

GRAND

UNION

ROW

# GRAND UNION

## R O W

Discover the epitome of modern living at Grand Union Row, an exclusive collection of nine 5-bedroom townhomes nestled along the Grand Union Canal. Seamlessly blending classic design with contemporary comforts, these individually designed homes offer a tranquil retreat with easy connectivity to London.

With spacious interiors filled with natural light, modern amenities, and a picturesque waterfront setting, Grand Union Row provides the perfect balance between urban convenience and serene living. Embrace the calm of the canal with the comforts of meticulously designed homes tailored for modern needs. With its prime location ensuring easy access to transportation hubs, Grand Union Row is the perfect place to call home both now and for years to come.

HAREWOOD TERRACE, NORWOOD GREEN, UB2 4JL

DEVELOPED BY  **Q Developments**







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# A TRANQUIL RETREAT

Grand Union Row presents a distinctive collection of nine 5-bedroom townhouses, each meticulously designed for future homeowners in mind. This individualised approach to architecture ensures a unique character and details for each home, creating a sense of exclusivity and personalisation. The inclusion of terraces, gardens and parking spaces adds a practical touch, ensuring that residents can effortlessly navigate the demands of modern life.



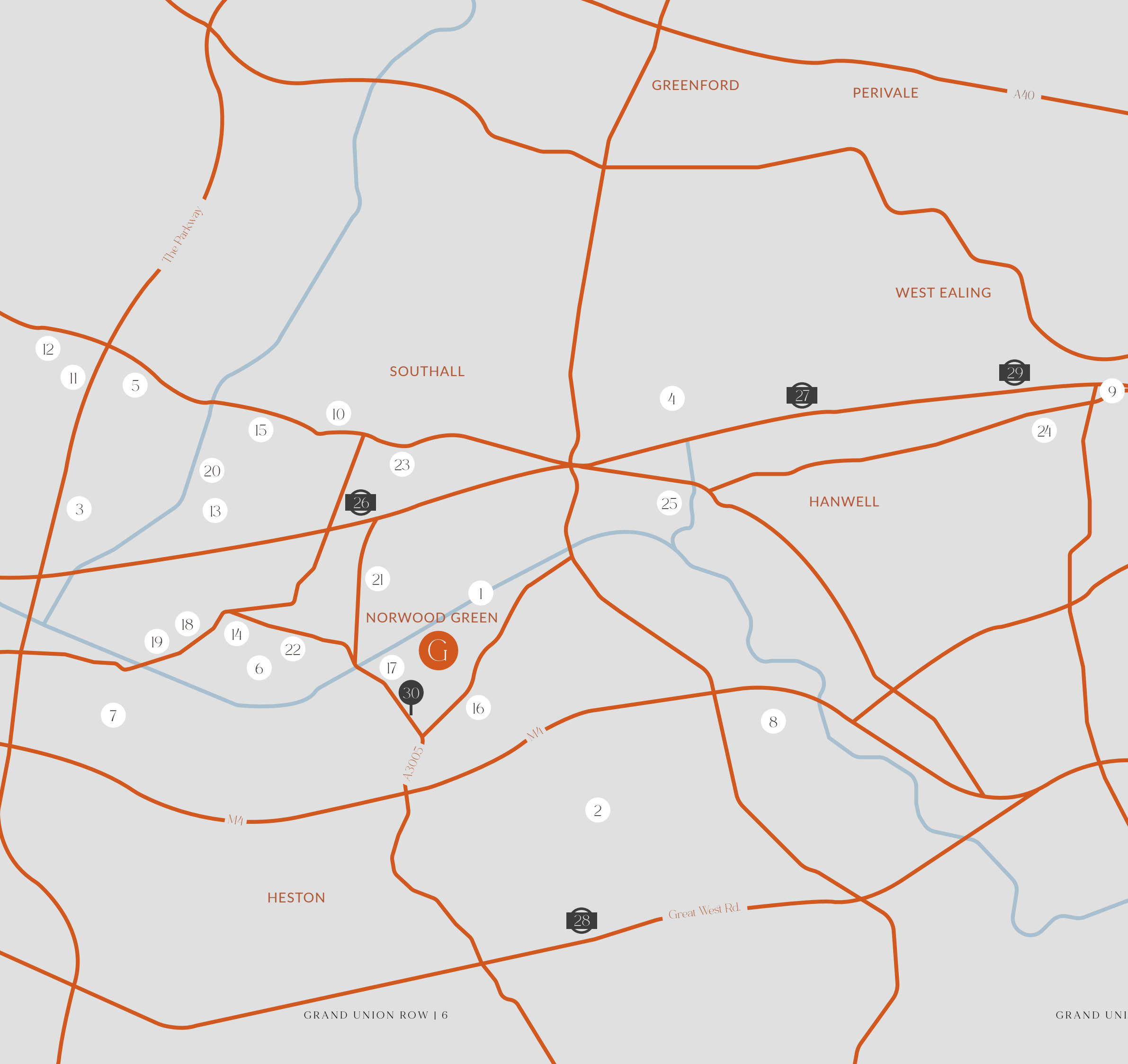


From the moment future homeowners step through the door, they are greeted by interiors bathed in natural light, private gardens and terraces. With ample storage and modern technologies, each home is thoughtfully arranged to enhance everyday living, promoting comfort and convenience. Grand Union Row exemplifies a commitment to crafting homes that are intuitively designed to make daily life not only beautiful, but effortless.



# BEAUTIFUL LIVING IS NOT JUST AN AESTHETIC, BUT A HARMONIOUS BLEND OF COMFORT AND ELEGANCE

Set along the peaceful Grand Union Canal in the heart of the vibrant West London neighbourhood of Norwood Green, Grand Union Row is an ideal residence for those seeking an urban retreat that seamlessly blends nature, culture and accessibility. Just under an hour from central London, these exclusive new homes boast superb transport links from Zone 4 right into the city centre.



# THE LOCAL AREA

## LEISURE

- 1 Grand Union Canal
- 2 National Trust - Osterley Park and House
- 3 Minet Country Park
- 4 Hanwell Zoo

## RECREATION

- 5 PureGym London Hayes
- 6 Featherstone Sports Centre
- 7 David Lloyd Heston
- 8 Wyke Green Golf Club

## SHOPPING

- 9 Ealing Broadway
- 10 Holland & Barrett
- 11 Sainsbury's
- 12 Lombardy Retail Park

## PUBS/ RESTAURANTS/ CAFES

- 13 FARM cafe
- 14 Fodgar Restaurant & Cafe
- 15 Spice Village
- 16 The Plough Inn, Norwood Green
- 17 The Lamb Pub
- 18 The Prince of Wales Pub

## EDUCATION & HEALTH

- 19 Featherstone Primary and Nursery School
- 20 Blair Peach Primary School
- 21 Dairy Meadow Primary School
- 22 FHS Featherstone High School
- 23 Villiers High School
- 24 Ealing Independent College
- 25 Ealing Hospital

## TRANSPORT

- 26 Southall Station (Elizabeth Line)
- 27 Hanwell Train Station (Elizabeth Line)
- 28 Osterley Subway Station (Piccadilly Line)
- 29 West Ealing Train Station (Elizabeth Line)
- 30 Harewood Terrace Bus Stop





Surrounded by green parks and waterside tranquillity, Grand Union Row offers access to newly opened walking, cycling and jogging paths easily connecting residents to outdoor amenities. Nearby, Ealing Broadway provides a lively town and shopping centre brimming with diverse eateries, shops and cultural richness. Grand Union Row's prime location allows future homeowners the perfect balance of natural serenity and urban convenience at their doorstep.

# THE VIBRANT NEIGHBOURHOOD





Grand Union Canal





# SEAMLESS ACCESSIBILITY & CONVENIENCE

Situated in zone 4, Grand Union Row offers residents a convenient and well-connected lifestyle with a range of amenities and transportation options. The 120 bus stop is at your doorstep, and Southall station nearby services the Elizabeth Line and Great Western Railway, connecting residents to Central London in 25 minutes and Heathrow Airport Terminal 4 in 20 minutes. Prefer to drive? The M4 nearby ensures easy road access.

Culinary delights abound with local restaurants like The OCC Dining and Fodgar Restaurant & Cafe, along with inviting pubs such as The Lamb, The Plough Inn, and Prince of Wales. Shopping is convenient with Tesco Express and other shops. For those with little ones, educational facilities like Villiers High School and Featherstone High School boast outstanding Ofsted ratings.

Fitness enthusiasts have access to nearby sports facilities and The Gym Group. Nature lovers can explore parks like Norwood Green Play Park, Heston Park, Southall Recreation Ground, and Southall Park, contributing to a vibrant and well-rounded lifestyle for future Grand Union Row residents.



*Osterley Park and House*







“AN INTERIOR IS THE  
NATURAL PROJECTION  
OF THE SOUL”

– COCO CHANEL



Ensuite 1 - House 1-3



# UNRIVALLED INTERIORS

Living in Grand Union Row is a sensory delight, where the soothing sounds of birdsong and the gentle flow of the canal create a harmonious backdrop to everyday life. As residents wake up to the soft melodies of nature, the light pours in through large double-glazed windows, infusing the interiors with a warm and invigorating glow. Imagine starting your day with a leisurely breakfast in your garden, surrounded by the calming ambience of the canal and the sweet symphony of birds in the background. Alternatively, lose yourself in a captivating book on your terrace, where the tranquillity of the surroundings enhances the pleasure of each page.



# A SEAMLESS BLEND OF MODERN ELEGANCE AND TIMELESS CLASSICS

The interiors of Grand Union Row, designed individually by Ademchic, seamlessly complement a luxurious lifestyle. Meticulous attention to detail is evident in every aspect, from the herringbone flooring and Shaker-style two-tone cabinets in the kitchens to the matte brass fittings and feature tiling in the bathrooms. Natural tones dominate the colour palette, creating a soothing and timeless backdrop, while pops of green add a touch of vibrancy and nature-inspired charm.



Kitchen House 1-3



Bathroom House 1-3

Matte champagne brass fittings and fixtures add a modern and tasteful touch, creating a cohesive and harmonious aesthetic throughout the homes. The bathrooms feature captivating feature tiling, adding a distinctive flair to the space and elevating the overall design. The large double-glazed windows bathe the interiors in natural light, creating an atmosphere that is both bright and airy, enhancing the sense of openness and connection to the surrounding environment. Crafted for effortless entertaining, these homes showcase a dual-aspect open floor plan seamlessly connecting living spaces to the inviting garden—an optimal setting for gatherings, enabling residents to host and relish social occasions with utmost ease.

This thoughtful combination of elements ensures that the interiors of Grand Union Row are not only stylish but also exude a warm and welcoming ambiance, inviting residents to experience a harmonious blend of modern luxury and comfort in every corner of their homes.









Utility - House 4-8

“NO DETAIL IS  
TOO SMALL TO BE  
CONSIDERED”

- LILLY PULITZER



Lounge - House 1-3



# FLOOR PLANS

HOUSE	BEDROOMS	SQM	SQFT	PAGE
1	5	180.6	1,944	30
2	5	180.6	1,944	32
3	5	180.6	1,944	34
4	5	188.6	2,030	36
5	5	188.6	2,030	38
6	5	188.6	2,030	40
7	5	188.6	2,030	42
8	5	189.4	2,039	44
9	5	163.6	1,761	46

All images and the dimensions given are illustrations for this unit type and individual plots may differ. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please check with your sales adviser in respect of individual properties.



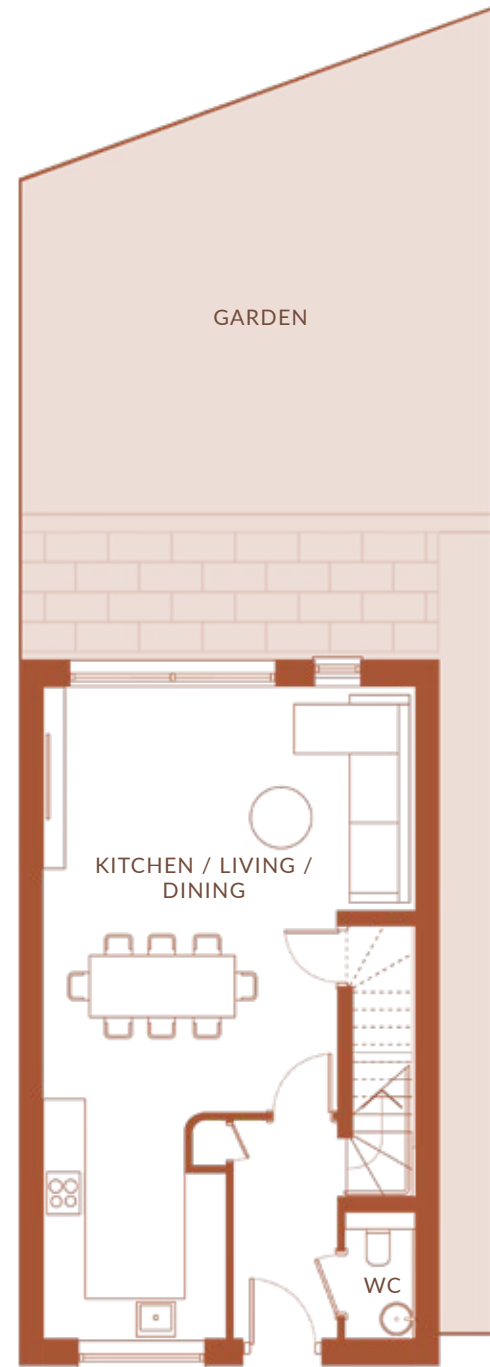




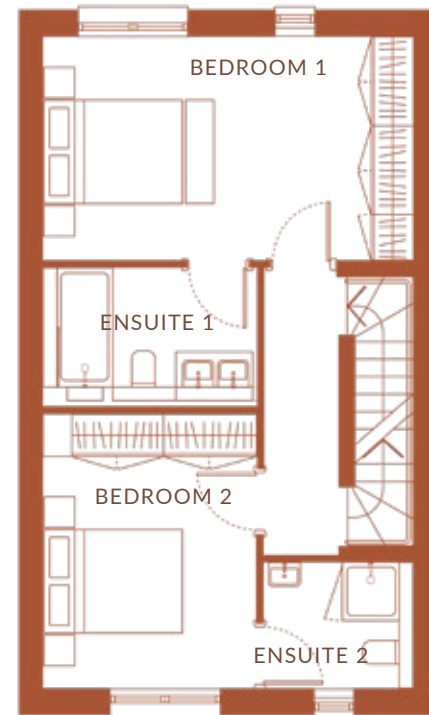


# HOUSE 1

TOTAL INTERNAL AREA  
180.6 SQM | 1,944 SQFT



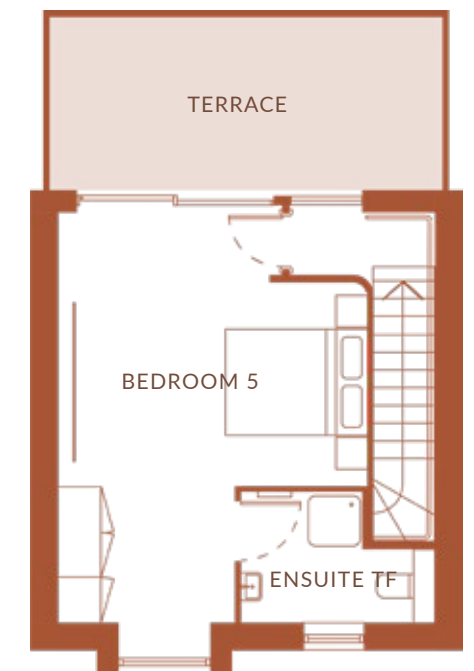
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

**KITCHEN**  
3.25m [10'7"] x 2.62m [8'7"]

**LIVING**  
3.22m [10'6"] x 5.3m [17'4"]

**DINING**  
2.9m [9'6"] x 4.23m [13'10"]

**WC**  
0.97m [3'2"] x 1.8m [5'10"]

**BEDROOM 1**  
5.3m [17'4"] x 3.2m [10'5"]

**ENSUITE 1**  
3.06m [10'0"] x 2m [6'6"]

**BEDROOM 2**  
3.95m [12'11"] x 3.06m [10'0"]

**ENSUITE 2**  
2.15m [7'0"] x 1.8m [5'10"]

**BEDROOM 3**  
3.2m [10'5"] x 5.3m [17'4"]

**BEDROOM 4**  
3.06m [10'0"] x 3.95m [12'11"]

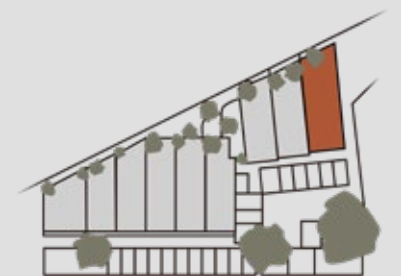
**BATHROOM**  
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**UTILITY**  
1.82m [5'11"] x 2.14m [7'0"]

**BEDROOM 5**  
4.41m [14'6"] x 5.9m [19'4"]

**ENSUITE TF**  
1.92m [6'3"] x 2.77m [9'1"]

**TERRACE**  
5.45m [17'10"] x 2.36m [7'8"]

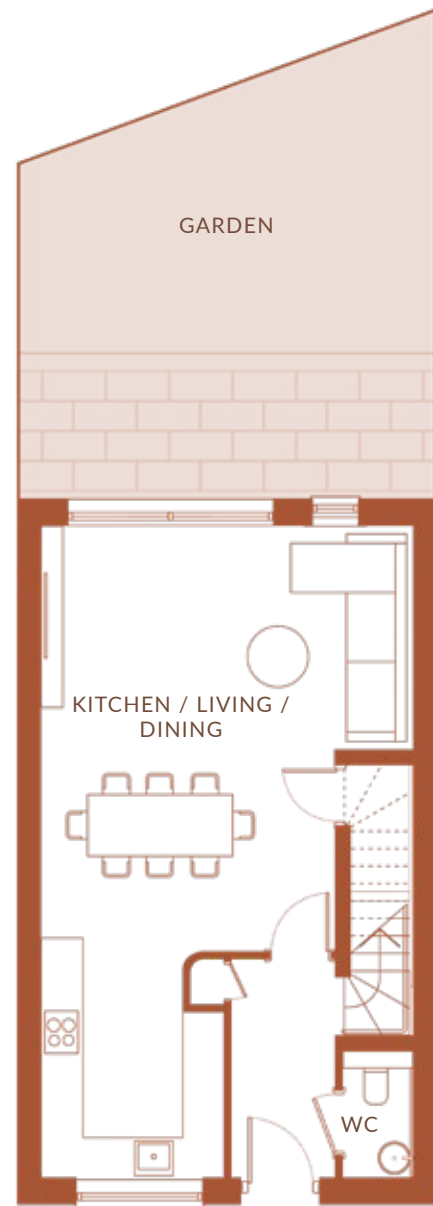




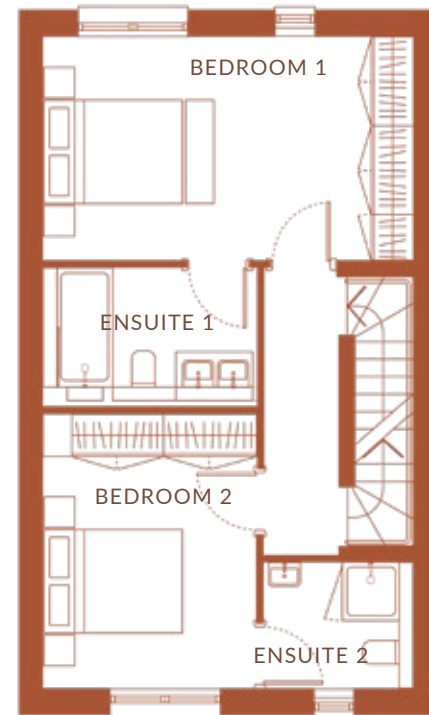


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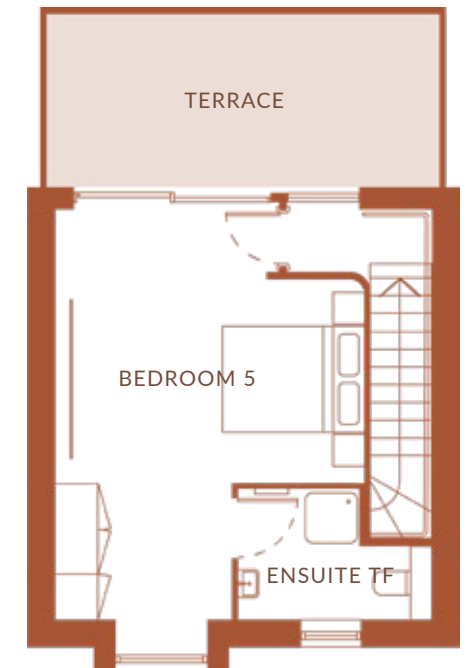
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

**KITCHEN**  
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**LIVING**  
3.22m [10'6"] x 5.3m [17'4"]

**DINING**  
2.9m [9'6"] x 4.23m [13'10"]

**WC**  
0.97m [3'2"] x 1.8m [5'10"]

**BEDROOM 1**  
5.3m [17'4"] x 3.2m [10'5"]

**ENSUITE 1**  
3.06m [10'0"] x 2m [6'6"]

**BEDROOM 2**  
3.95m [12'11"] x 3.06m [10'0"]

**ENSUITE 2**  
2.15m [7'0"] x 1.8m [5'10"]

**BEDROOM 3**  
3.2m [10'5"] x 5.3m [17'4"]

**BEDROOM 4**  
3.06m [10'0"] x 3.95m [12'11"]

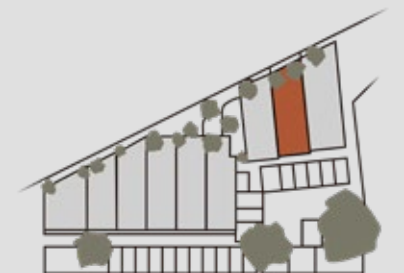
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**UTILITY**  
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**BEDROOM 5**  
4.39m [14'5"] x 5.9m [19'4"]

**ENSUITE TF**  
1.92m [6'3"] x 2.77m [9'1"]

**TERRACE**  
5.45m [17'10"] x 2.36m [7'8"]

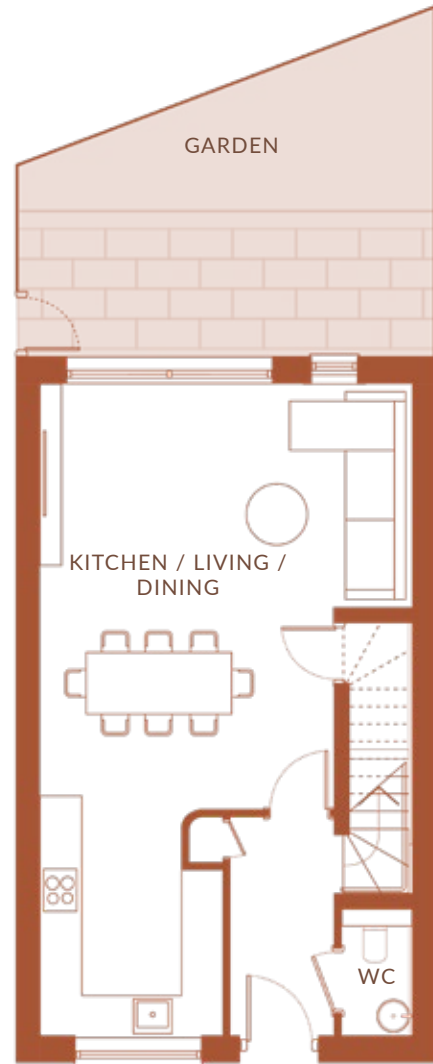




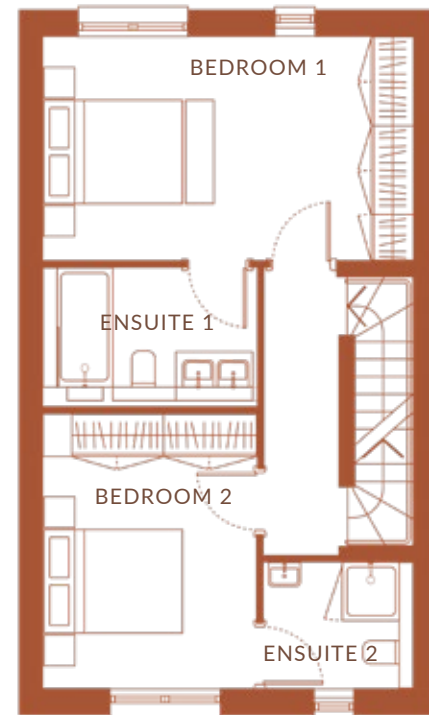


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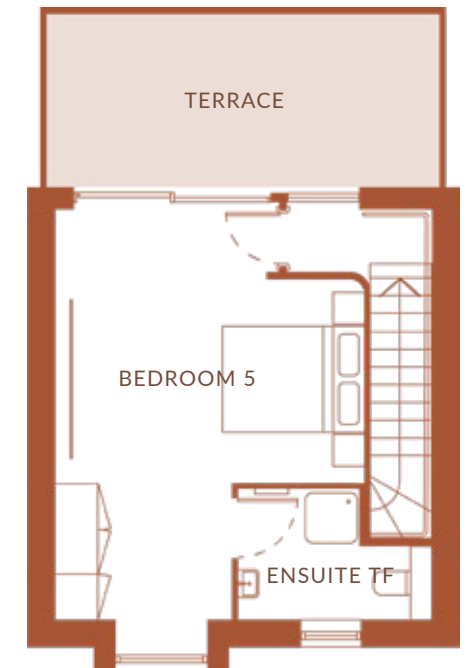
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

**KITCHEN**  
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**LIVING**  
3.22m [10'6"] x 5.3m [17'4"]

**DINING**  
2.9m [9'6"] x 4.23m [13'10"]

**WC**  
0.97m [3'2"] x 1.8m [5'10"]

**BEDROOM 1**  
5.3m [17'4"] x 3.2m [10'5"]

**ENSUITE 1**  
3.06m [10'0"] x 2m [6'6"]

**BEDROOM 2**  
3.95m [12'11"] x 3.06m [10'0"]

**ENSUITE 2**  
2.15m [7'0"] x 1.8m [5'10"]

**BEDROOM 3**  
3.2m [10'5"] x 5.3m [17'4"]

**BEDROOM 4**  
3.06m [10'0"] x 3.95m [12'11"]

**BATHROOM**  
3.06m [10'0"] x 2m [6'6"]

**UTILITY**  
1.82m [5'11"] x 2.14m [7'0"]

**BEDROOM 5**  
4.4m [14'5"] x 5.89m [19'4"]

**ENSUITE TF**  
1.92m [6'3"] x 2.77m [9'1"]

**TERRACE**  
5.45m [17'10"] x 2.36m [7'8"]





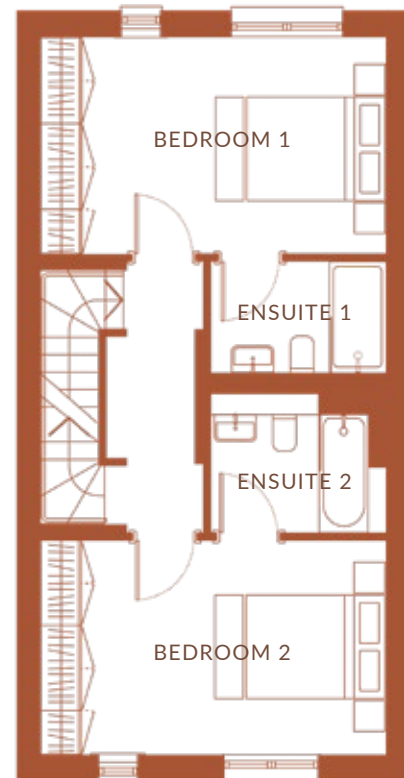


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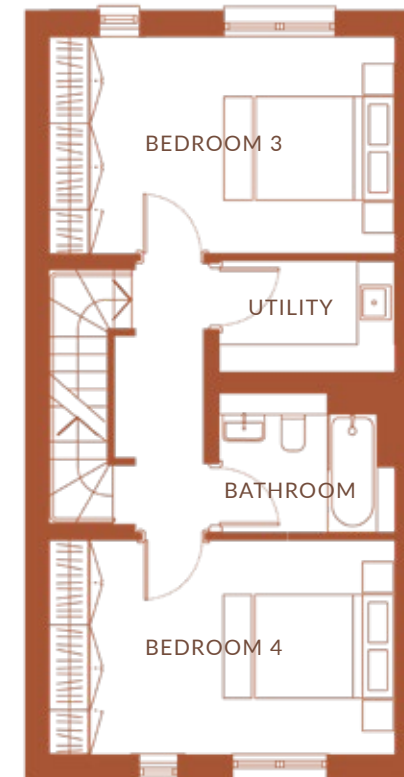
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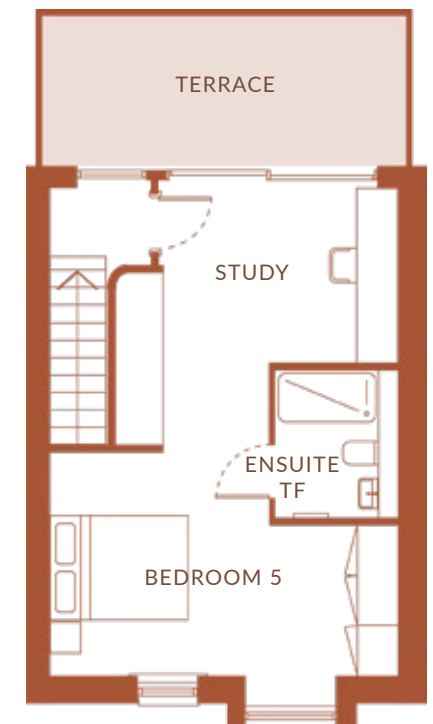
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

**KITCHEN**  
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**LIVING**  
4.97m [16'3"] x 3.1m [10'2"]

**DINING**  
2.8m [9'2"] x 4m [13'1"]

**WC**  
1.76m [5'9"] x 0.96m [3'1"]

**BEDROOM 1**  
4.96m [16'3"] x 3.11m [10'2"]

**ENSUITE 1**  
1.6m [5'2"] x 2.5m [8'2"]

**BEDROOM 2**  
4.96m [16'3"] x 3m [9'10"]

**ENSUITE 2**  
2.5m [8'2"] x 2m [6'6"]

**BEDROOM 3**  
4.96m [16'3"] x 3.11m [10'2"]

**BEDROOM 4**  
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**BATHROOM**  
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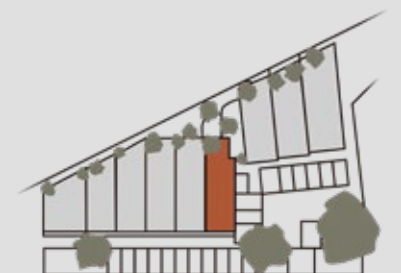
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**BEDROOM 5**  
3.32m [10'11"] x 5.02m [16'6"]

**STUDY**  
2.61m [8'7"] x 1.89m [6'2"]

**ENSUITE TF**  
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**TERRACE**  
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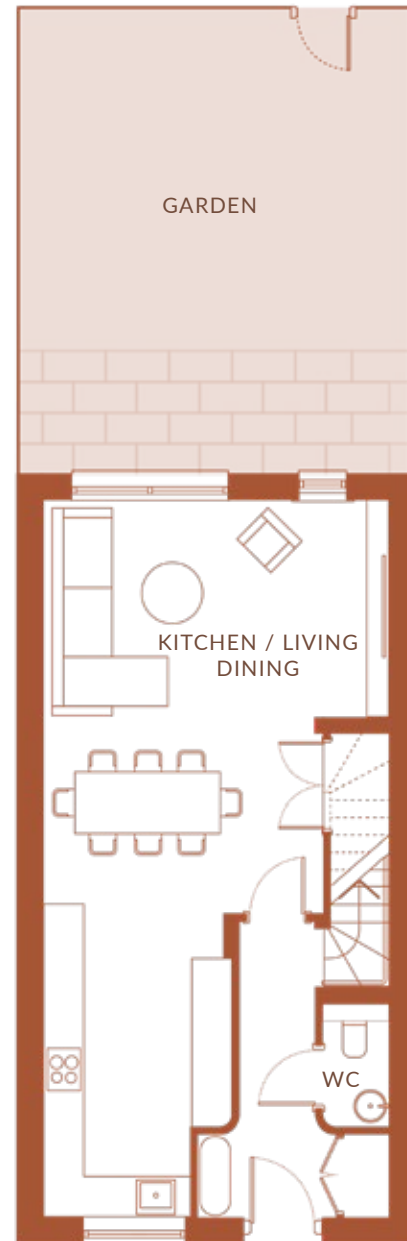




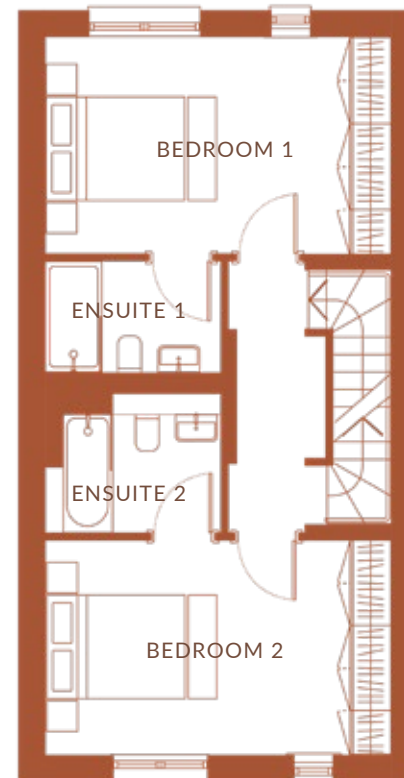


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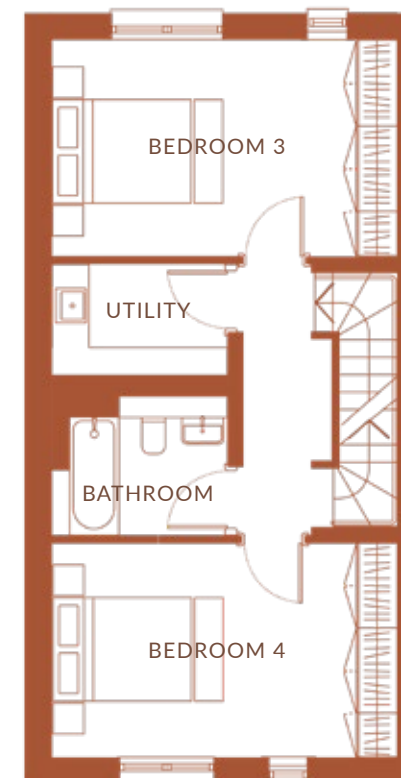
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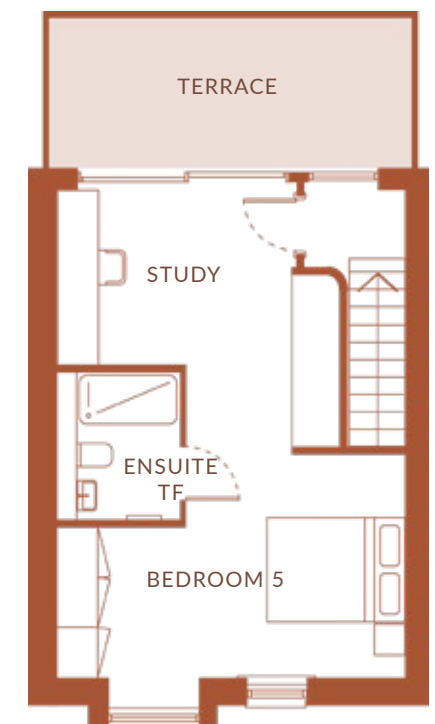
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

**KITCHEN**  
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**LIVING**  
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**DINING**  
2.8m [9'2"] x 4m [13'1"]

**BEDROOM 2**  
4.96m [16'3"] x 3m [9'10"]

**ENSUITE 2**  
2.5m [8'2"] x 2m [6'6"]

**BEDROOM 3**  
4.96m [16'3"] x 3.11m [10'2"]

**UTILITY**  
2.5m [8'2"] x 1.8m [5'10"]

**BEDROOM 5**  
3.32m [10'11"] x 5.01m [16'5"]

**STUDY**  
2.61m [8'7"] x 1.89m [6'2"]

**WC**  
1.76m [5'9"] x 0.96m [3'1"]

**BEDROOM 4**  
4.96m [16'3"] x 3.06m [10'0"]

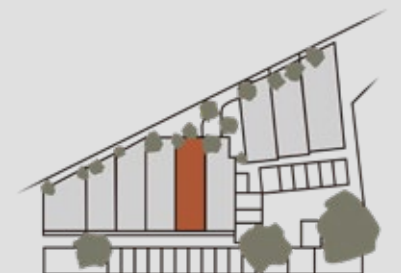
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**BEDROOM 1**  
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**BATHROOM**  
2.5m [8'2"] x 2m [6'6"]

**TERRACE**  
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**ENSUITE 1**  
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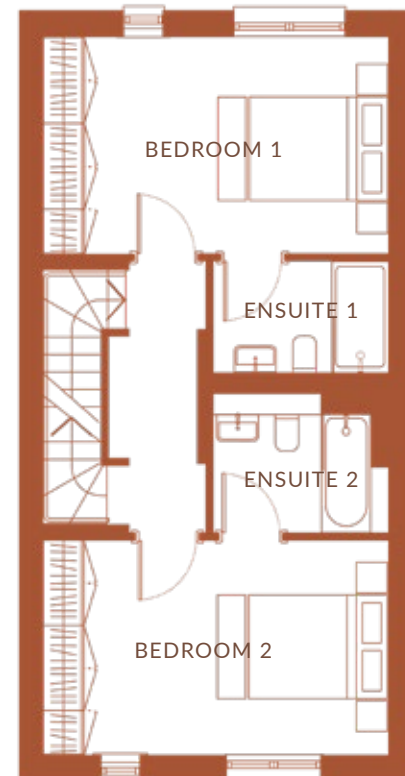


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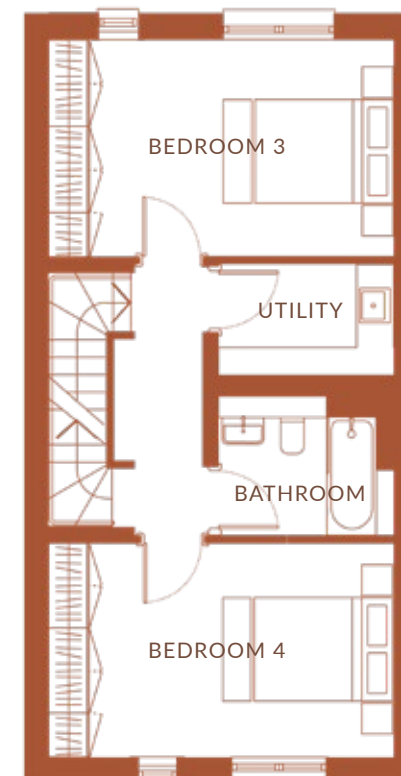
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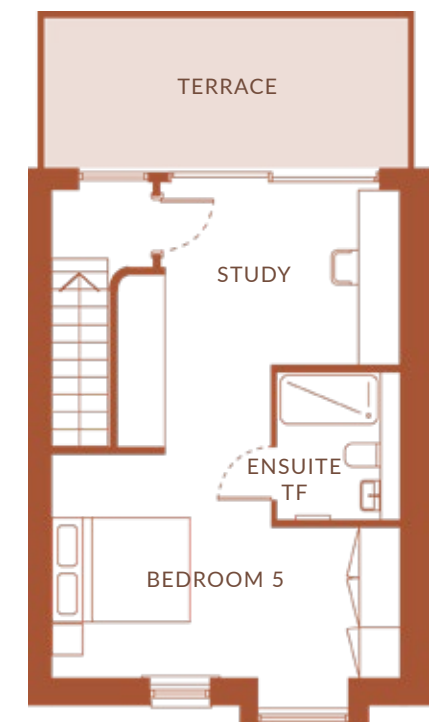
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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**LIVING**  
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**ENSUITE 1**  
1.6m [5'2"] x 2.5m [8'2"]

**BEDROOM 2**  
4.96m [16'3"] x 3m [9'10"]

**ENSUITE 2**  
2.5m [8'2"] x 2m [6'6"]

**BEDROOM 3**  
4.96m [16'3"] x 3.11m [10'2"]

**BEDROOM 4**  
4.96m [16'3"] x 3.06m [10'0"]

**BATHROOM**  
2.5m [8'2"] x 2m [6'6"]

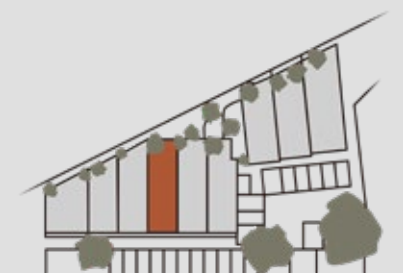
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**BEDROOM 5**  
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**STUDY**  
2.61m [8'7"] x 1.89m [6'2"]

**ENSUITE TF**  
2.15m [7'1"] x 1.8m [5'11"]

**TERRACE**  
5.08m [16'8"] x 2.02m [6'7"]

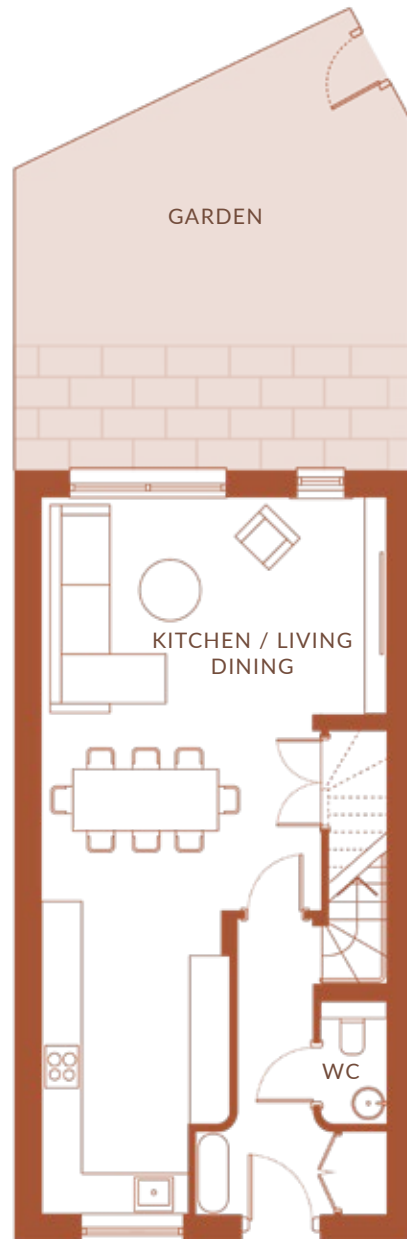




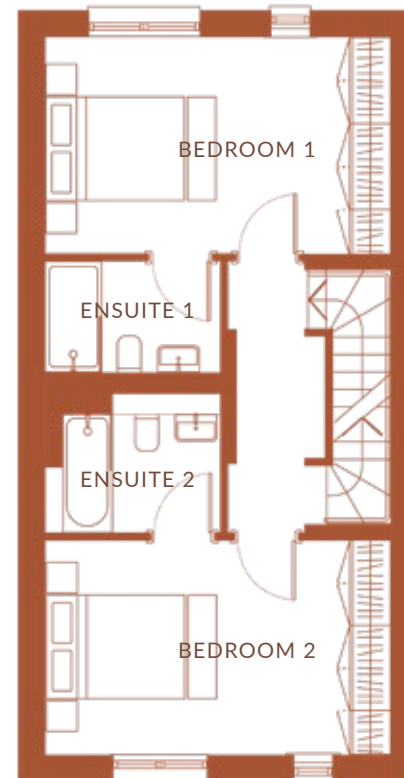


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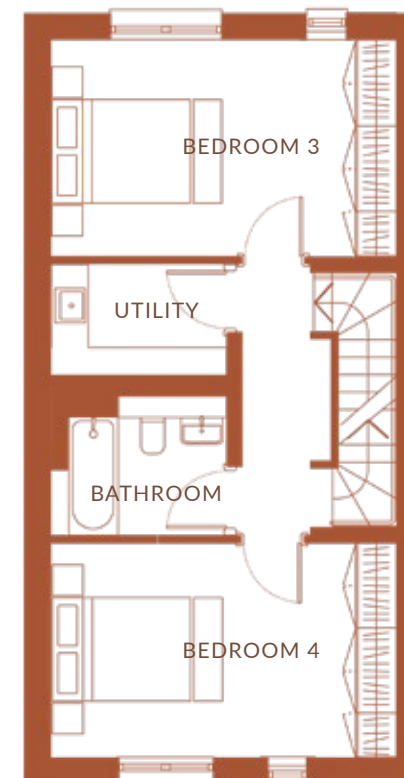
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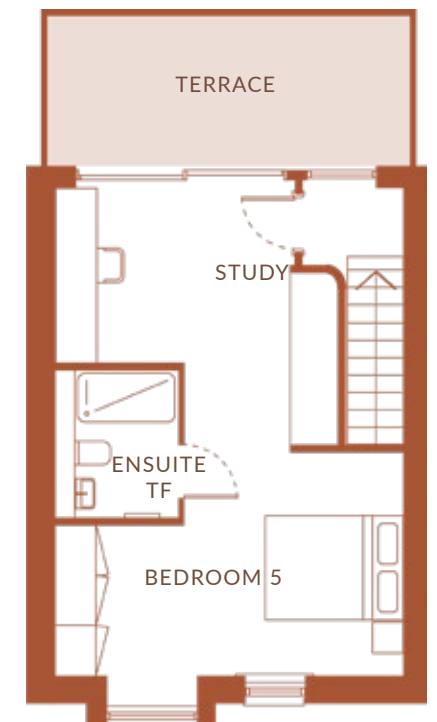
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

**KITCHEN**  
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**LIVING**  
4.97m [16'3"] x 3.1m [10'2"]

**DINING**  
2.8m [9'2"] x 4m [13'1"]

**WC**  
1.76m [5'9"] x 0.96m [3'1"]

**BEDROOM 1**  
4.96m [16'3"] x 3.11m [10'2"]

**ENSUITE 1**  
1.6m [5'2"] x 2.5m [8'2"]

**BEDROOM 2**  
4.96m [16'3"] x 3m [9'10"]

**ENSUITE 2**  
2.5m [8'2"] x 2m [6'6"]

**BEDROOM 3**  
4.96m [16'3"] x 3.11m [10'2"]

**BEDROOM 4**  
4.96m [16'3"] x 3.06m [10'0"]

**BATHROOM**  
2.5m [8'2"] x 2m [6'6"]

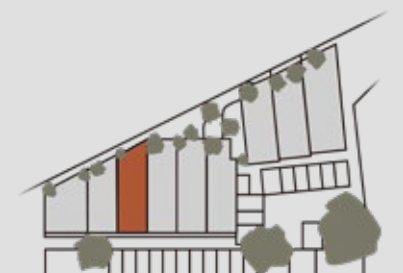
**UTILITY**  
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**BEDROOM 5**  
3.32m [10'11"] x 5.01m [16'5"]

**STUDY**  
2.61m [8'7"] x 1.89m [6'2"]

**ENSUITE TF**  
2.15m [7'1"] x 1.8m [5'11"]

**TERRACE**  
5.08m [16'8"] x 2.02m [6'7"]



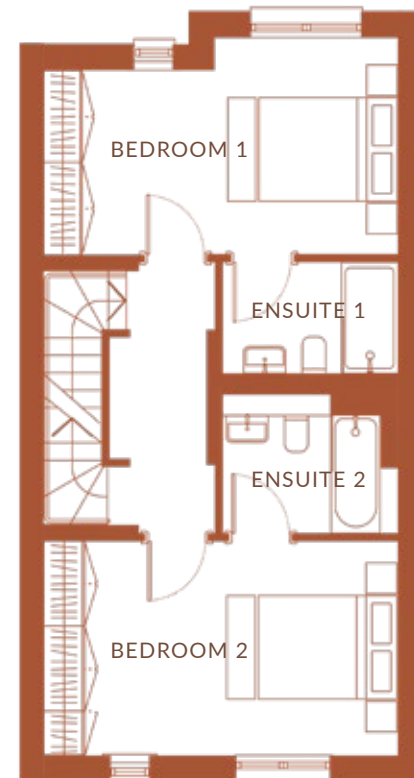


# HOUSE 8

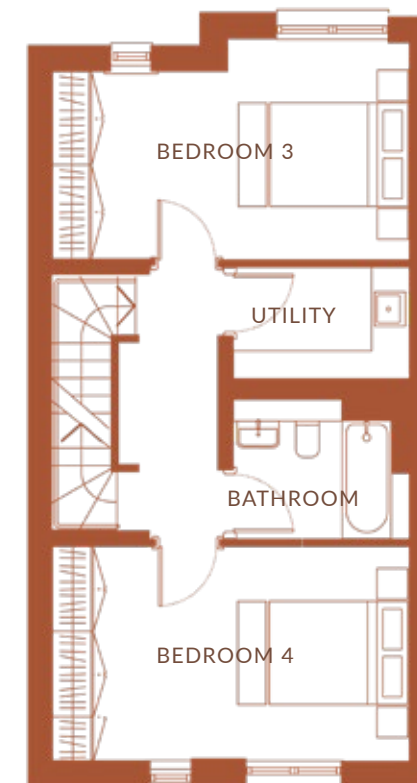
TOTAL INTERNAL AREA  
189.4 SQM | 2,039 SQFT



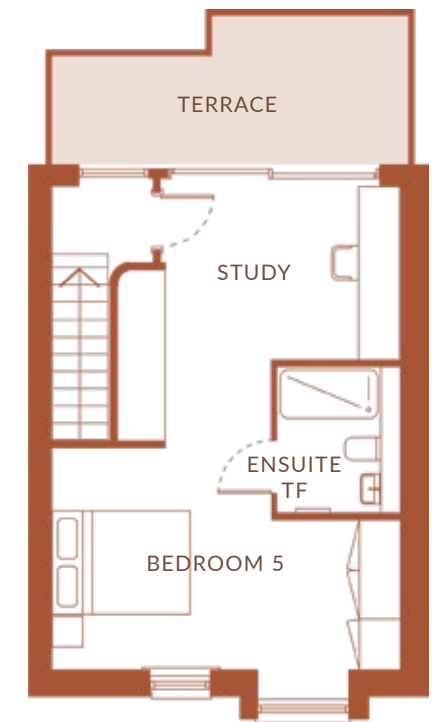
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

**KITCHEN**  
4.3m [14'1"] x 2.7m [8'10"]

**LIVING**  
4.97m [16'3"] x 3.1m [10'2"]

**DINING**  
2.8m [9'2"] x 4m [13'1"]

**WC**  
1.76m [5'9"] x 0.96m [3'1"]

**BEDROOM 1**  
4.96m [16'3"] x 3.11m [10'2"]

**ENSUITE 1**  
1.6m [5'2"] x 2.5m [8'2"]

**BEDROOM 2**  
4.96m [16'3"] x 3m [9'10"]

**ENSUITE 2**  
2.5m [8'2"] x 2m [6'6"]

**BEDROOM 3**  
4.96m [16'3"] x 3.11m [10'2"]

**BEDROOM 4**  
4.96m [16'3"] x 3.06m [10'0"]

**BATHROOM**  
2.5m [8'2"] x 2m [6'6"]

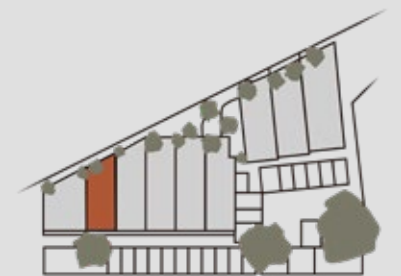
**UTILITY**  
2.5m [8'2"] x 1.8m [5'10"]

**BEDROOM 5**  
3.32m [10'11"] x 5.13m [16'10"]

**STUDY**  
2.61m [8'7"] x 1.89m [6'2"]

**ENSUITE TF**  
2.15m [7'1"] x 1.8m [5'11"]

**TERRACE**  
5.08m [16'8"] x 2.02m [6'7"]

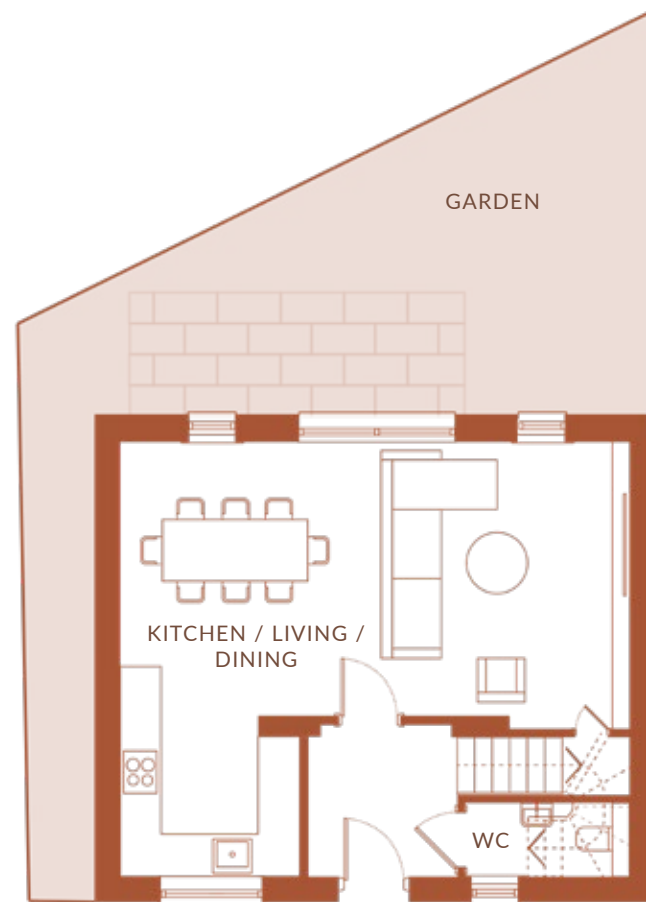




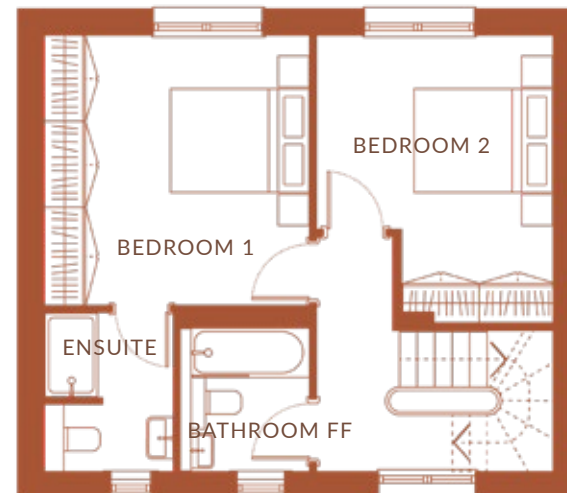


# HOUSE 9

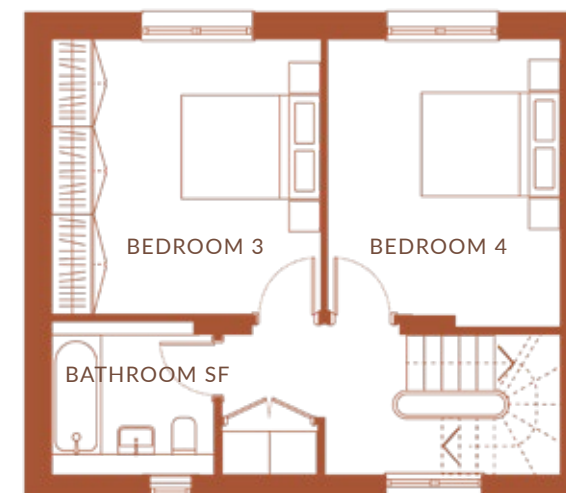
TOTAL INTERNAL AREA  
163.6 SQM | 1,761 SQFT



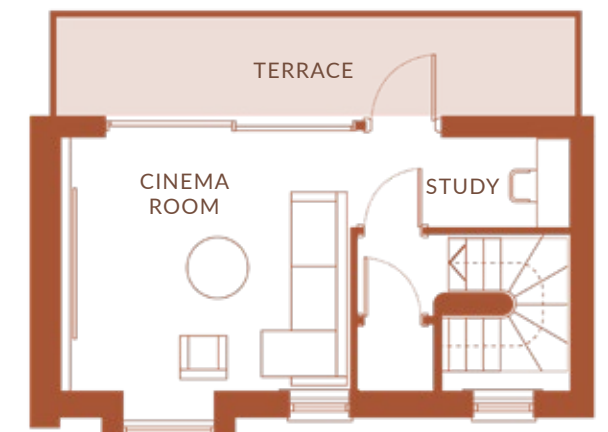
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

KITCHEN / DINING  
6.2m [20'4"] x 2.85m [9'4"]

LIVING  
4.47m [14'7"] x 3.93m [12'10"]

WC  
2.4m [7'10"] x 1.1m [3'7"]

BEDROOM 2  
4.1m [13'5"] x 3.43m [11'3"]

BATHROOM FF  
2.26m [7'4"] x 1.7m [5'6"]

BEDROOM 3  
3.94m [12'11"] x 3.85m [12'7"]

BEDROOM 1  
3.8m [12'5"] x 3.88m [12'8"]

ENSUITE  
2.2m [7'2"] x 1.85m [6'0"]

CINEMA ROOM  
4.21m [13'10"] x 4.11m [13'6"]

STUDY  
1.28m [4'3"] x 2.13m [7'0"]

TERRACE  
7.2m [23'7"] x 1.4m [4'7"]

BEDROOM 4  
4.09m [13'5"] x 3.37m [11'0"]

BATHROOM SF  
2.32m [7'7"] x 2.18m [7'1"]







# SPECIFICATION

## INTERNAL FINISHES

- Light grey oak herringbone engineered flooring
- Underfloor heating throughout
- White shaker internal doors
- Black ironmongery
- Concealed curtain recesses

## KITCHENS

- British made shaker style kitchens
- Marble inspired quartz worktop and full height splashbacks
- Enhanced drawers and hinges
- LED lighting
- Neff appliances including; oven, microwave, dishwasher, and fridge freezer
- Wine fridge
- Brass tap

## BEDROOMS

- Super soft stain-resistant carpets
- Built-in wardrobes in primary bedrooms
- Feature wall panelling in primary bedrooms

## BATHROOMS

- Marble-effect large format porcelain tiles
- Shaker-style vanity unit with drawers
- LED lighting accents
- Mirror cabinet with shaver socket in primary en-suite
- Built-in joinery above the toilet
- Brass brassware
- Heated towel rail

## UTILITY

- Stone grey shaker doors to houses 1-8
- Separate washer and dryer

## ELECTRICAL

- High speed fibre broadband
- TV/FM/SkyQ master plate to living room, dining area and principal bedroom
- Data points to all principal rooms
- Wall lights in primary bedrooms
- Downlights throughout
- USB Sockets to bedroom and kitchen areas

## EXTERIOR FINISHES

- Elegant light brick with slate accents
- Contemporary mansard roof with dormer windows
- Exclusive back gardens and 3rd floor terraces
- Charming juliet balconies
- Private parking with car charging points for each unit

## SAFETY AND SECURITY

- Three-point locking system on front doors
- Smart home security intercom system
- Gated gardens
- Front door light with timer
- Rear external lighting

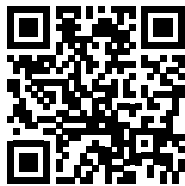
## GUARANTEES AND WARRANTY

- 10-year ICW structural defects warranty

The specification of the units is the anticipated specification as at the date this brochure was prepared, but may be subject to change in accordance with permitted variances under the house sale contracts. The information contained in it does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is made in that regard. Unit designs and layouts are indicative only and may change.



VIEW OUR  
VR TOUR



HOUSE 1-3

WC - House 1-3





# THE DEVELOPER



An experienced and innovative property developer committed to excellence in design and construction, Q Developments is known for superior quality contemporary properties in London and throughout the UK. Working with award-winning and internationally acclaimed architects, we create stunning, exceptional homes that are distinct from the generic design of many house builders. Our ambition is reflected in numerous awards and consistent critical recognition over our 25 years of success. Every Q Developments home reflects our dedication to beautifully crafted contemporary buildings – filled with natural light and intelligent use of space, presenting elegant well-detailed facades, set within harmonious landscaped spaces.

Our completed development portfolio encompasses bespoke luxury houses, residential and mixed-use schemes among others, while our operations have grown to span development, construction, investment, international real estate and interior design as well as green energy infrastructure. We maximise financial strength in all areas of our business whilst pursuing ethical and responsible business practices, focusing on high quality design and build, and pursuing sustainable initiatives in all development projects.





“FORM AND  
FUNCTION SHOULD  
BE ONE, JOINED IN A  
SPIRITUAL UNION”

- FRANK LLYOD WRIGHT





# GRAND UNION

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GRAND UNION  
ROW