo Hotel, Golf and Spa, Luton, LU1 3TQ





The Bear Club

Undoubtedly one of Luton's best live music nightspots, The Bear Club specialises in jazz and blues, but there's an 'anything goes' ethos which extends to most musical genres. The place is cosy, filled with an assortment of vintage furniture, and has a great range of beers. They don't serve food, but you're welcome to bring your own, which is a nice touch.

Mill Yard, 24A Guildford St, Luton, LU1 2NR

5. The Painter's Arms

This Grade II listed traditional pub is a beautiful place to grab a drink. Inside, The Painter's Arms is wood-panelled with original tiled flooring and an open fireplace. The staff are friendly and the atmosphere is warm and welcoming. Plus, they host live music at the weekends.

79 High Town Rd, Luton, LU2 0BW

6. Emily's Tea Shop

A cute clapboard cafe that feels straight out of another era (or at least well-suited to the seaside) is a firm favourite with cyclists, or anyone walking along the River Mimram just outside of Luton. Go for the delicious homemade cakes and people-watching opportunities.

The Valley, Whitwell, Hitchin, SG4 8BN

7. The Fox

A family-run pub which featured in the MICHELIN Guide 2018, The Fox has an exciting and refreshing menu you'll want to get stuck right into. Eat in the smart, light-filled dining room, and grab one of the tastefully-decorated rooms upstairs if you feel like making a weekend of it.

1870 Willian Rd, Letchworth Garden City, SG6 2AE

8. Five Guys

Freshly-made burgers, hot dogs and fries, served in a traditional American-style diner with banquette seating.

St George's Square, The Mall, Luton, LU1 2LJ



Storefront

An exhibition space in an old shopfront. Storefront is just one element of Luton's roving art project 'As You Change, So Do I', which holds events and art exhibitions across the centre, illuminating the ambitious multimedia project 'Culture Wall' and even plastering some of the city's billboards with art.

64 Bute St, Luton, LU1 2EY



9. Luton Library Theatre

Located in Luton's Central library, Luton Library Theatre is a regular stop-off for touring comedians and emerging performers testing their chops before Edinburgh Fringe. Pull up a pew and see what they're made of.

Luton Central Library, St George's Square, Luton, LU1 2NG

10. Juice Shack

A local favourite specialising in fresh juices and authentic West Indian food. Stop by for the friendly atmosphere and owner Wayne's superb curry goat and rice and peas.

56 New Bedford Rd, Luton, LU1 1SH

11. Monna Lisa

Prefer a proper Italian trattoria to the high-street wannabes? Monna Lisa is the place for you, then. This popular eatery is rustic with exposed wooden beams, a homely atmosphere and generous portions. It gets busy at the weekends, so consider booking ahead.

36 Guildford St, Luton, LU1 2NR

12. Papa J's Indian Tapas Restaurant & Bar

Winners of the 2016 Curry Awards; this Tapas-style Indian restaurant serves up sharing plates of delicious vegetarian, lentil and meat dishes. The regional dishes are inspired by the owner's childhood trips to India to visit family.

41-43 Wellington St, Luton, LU1 2QH

13. The Mall Luton

The Mall Luton offers hundreds of shops all under one roof, as well as a wide range of facilities and events to ensure a unique shopping experience for the whole family.

37 The Mall, Luton, LU1 2LJE

ON TREND, ON TIME

Shaping your future

The creation of a brand-new, vibrant neighbourhood with modern, affordable homes is an exciting prospect for both long-standing and new residents of Luton-London. Not only is LU20N a refreshing and much-needed solution for first-time buyers unable to buy in London, it's set to be a lively hub for places to eat, drink and relax. It's also a super easy place to commute from each morning; in 2018 Luton actually topped a list of the best places for London commuters to live, and naturally, we happen to agree.

To learn more, and set up an appointment to talk about buying opportunities, get in touch today.



UNION

WEST, CENTRAL & EAST

UNION BUILDING, PHASE 1

The UNION building is part of Phase 1 of the LU20N development. It boasts some of the best facilities and amenities to offer a London lifestyle in Luton. They comprise:

- 24 hrs Concierge Services
- Restaurants and Bars
- Secure Parking
- Bicycle Storage
- Roof & Courtyard Gardens for private residents
- Boutique Retail
- Hotel
- Convention Centre
- Convenience Stores
- Storage / Recycling Centre
- Public realm
- Provisions made to include supermarket, childcare and pharmacy



LUZON

LUZON





LUZON



LUZON



Luzon

Luzon







SPECIFICATION

GENERAL

- Wood plank effect flooring to hallway
- Walls and ceilings are painted in neutral contemporary colours. All joinery is primed and decorated with an eggshell finish
- Contemporary screwless flush plate light switches and electric sockets throughout
- Stainless steel ironmongery

LIVING / DINING

- Wood plank effect flooring
- Floor to ceiling windows
- TV socket set to living room (Sky+) subject to subscription. All TV socket sets to include digital radio and terrestrial sockets
- White telephone and data sockets to living/ dining area
- Pendant lighting to ceiling

KITCHENS

- Wood plank effect flooring
- Bespoke, single tone, designer kitchen units with base level finish, soft close doors and concealed handles
- Vinyl worktop with porcelain tile splashback
- Zanussi integrated electric appliances to include:
 1. Single low-level oven electric induction hob
 2. Integrated cooker hood
 3. Washing machine (freestanding if within utility cupboard)
 4. Fridge/Freezer
- Stainless steel bowl under-mounted sink with contemporary mixer-tap and drainer
- Low energy unit under lighting
- Plumbed for dishwasher

ENTRANCE

- Wood plank effect flooring
- Audio/visual entry phone system connected to communal entrance door

COMMUNAL AREAS

- 24/7 concierge & services
- Lifts to all apartment levels
- Independent entrance foyers serving each core with stair and lift access
- Multi levelled private residents roof gardens

BEDROOMS

- Wood plank effect flooring
- Floor to ceiling windows
- TV socket set to all bedrooms (Sky) subject to subscription
- All TV socket sets to include digital radio and terrestrial sockets
- Pendant ceiling lights
- Telephone and data extension sockets to all bedrooms

BATH & SHOWER

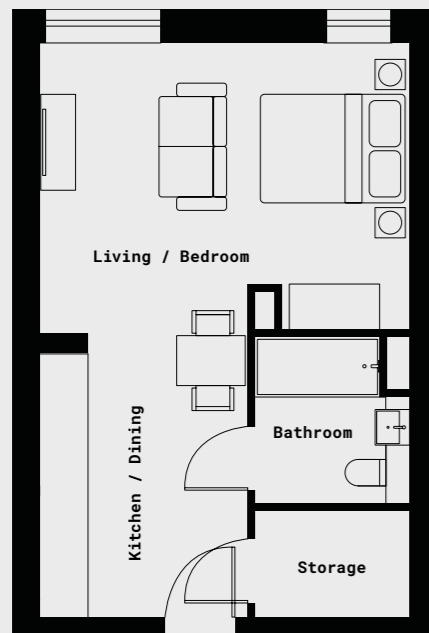
- Large format tiled floor and porcelain tiled walls to wet areas
- WHITE BATHROOM SUITE FEATURING:
- Steel/ enamel shower tray, chrome adjustable overhead shower column and low level hose and handset
 - Steel/ enamel bath (selected apartments) with integrated bath filler and waste system
 - Chrome adjustable overhead shower column and low level hose and handset
 - Contemporary floor mounted WC, chrome wall flush, push plate
 - Semi-recessed 'cube' basin with chrome mixer-tap and pop-up plug
 - Chrome plated, electric heated towel-rail
 - Clear glass frameless bath screen/shower enclosure



TYPICAL SUITE

These typical suites have been designed to maximise the space, making the apartments perfect for entertaining and relaxing alike.

V1*



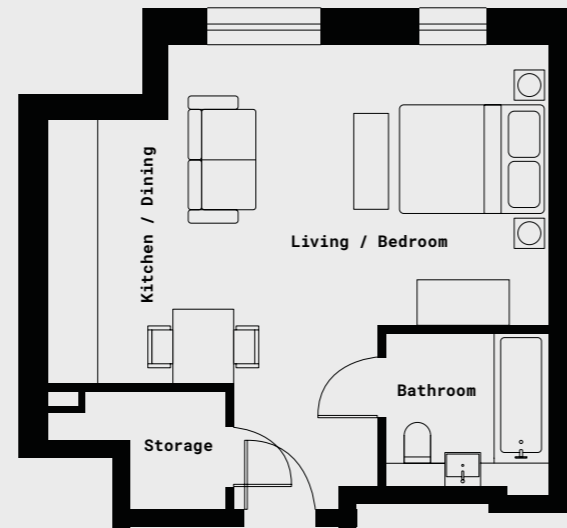
37m² (398ft²)

Kitchen/Dining
2.7m x 3.8m (8'10" x 12'5")

Living/Bedroom
4.9m x 3.8m (16'1" x 12'6")

Bathroom
2.0m x 2.1m (6'7" x 6'11")

V2



37m² (398ft²)

Kitchen/Dining
3.3m x 2.3m (10'10" x 7'7")

Living/Bedroom
3.7m x 5.0m (12'2" x 16'5")

Bathroom
2.0m x 2.2m (6'7" x 7'3")

* DENOTES THE ILLUSTRATED PLAN

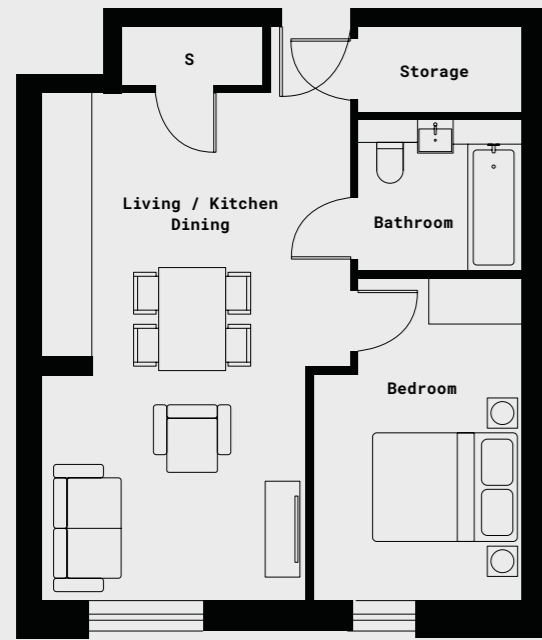
TYPICAL SUITE



TYPICAL 1 BEDROOM APARTMENT

Suitable for upto 2 people, these perfectly formed 1-bedroom apartments maximise the living space, ensuring there's a place for everything.

V1*



47m² (506ft²)

Kitchen/Dining

2.7m x 3.8m (8'10" x 12'6")

Living

3.5m x 3.1m (11'6" x 10'2")

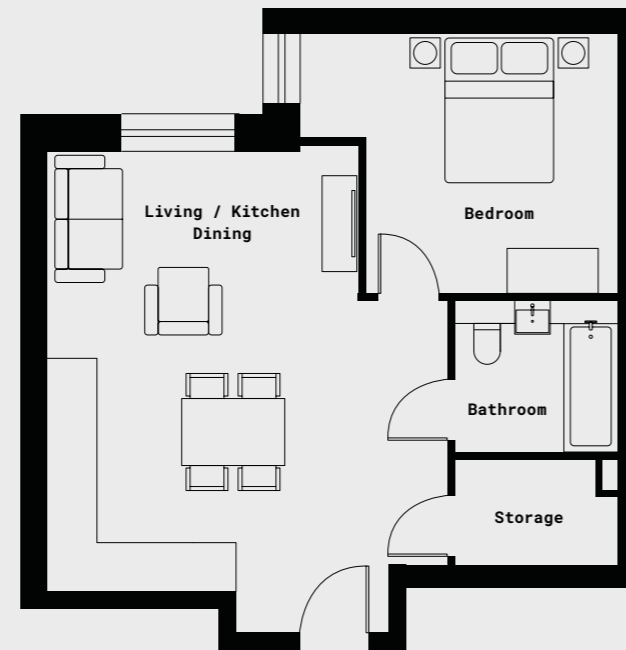
Bedroom

2.8m x 4.5m (9'2" x 14'9")

Bathroom

2.1m x 2.0m (6'11" x 6'7")

V2



50m² (538ft²)

Kitchen/Dining

3.1m x 3.4m (10'2" x 11'2")

Living

2.7m x 4.1m (8'10" x 13'5")

Bedroom

3.4m x 4.1m (11'2" x 13'5")

Bathroom

2.0m x 2.2m (6'7" x 7'3")

* DENOTES THE ILLUSTRATED PLAN

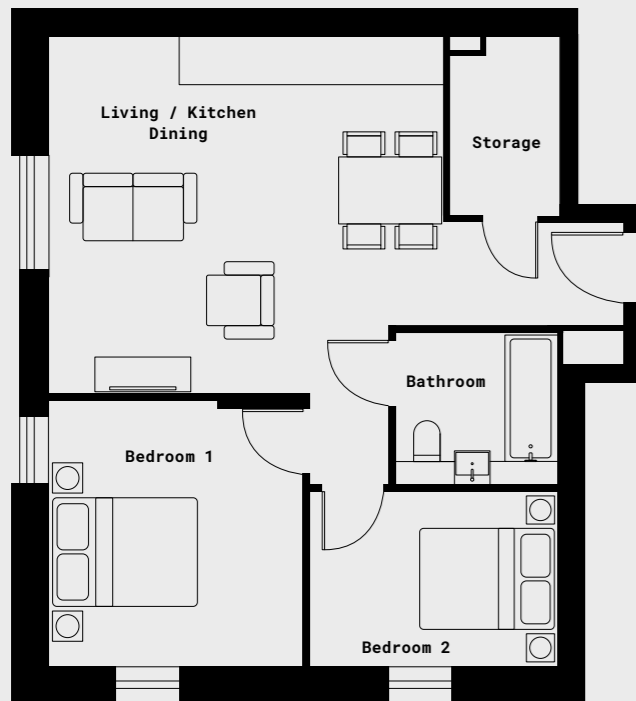
TYPICAL 1 BEDROOM APARTMENT



TYPICAL 2 BEDROOM 1 BATHROOM APARTMENT

Suitable for upto 4 people. These spacious apartments feature a second bedroom with enough space for a double-bed, perfect for when guests come to stay or an office away from work.

V1



57m² (613ft²)

Kitchen/Dining

3.8m x 3.4m (19'8" x 11'2")

Living

4.1m x 3.4m (13'5" x 11'2")

Bedroom 1

3.5m x 3.3m (11'6" x 10'10")

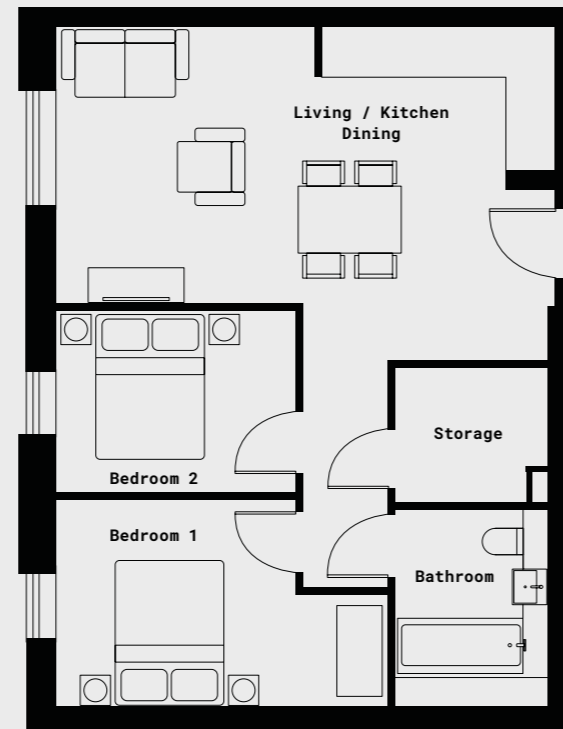
Bedroom 2

2.3m x 3.3m (7'7" x 10'10")

Bathroom

2.0m x 2.2m (6'7" x 7'3")

V2*



58m² (624ft²)

Kitchen/Dining

3.3m x 4.4m (10'10" x 14'5")

Living

3.3m x 3.6m (10'10" x 11'10")

Bedroom 1

4.4m x 2.8m (14'5" x 9'2")

Bedroom 2

3.2m x 2.4m (10'6" x 7'11")

Bathroom

2.0m x 2.2m (6'7" x 7'3")

* DENOTES THE ILLUSTRATED PLAN

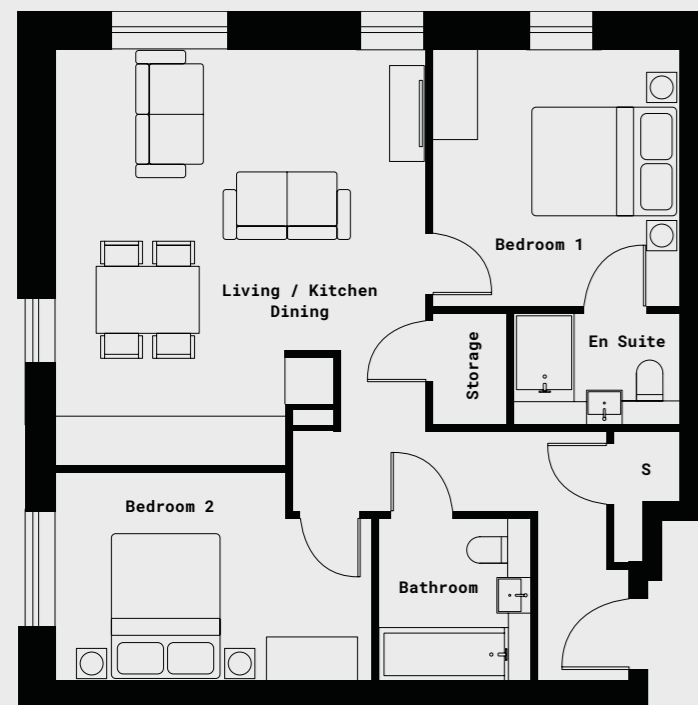
TYPICAL 2 BEDROOM 1 BATHROOM APARTMENT



TYPICAL 2 BEDROOM 2 BATHROOM APARTMENT

These 2-bedroom apartments are designed to allow for upto 4 people comfortably, with master en suite and separate bathroom and large open-plan living space.

V1*



67m² (721ft²)

Kitchen/Dining

2.7m x 3.7m (8'10" x 12'2")

Living

2.8m x 4.8m (9'2" x 15'9")

Bedroom 1

3.4m x 3.3m (11'2" x 10'10")

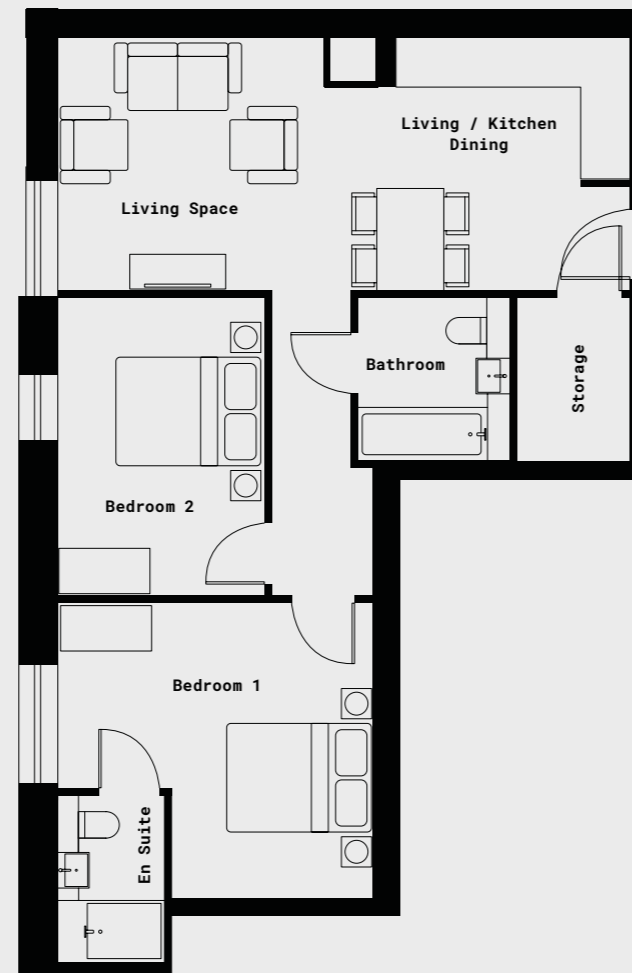
Bedroom 2

2.8m x 4.2m (9'2" x 13'9")

Bathroom

2.2m x 2.0m (7'3" x 6'7")

V2



68m² (732ft²)

Kitchen/Dining/Living

3.4m x 7.6m (11'2" x 24'11")

Bedroom 1

3.9m x 4.1m (12'10" x 13'5")

Bedroom 2

3.9m x 2.8m (12'10" x 9'2")

Bathroom

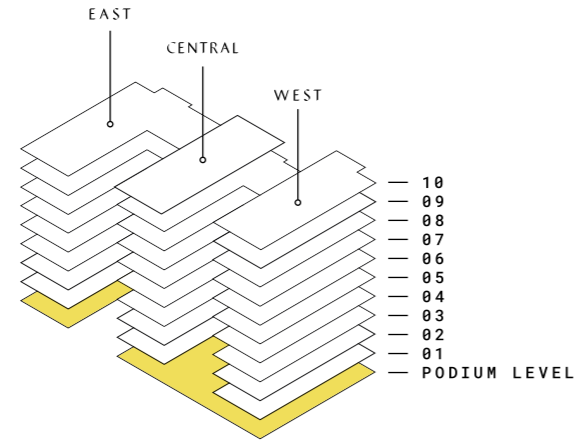
2.2m x 2.0m (7'3" x 6'7")

* DENOTES THE ILLUSTRATED PLAN

TYPICAL 2 BEDROOM 2 BATHROOM APARTMENT



FLOOR: PODIUM LEVEL



UNION
EAST, CENTRAL & WEST



**PODIUM LEVEL:
EAST CORE**

| UNIT | TYPE | SQM | SQFT |
|------|-------|-----|------|
| A-01 | 2 BED | 57 | 614 |
| A-02 | 2 BED | 69 | 743 |
| A-03 | 2 BED | 58 | 624 |
| A-04 | SUITE | 37 | 398 |
| A-05 | SUITE | 37 | 398 |
| A-06 | SUITE | 37 | 398 |
| A-07 | SUITE | 41 | 441 |
| A-08 | 2 BED | 57 | 614 |
| A-09 | SUITE | 37 | 398 |

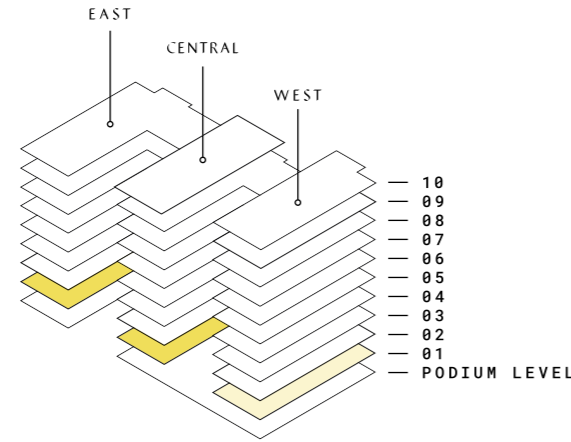
**PODIUM LEVEL:
CENTRAL CORE**

| UNIT | TYPE | SQM | SQFT |
|------|-------|-----|------|
| B-01 | 2 BED | 63 | 678 |
| B-02 | 2 BED | 63 | 678 |
| B-03 | 1 BED | 47 | 506 |
| B-04 | 1 BED | 47 | 506 |
| B-05 | SUITE | 40 | 431 |
| B-06 | SUITE | 44 | 474 |
| B-07 | SUITE | 37 | 398 |
| B-08 | 2 BED | 58 | 624 |

2 BEDROOM 2 BATHROOM
 2 BEDROOM 1 BATHROOM
 1 BEDROOM APARTMENT
 SUITES



FLOOR: 01



UNION
EAST, CENTRAL & WEST



FLOOR 01:
EAST CORE

| UNIT | TYPE | SQM | SQFT |
|------|-------|-----|------|
| A-01 | 2 BED | 57 | 614 |
| A-02 | 2 BED | 69 | 743 |
| A-03 | 2 BED | 58 | 624 |
| A-04 | SUITE | 37 | 398 |
| A-05 | SUITE | 37 | 398 |
| A-06 | SUITE | 37 | 398 |
| A-07 | SUITE | 37 | 398 |
| A-08 | SUITE | 37 | 398 |
| A-09 | 1 BED | 47 | 506 |
| A-10 | 2 BED | 67 | 721 |
| A-11 | 2 BED | 67 | 721 |
| A-12 | 1 BED | 47 | 506 |
| A-13 | 1 BED | 47 | 506 |
| A-14 | 1 BED | 47 | 506 |
| A-15 | SUITE | 37 | 398 |

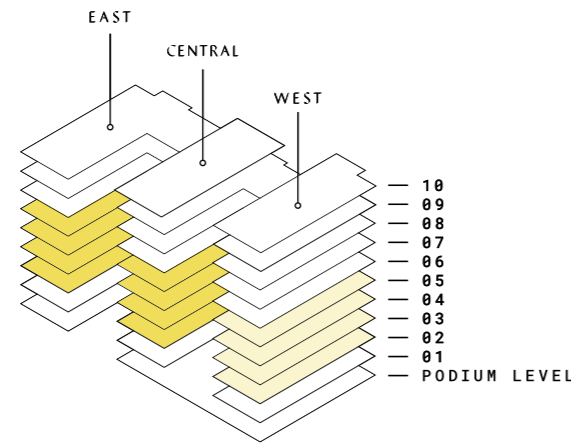
FLOOR 01:
CENTRAL CORE

| UNIT | TYPE | SQM | SQFT |
|------|-------|-----|------|
| B-01 | 2 BED | 63 | 678 |
| B-02 | 2 BED | 63 | 678 |
| B-03 | 2 BED | 58 | 624 |
| B-04 | SUITE | 37 | 398 |
| B-05 | SUITE | 44 | 474 |
| B-06 | SUITE | 40 | 431 |
| B-07 | 1 BED | 47 | 506 |
| B-08 | 1 BED | 47 | 506 |
| B-09 | 2 BED | 67 | 721 |
| B-10 | 2 BED | 67 | 721 |
| B-11 | 1 BED | 47 | 506 |
| B-12 | 1 BED | 47 | 506 |
| B-13 | 1 BED | 49 | 527 |
| B-14 | 1 BED | 50 | 538 |
| B-15 | SUITE | 37 | 398 |
| B-16 | 2 BED | 58 | 624 |

2 BEDROOM 2 BATHROOM
 2 BEDROOM 1 BATHROOM
 1 BEDROOM APARTMENT
 SUITES



FLOOR: 02, 03, 04, 05



UNION
EAST, CENTRAL & WEST



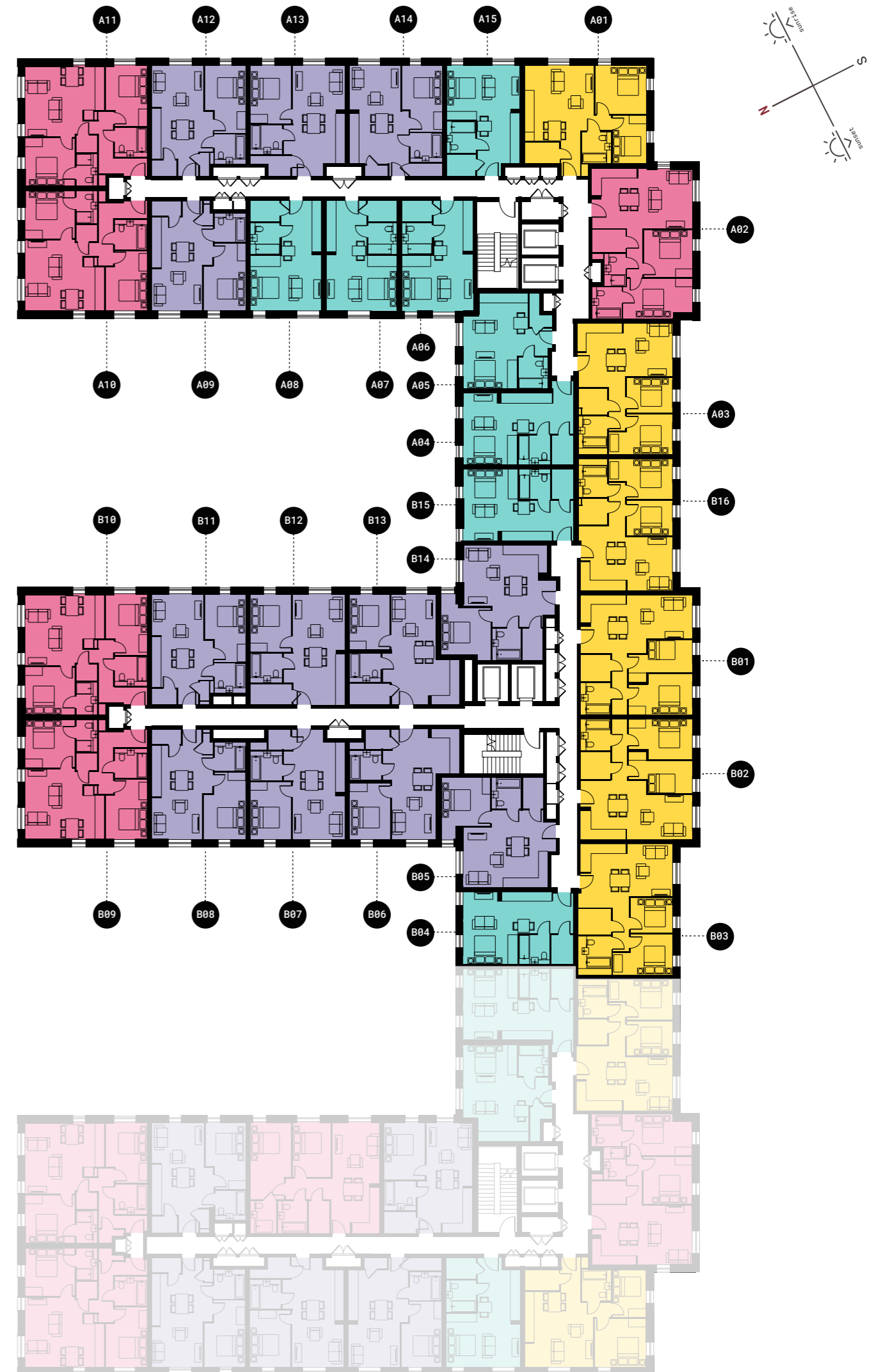
FLOOR 02,03,04,05:
EAST CORE

| UNIT | TYPE | SQM | SQFT |
|------|-------|-----|------|
| A-01 | 2 BED | 57 | 614 |
| A-02 | 2 BED | 69 | 743 |
| A-03 | 2 BED | 58 | 624 |
| A-04 | SUITE | 37 | 398 |
| A-05 | SUITE | 37 | 398 |
| A-06 | SUITE | 37 | 398 |
| A-07 | SUITE | 37 | 398 |
| A-08 | SUITE | 37 | 398 |
| A-09 | 1 BED | 47 | 506 |
| A-10 | 2 BED | 67 | 721 |
| A-11 | 2 BED | 67 | 721 |
| A-12 | 1 BED | 47 | 506 |
| A-13 | 1 BED | 47 | 506 |
| A-14 | 1 BED | 47 | 506 |
| A-15 | SUITE | 37 | 398 |

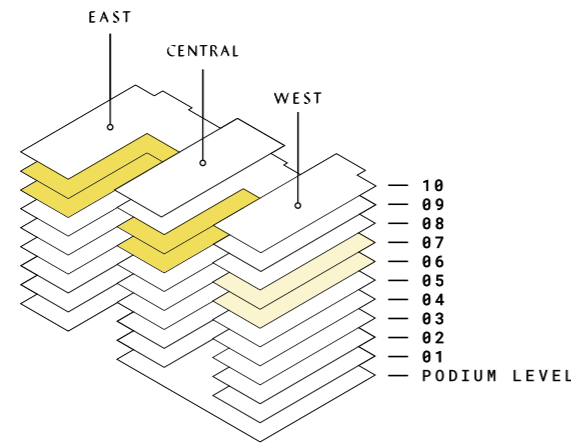
FLOOR 02,03,04,05:
CENTRAL CORE

| UNIT | TYPE | SQM | SQFT |
|------|-------|-----|------|
| B-01 | 2 BED | 63 | 678 |
| B-02 | 2 BED | 63 | 678 |
| B-03 | 2 BED | 58 | 624 |
| B-04 | SUITE | 37 | 398 |
| B-05 | 1 BED | 50 | 538 |
| B-06 | 1 BED | 48 | 517 |
| B-07 | 1 BED | 47 | 506 |
| B-08 | 1 BED | 47 | 506 |
| B-09 | 2 BED | 67 | 721 |
| B-10 | 2 BED | 67 | 721 |
| B-11 | 1 BED | 47 | 506 |
| B-12 | 1 BED | 47 | 506 |
| B-13 | 1 BED | 49 | 527 |
| B-14 | 1 BED | 50 | 538 |
| B-15 | SUITE | 37 | 398 |
| B-16 | 2 BED | 58 | 624 |

2 BEDROOM 2 BATHROOM
 2 BEDROOM 1 BATHROOM
 1 BEDROOM APARTMENT
 SUITES



FLOOR: 06,07



UNION
EAST, CENTRAL & WEST



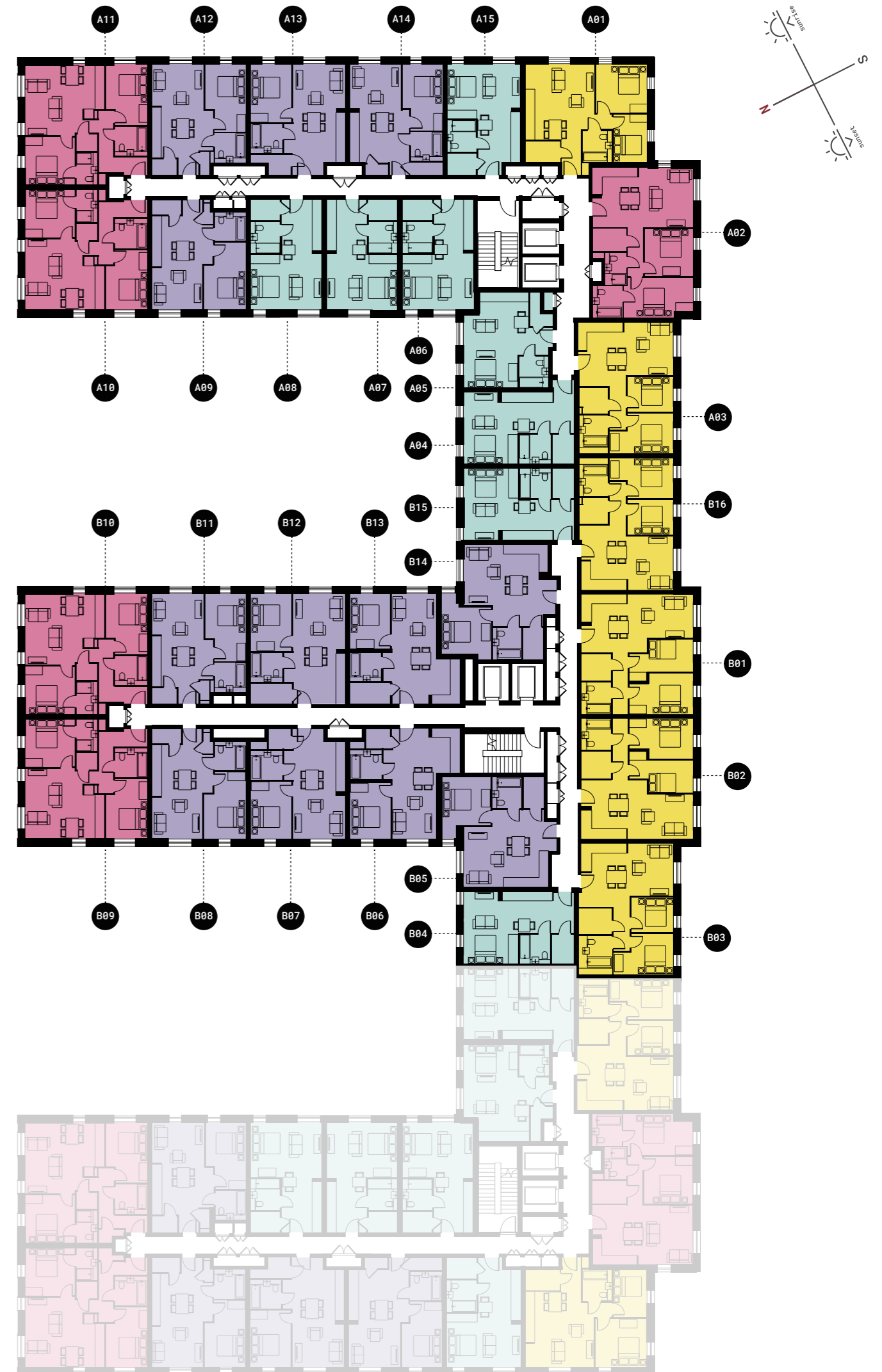
FLOOR 06,07:
EAST CORE

| UNIT | TYPE | SQM | SQFT |
|------|-------|-----|------|
| A-01 | 2 BED | 57 | 614 |
| A-02 | 2 BED | 69 | 743 |
| A-03 | 2 BED | 58 | 624 |
| A-04 | SUITE | 37 | 398 |
| A-05 | SUITE | 37 | 398 |
| A-06 | SUITE | 37 | 398 |
| A-07 | SUITE | 37 | 398 |
| A-08 | SUITE | 37 | 398 |
| A-09 | 1 BED | 47 | 506 |
| A-10 | 2 BED | 67 | 721 |
| A-11 | 2 BED | 67 | 721 |
| A-12 | 1 BED | 47 | 506 |
| A-13 | 1 BED | 47 | 506 |
| A-14 | 1 BED | 47 | 506 |
| A-15 | SUITE | 37 | 398 |

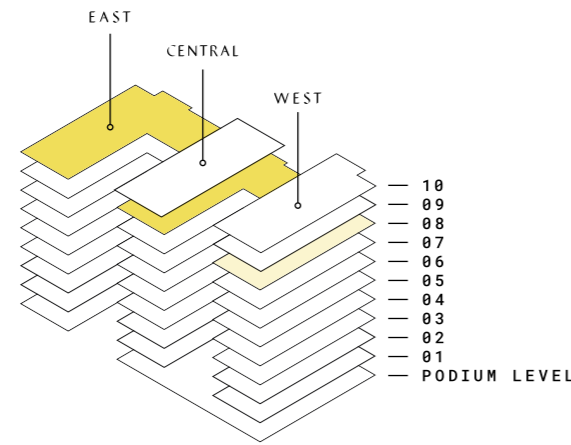
FLOOR 06,07:
CENTRAL CORE

| UNIT | TYPE | SQM | SQFT |
|------|-------|-----|------|
| B-01 | 2 BED | 63 | 678 |
| B-02 | 2 BED | 63 | 678 |
| B-03 | 2 BED | 58 | 624 |
| B-04 | SUITE | 37 | 398 |
| B-05 | 1 BED | 50 | 538 |
| B-06 | 1 BED | 48 | 517 |
| B-07 | 1 BED | 47 | 506 |
| B-08 | 1 BED | 47 | 506 |
| B-09 | 2 BED | 67 | 721 |
| B-10 | 2 BED | 67 | 721 |
| B-11 | 1 BED | 47 | 506 |
| B-12 | 1 BED | 47 | 506 |
| B-13 | 1 BED | 49 | 527 |
| B-14 | 1 BED | 50 | 538 |
| B-15 | SUITE | 37 | 398 |
| B-16 | 2 BED | 58 | 624 |

2 BEDROOM 2 BATHROOM
 2 BEDROOM 1 BATHROOM
 1 BEDROOM APARTMENT
 SUITES



FLOOR: 08



UNION
EAST, CENTRAL & WEST



**FLOOR 08:
EAST CORE**

| UNIT | TYPE | SQM | SQFT |
|------|-------|-----|------|
| A-01 | 2 BED | 57 | 614 |
| A-02 | 2 BED | 67 | 721 |
| A-03 | SUITE | 37 | 398 |
| A-04 | SUITE | 37 | 398 |
| A-05 | SUITE | 37 | 398 |
| A-06 | 1 BED | 47 | 506 |
| A-07 | 2 BED | 67 | 721 |
| A-08 | 2 BED | 67 | 721 |
| A-09 | 1 BED | 47 | 506 |
| A-10 | 1 BED | 47 | 506 |
| A-11 | 1 BED | 47 | 506 |
| A-12 | SUITE | 37 | 398 |

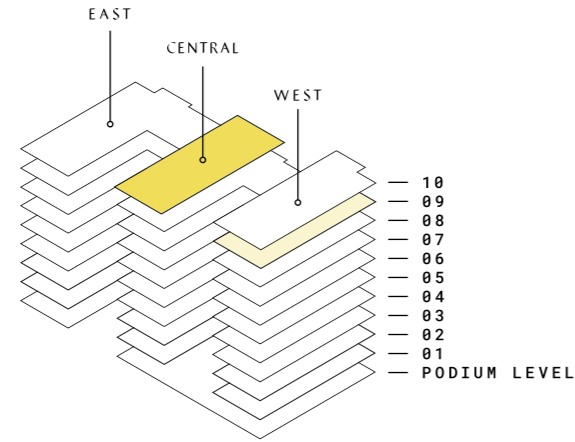
**FLOOR 08:
CENTRAL CORE**

| UNIT | TYPE | SQM | SQFT |
|------|-------|-----|------|
| B-01 | 2 BED | 63 | 678 |
| B-02 | 2 BED | 63 | 678 |
| B-03 | 2 BED | 68 | 732 |
| B-04 | 2 BED | 59 | 635 |
| B-05 | 1 BED | 47 | 506 |
| B-06 | 2 BED | 67 | 721 |
| B-07 | 2 BED | 67 | 721 |
| B-08 | 1 BED | 47 | 506 |
| B-09 | 2 BED | 64 | 689 |
| B-10 | 2 BED | 69 | 743 |

2 BEDROOM 2 BATHROOM
 2 BEDROOM 1 BATHROOM
 1 BEDROOM APARTMENT
 SUITES



FLOOR: 09



UNION
EAST, CENTRAL & WEST



**FLOOR 09:
CENTRAL CORE**

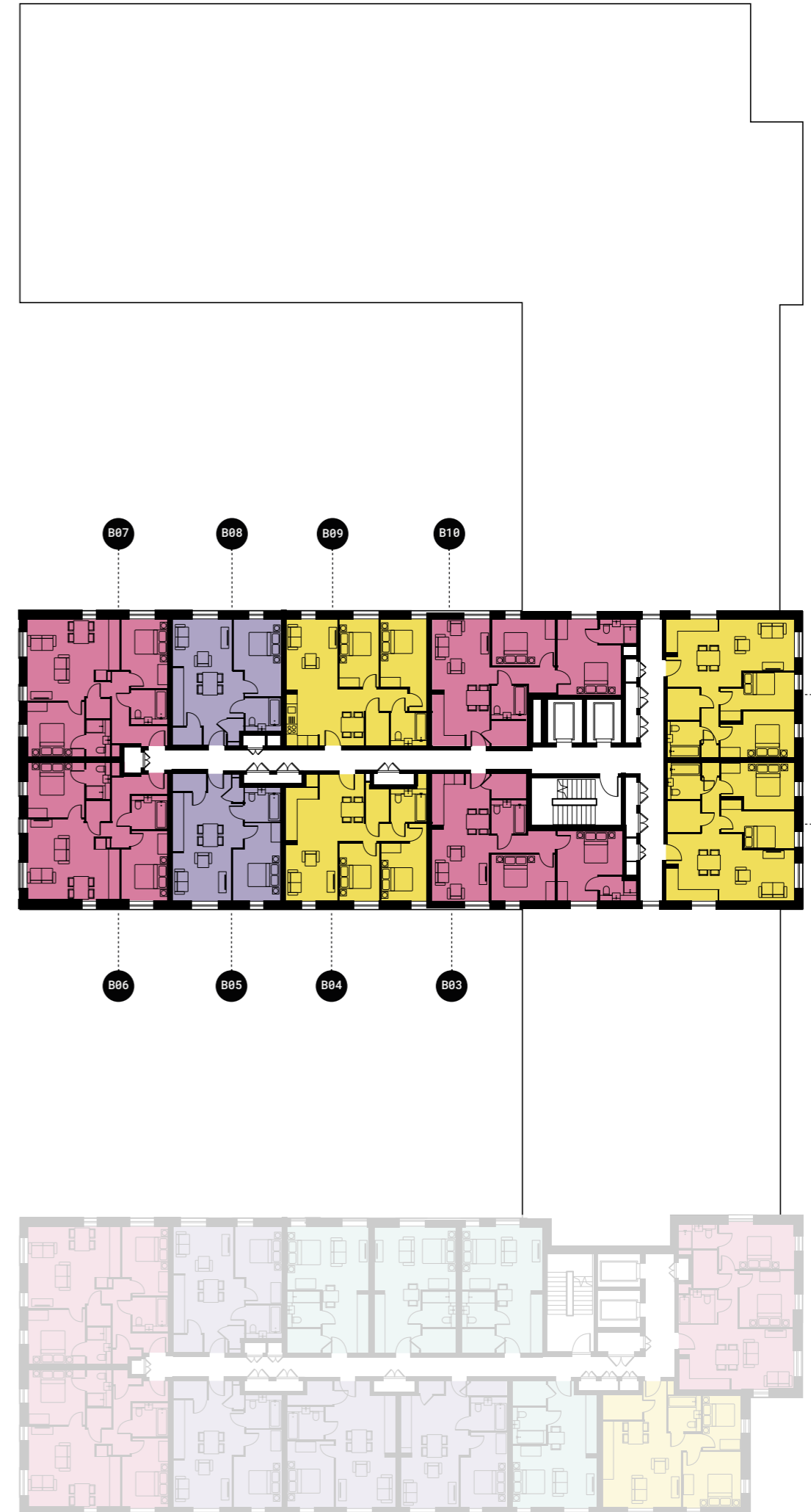
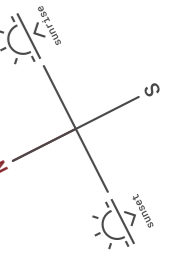
| UNIT | TYPE | SQM | SQFT |
|------|-------|-----|------|
| B-01 | 2 BED | 63 | 678 |
| B-02 | 2 BED | 63 | 678 |
| B-03 | 2 BED | 68 | 732 |
| B-04 | 2 BED | 59 | 635 |
| B-05 | 1 BED | 47 | 506 |
| B-06 | 2 BED | 67 | 721 |
| B-07 | 2 BED | 67 | 721 |
| B-08 | 1 BED | 47 | 506 |
| B-09 | 2 BED | 64 | 689 |
| B-10 | 2 BED | 69 | 743 |

2 BEDROOM
2 BATHROOM

2 BEDROOM
1 BATHROOM

1 BEDROOM
APARTMENT

SUITES



LUZON

STRAWBERRY STAR HOMES

Strawberry Star Homes (SSH) is a business division of Strawberry Star Group, a London-based international property company. The objective is to build quality homes at lower capital values in London zones 3-9 and popular commuter belts where the demand for quality homes is rapidly increasing, as working professionals are relocating to outer London areas.

Our preference is for homes and communities that benefit from new and existing fast transport links to Central London and business hubs. The identified target market for SSH is predominantly located within Outer London boroughs, which offer a more affordable solution to home ownership, whilst exploiting the benefits of a location so close to both the city and home counties.

- First-time buyers
- Young families
- Owner-occupiers
- Commuting professionals in London
- Home-movers
- Buy-to-let landlords
- International Buyers

We intend to create a pipeline of 4,000+ residential units over the next five years to address the growing demand for quality homes. The SSH team has created efficient and good quality apartment typologies and exemplar building blocks that can be replicated on all SSH projects to maximise efficiency and cost benefits. The product is backed by a dedicated team of innovation and research professionals, who provide intelligence to evolve effective marketing strategies.

By partnering with leading construction and consultancy firms and utilising a combination of alternative and traditional methods, we intend to reduce capital costs and improve build quality.

Brand Vision

Deliver unique and branded quality homes at lower capital values to aspiring home buyers in and around London and its commuter belt by positioning Strawberry Star Homes as a platform with wider housing opportunities and well-designed products. In the process, create a value proposition to end customers by using innovative methods to build faster efficient homes.



OUR PROJECTS

Involvement with upcoming developments



Greenview Court

Strawberry Star has 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 to this spectacular development, which offers 112 luxury apartments in Southall, West London. Set amidst multi-level roof gardens, minutes from forthcoming Crossrail connections across the Capital, the development will be complete by third quarter of 2020.

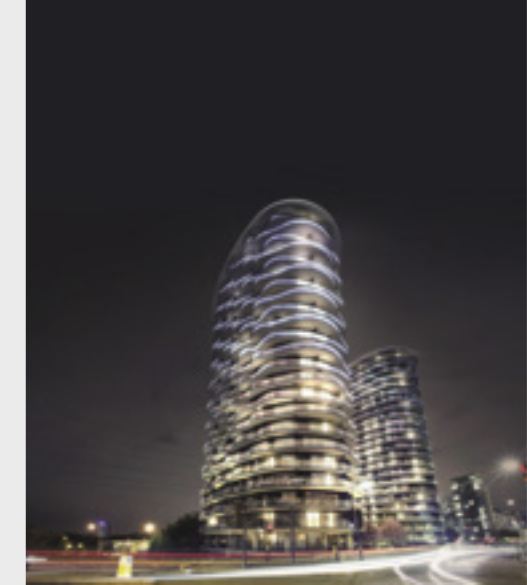
Our exclusive development



Bronze

An exclusive development by Strawberry Star Group on Buckhold Road, Wandsworth, London. The £50 million scheme is the crowning glory not only of the Wandsworth Business Village but of Wandsworth itself. The 20-storeyed building comprising 77 apartments, fits with the theme of the lighting/lamp industrial heritage of the local area, but with a modern, more abstract appeal with its name reflecting the fantastic colour of the building's cladding. It will be complete by the end of 2019.

Prestigious developments managed by Strawberry Star



Hoola

Managed by Strawberry Star Group, Hoola is located in Royal Victoria Docks, London. The 23-storeyed and 24-storeyed residential towers are home to 360 apartments and commercial space. They sit upon a landscaped hill, commanding 360-degree views over the Royal Docks, the Thames, O2 Arena, the Olympic Park, the skyline vista of Canary Wharf and the City of London.

Prestigious developments managed by Strawberry Star



Sky Gardens

A landmark collection of private apartments with enclosed gardens high above the capital; Sky Gardens is in Nine Elms, Vauxhall, London. Comprising 196 apartments and commercial space, it is a breathtaking statement of contemporary urban living. Located in one of London's best-connected and emerging riverside neighbourhoods, Sky Gardens host Strawberry Star's London corporate office.

The Architects

The architects & interior designers for LU20N are the renowned Flanagan Lawrence & Stuart Forbes Associates, who are jointly working as a team for this development. Gillespies are the landscape architects for the development.



Flanagan Lawrence is an award winning, design-led practice of architects and interior designers based in London. The practice has an impressive collective expertise across a broad range of public and private sectors and building typologies including residential schemes, largescale commercial projects and as well as cultural, hotel and leisure, and major master-planning projects both in the UK and internationally.

What sets Flanagan Lawrence apart is the pedigree of their design team, with a track record of delivering exemplary residential developments, coupled with a technical knowledge and delivery system ensuring efficiency and value for money. The practice has consistently delivered significant and often complex projects, achieving exemplary results, maximising the opportunities and value for the client.

www.flanaganlawrence.com

Stuart Forbes Associates is a consistently recognised and rewarded Architectural and Interior Design practice, working across a broad range of worldwide projects. Their innovative architectural designs in Residential, Leisure, and boutique hotel work, are always focused on bringing new and existing space to life through fine craft and detailing.

www.stuartforbes.com

Gillespies is a leading international landscape architecture and urban design practice specialising in landscape design, landscape planning, urban design and master planning.

www.gillespies.co.uk

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