

GRAND  
UNION

# Waterview House



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SAY  
*Hello*  
TO  
Grand  
Union





# West London's new canalside neighbourhood



# The high life on the water

**Waterview House is the latest collection of apartments at Grand Union, a unique destination where people and community thrive.**

Located in Alperton, close to Wembley and with fantastic connections to the West End and City, Grand Union is a unique place to socialise, relax and play.

The new Canalside Piazza offers an energetic community place offering cafés, a waterside restaurant and stylish facilities. The creation of a state-of-the-art multi-storey industrial hub and high quality workspace makes Grand Union a truly exceptional waterside destination.

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.





# Industry & motorbikes

## A brief history of Alperton



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

1199

1432

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 with the South

1801



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

1850

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

1903

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



1920

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



1938

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



1970

Ealing Road became known as the Asian Hatton Garden after the many jewellery shops selling gold that established themselves

2017

Berkeley Group acquire the 22 acre site and began working with the local community to create and regenerate a 21st century development



2019

The first phase of Grand Union launched mid 2019



2021

First residents occupy their homes at Grand Union



2035

Grand Union complete



## London canalside life at its best

With breathtaking views to the West and the Grand Union Canal below, beautifully landscaped roof top garden and riverside walks, Waterview House is the perfect place for escapism or exercise. Whichever suits your mood.



View of the canal looking north. Computer generated image. Indicative only.









# Hello West End!

Oxford Circus  
in 26 minutes\*

\*Journey times are approximate only and represent off peak hours. Source: tfl.gov.uk

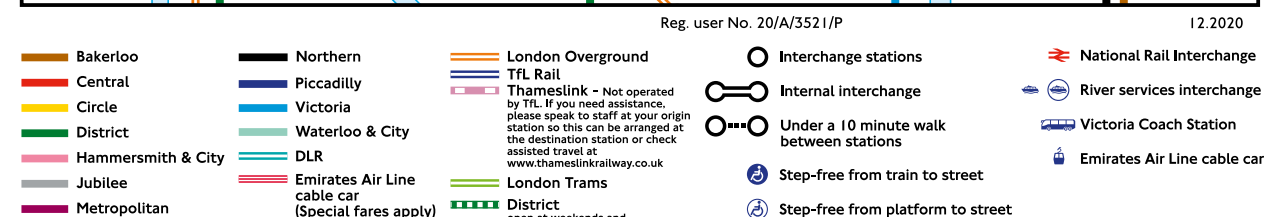
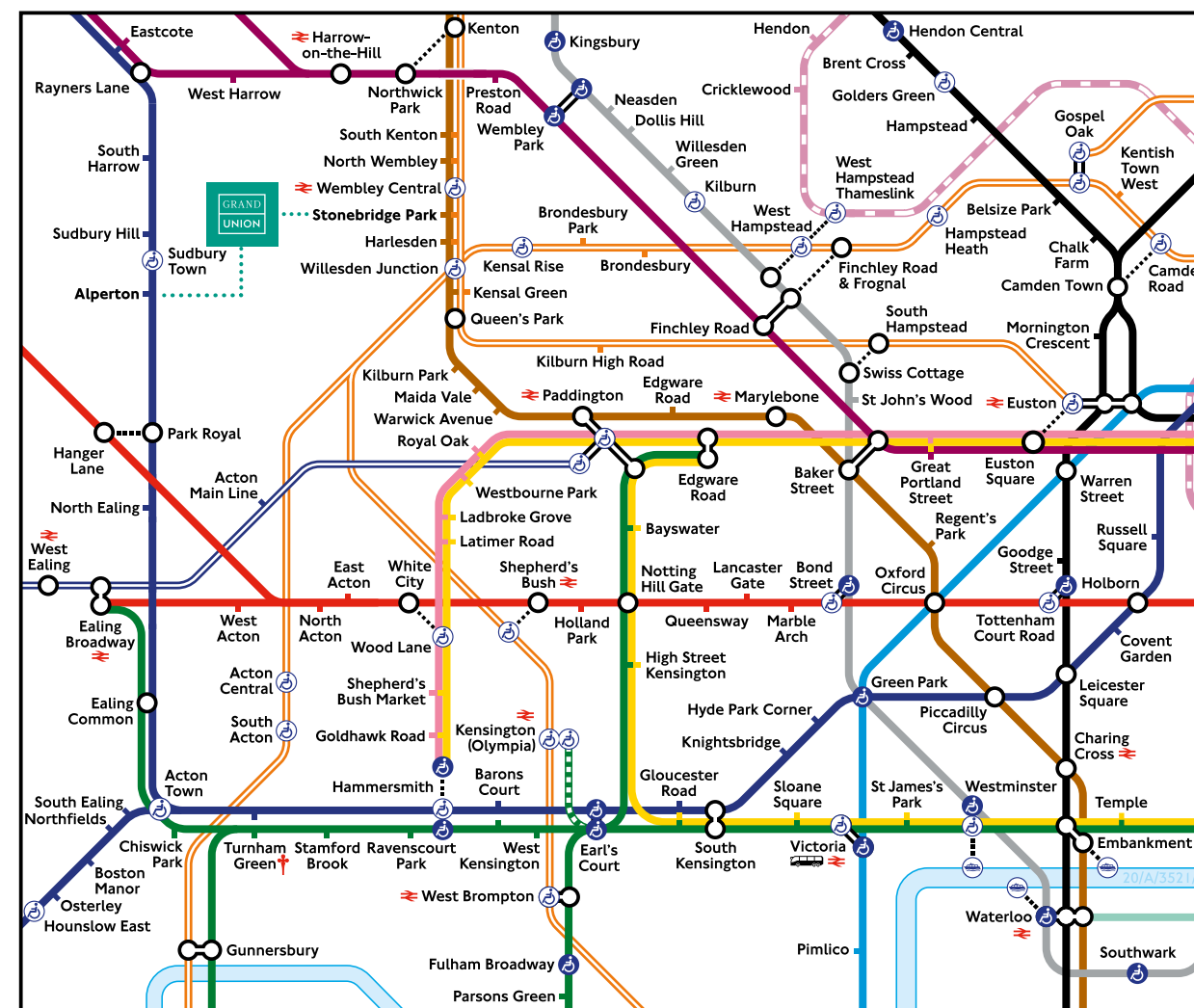




# Perfectly located

Grand Union gives you easy access to excellent transport links.

Stonebridge Park and Alperton stations are a short walk away, offering direct links to the City and West End.



† Services or access at these stations are subject to variation. To check before you travel, visit [tfl.gov.uk/plan-a-journey](http://tfl.gov.uk/plan-a-journey)

\*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



## WALK

from Waterview House\*

### Stonebridge Park

ZONE 3  
7 minutes

### Lyon Park Primary School

8 minutes

### Alperton

ZONE 4  
14 minutes

### Wembley Stadium

30 minutes



## RAIL

from Stonebridge Park\*\*

### Hampstead Heath

23 minutes

### Euston

25 minutes

### Watford Junction

27 minutes

### Clapham Junction

27 minutes

### Stratford

53 minutes



## BIKE

from Waterview House\*

### Neasden Temple

7 minutes

### London Designer Outlet

9 minutes

### Wembley Stadium

13 minutes

### Ealing

22 minutes

### Paddington Basin

(VIA GRAND UNION CANAL)  
30 minutes



## ROAD

from Waterview House\*

### Park Royal

6 minutes

### Central Middlesex Hospital

12 minutes

### Walpole Park

16 minutes

### Westfield London

18 minutes

### Hampstead Heath

19 minutes

### Gunnelsbury Park

20 minutes



## UNDERGROUND

from Stonebridge Park (SP) ZONE 3  
or Alperton(A) ZONE 4\*\*

### Park Royal

20 minutes (A)

### Paddington

ZONE 3  
21 minutes (SP)

### Oxford Circus

26 minutes (SP)

### Westfield London

29 minutes (A)

### Knightsbridge

29 minutes (A)

### King's Cross

30 minutes (SP)



## AIR

from Waterview House by road\*

### London Heathrow

36 minutes

### London Luton

40 minutes

### London Stansted

1 hour 5 minutes

### London City Airport

1 hour 10 minutes

### London Gatwick

1 hour 20 minutes





SAY

*Hello*

TO A

thriving  
community



## Fantastic community centre

Set within 14 acres of open space including landscaped gardens, riverside meadows, riverside walkways, Grand Union offers something for everyone. The on-site community centre offers residents everything from gym classes to a variety of workshops and family activities at the community garden.

Make friends, discover new experiences. It's all here to explore at Grand Union.

Lifestyle images are indicative only.



### Workshops



### Community garden



### Community kitchen



### Classes



# Waterside Bar and Restaurant





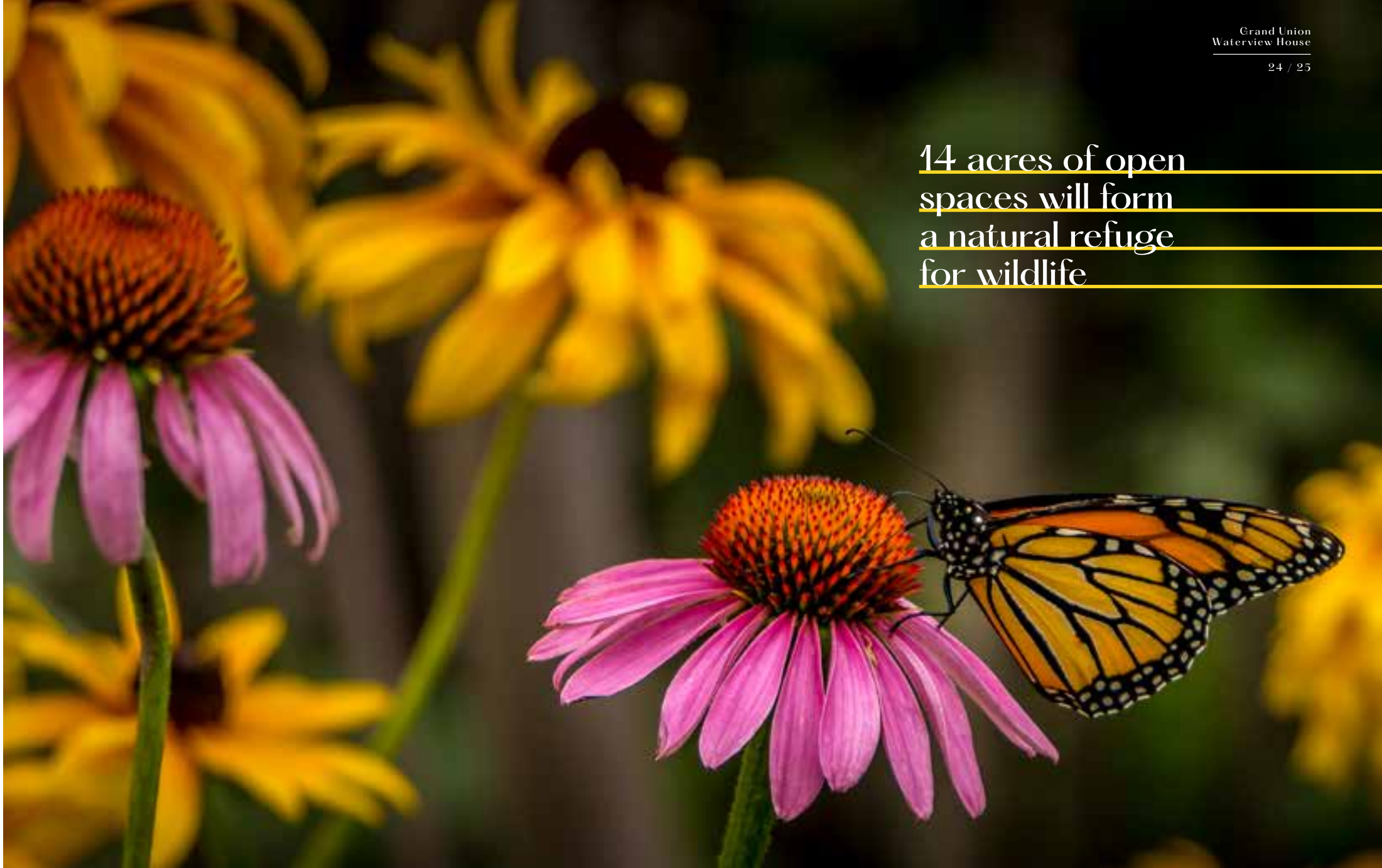
# Green open spaces

Grand Union will have central gardens and riverside meadows for the local neighbourhood to experience nature.

Enjoy views across beautifully landscaped gardens as you step out onto your private balcony. Just one of the ways you can get closer to nature at this exciting new canalside development.



14 acres of open spaces will form a natural refuge for wildlife



An investment in nature and biodiversity at Grand Union

Wake up to the sound of the bees and birds that thrive here thanks to Grand Union's 14 acres of open space including landscaped gardens, riverside meadows and riverside walkways.

As part of our commitment to biodiversity, bug boxes and residents' allotments are just some of the ecological initiatives adopted here at Grand Union.

Lifestyle images are indicative only.



# A healthier future

Over  
3,890  
cycle  
spaces



Computer-generated images and lifestyle photography. Indicative only.

Hop on your bike and enjoy the cycle paths that run alongside the Grand Union Canal. Watch the water meadows whizz by as you head into town. There's plenty to do for all the family here with acres of green open spaces on tap.

Whether you're grabbing a cup of coffee in the sunshine at the canalside Piazza or heading for a picnic in Central Gardens, there's always lots to smile about at Grand Union.

Sustainable development is a key part of our ethos. We reduce water use wherever possible, and the site has 300 charging points for electric vehicles available to its residents.

## The great outdoors



Over 300  
car charging points



# Canalside Piazza





A tranquil oasis in the  
heart of your community

# Waterfall Gardens







View of Waterfall Gardens. Computer-generated image. Indicative only.





## Remote working couldn't be easier

Adaptable living spaces with a light and airy feel ensure that remote working is easy and accessible for all residents.

# Working from home



# On-site amenities

Everything you need on hand to enjoy life at Grand Union







### CONCIERGE SERVICES

Drop in to see the Concierge and ask our friendly staff any questions you may have. And why not pop down with your laptop and make yourself comfy in the foyer if you need a change of scene while working from home?



### ON-SITE MEDICAL CENTRE

Medical advice is only ever a short walk away thanks to our on-site medical centre. If you or your children are feeling unwell, rest assured that help is at hand.



### CO-OP SUPERMARKET

Whether you need a pint of milk or fresh ingredients for tonight's dinner, Grand Union's very own on-site supermarket has got it covered.

Lifestyle images are indicative only.



### WATERSIDE BAR AND RESTAURANT

Grab a drink with friends or a bite to eat at our stylish, on-site restaurant. Cocktails are a speciality here and fresh, seasonal dishes are just the ticket at the end of a long, working day.

### TWISTY TAILS NURSERY

Award-winning childcare from one of North London's most well-respected nursery providers. From babies to pre-schoolers, your little ones will have fun learning and making new friends at Grand Union's on-site Twisty Tails Nursery.





# Bowling alley

Strike

LANE ONE

LANE TWO

Enjoy a night out  
with friends at your  
own bowling alley



Relax with a coffee and  
make new connections in  
your own residents' lounge

# Residents' lounge





# Parks

**Plenty of space to roam in the numerous parks the area has to offer**

In addition to the green spaces on-site you'll find Pitshanger Park, Barham Park, King Edward VII Park, Gladstone Park, Roundwood Park and Hampstead Heath all within easy reach from your home.

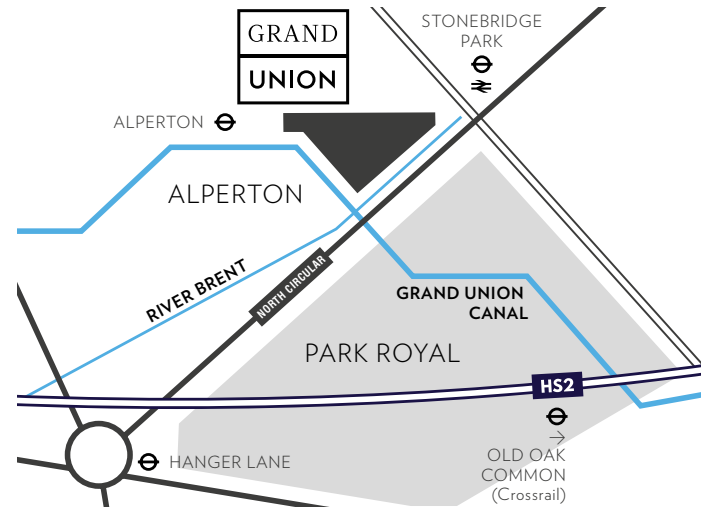




**On the doorstep of Grand Union, just 6 minutes\* drive away is Park Royal, London's largest business park**

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.



# Opportunities

MORE THAN  
**1,200**  
BUSINESSES

EMPLOYING OVER  
**35,000**  
WORKERS

CREATING  
**65,000**  
OVER THE NEXT 30 YEARS

WITH ALL THE BUSINESSES LISTED BELOW BASED AT PARK ROYAL THERE IS A STRONG DEMAND FOR RENTAL ACCOMMODATION WITHIN THE AREA







# The Generator



Over 135,000 sq ft of workspace, where a variety of light industrial businesses will be able to innovate and grow

## A THRIVING COMMUNITY AT ITS HEART

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 Generator is expected to attract occupiers ranging from tech start-ups to creative studios to media and publishing companies. 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.

**Above:**  
The Generator is an innovative and bespoke industrial hub at Grand Union.

**Right:**  
Media and publishing companies will have use of the space.





SAY

Hello

TO

Waterview  
House

155 beautifully designed  
Manhattan, 1, 2 and 3  
bedroom apartments















“Inspired by the surrounding waterside walkways and landscaped gardens, we’ve developed a vibrant and playful, yet sophisticated soft furnishings scheme which enhances the exciting character of Grand Union.”

Rebecca Charles  
Design Director  
Killer5 Interior Design Studios

















# Development layout



## Phase 1

Amenities include pub, café, gym, Co-op supermarket, and residents' facilities (such as screening room, residents' lounge & bowling alley)



## Phase 2

**WATERVIEW HOUSE**  
155 homes and a medical centre

WATERVIEW HOUSE  
ROOF TERRACE GARDENS



**Waterview House**

CANALSIDE GARDENS



RIVERSIDE WALK

THE GENERATOR



WATERFALL GARDENS





Find the home  
that's right for you



- FLOOR 15
- FLOOR 14
- FLOOR 13
- FLOOR 12
- FLOOR 11
- FLOOR 10
- FLOOR 9
- FLOOR 8
- FLOOR 7
- FLOOR 6
- FLOOR 5
- FLOOR 4
- FLOOR 3
- FLOOR 2
- FLOOR 1

Computer generated image of Grand Union. Indicative only.



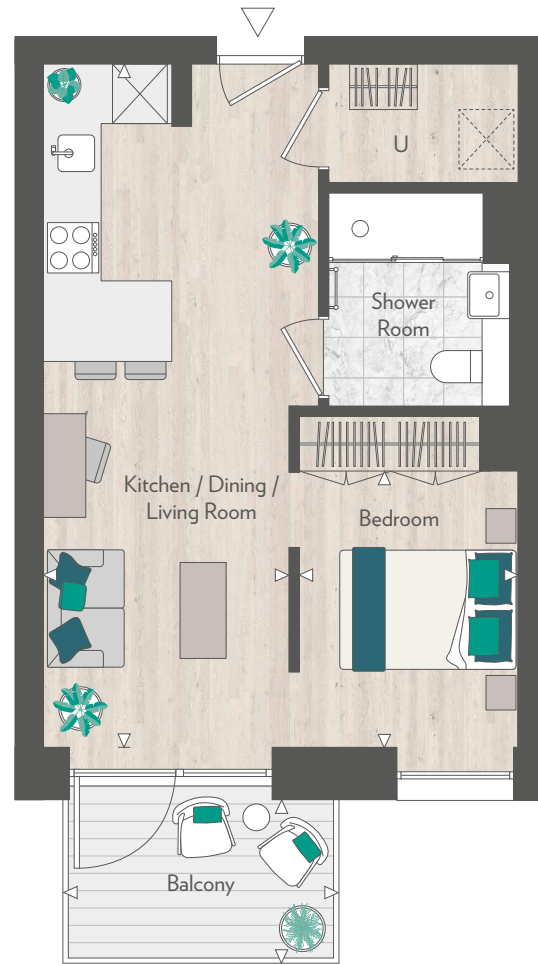
## Waterview House accommodation finder

Home	Floor	Bedrooms	Page	Home	Floor	Bedrooms	Page	Home	Floor	Bedrooms	Page
401	1	1	69	453	5	2	72	505	10	3	78
402	1	2	73	454	5	1	68	506	10	1	67
403	1	3	76	455	5	1	70	507	10	2	75
404	1	Manhattan	66	456	6	1	69	508	10	2	72
405	1	2	74	457	6	2	73	509	10	1	68
406	1	1	71	458	6	3	76	510	10	1	70
407	1	1	67	459	6	Manhattan	66	511	11	1	69
408	1	2	75	460	6	2	74	512	11	2	73
409	1	2	72	461	6	3	78	513	11	3	76
410	1	1	68	462	6	1	67	514	11	Manhattan	66
411	1	1	70	463	6	2	75	515	11	2	74
412	2	1	69	464	6	2	72	516	11	3	78
413	2	2	73	465	6	1	68	517	11	1	67
414	2	3	76	466	6	1	70	518	11	2	75
415	2	Manhattan	66	467	7	1	69	519	11	2	72
416	2	2	74	468	7	2	73	520	11	1	68
417	2	3	78	469	7	3	76	521	11	1	70
418	2	1	67	470	7	Manhattan	66	522	12	1	69
419	2	2	75	471	7	2	74	523	12	2	73
420	2	2	72	472	7	3	78	524	12	3	76
421	2	1	68	473	7	1	67	525	12	Manhattan	66
422	2	1	70	474	7	2	75	526	12	2	74
423	3	1	69	475	7	2	72	527	12	3	78
424	3	2	73	476	7	1	68	528	12	1	67
425	3	3	76	477	7	1	70	529	12	2	75
426	3	Manhattan	66	478	8	1	69	530	12	2	72
427	3	2	74	479	8	2	73	531	12	1	68
428	3	3	78	480	8	3	76	532	12	1	70
429	3	1	67	481	8	Manhattan	66	533	13	1	69
430	3	2	75	482	8	2	74	534	13	2	73
431	3	2	72	483	8	3	78	535	13	3	76
432	3	1	68	484	8	1	67	536	13	Manhattan	66
433	3	1	70	485	8	2	75	537	13	2	74
434	4	1	69	486	8	2	72	538	13	3	78
435	4	2	73	487	8	1	68	539	13	1	67
436	4	3	76	488	8	1	70	540	13	2	75
437	4	Manhattan	66	489	9	1	69	541	13	2	72
438	4	2	74	490	9	2	73	542	13	1	68
439	4	3	78	491	9	3	76	543	13	1	70
440	4	1	67	492	9	Manhattan	66	544	14	3	78
441	4	2	75	493	9	2	74	545	14	1	67
442	4	2	72	494	9	3	78	546	14	2	75
443	4	1	68	495	9	1	67	547	14	2	72
444	4	1	70	496	9	2	75	548	14	1	68
445	5	1	69	497	9	2	72	549	14	1	70
446	5	2	73	498	9	1	68	550	15	3	78
447	5	3	76	499	9	1	70	551	15	1	67
448	5	Manhattan	66	500	10	1	69	552	15	2	75
449	5	2	74	501	10	2	73	553	15	2	72
450	5	3	78	502	10	3	76	554	15	1	68
451	5	1	67	503	10	Manhattan	66	555	15	1	70
452	5	2	75	504	10	2	74				



# Manhattan home

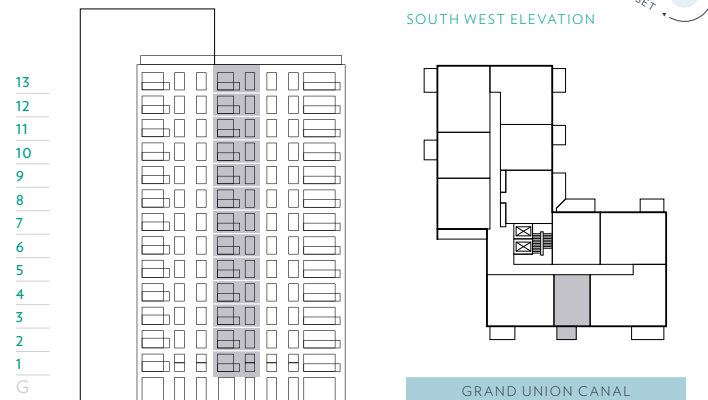
Apartment	404	415	426	437	448	459	470	481	492	503	514	525	536
Floor	1	2	3	4	5	6	7	8	9	10	11	12	13



↓ VIEWS OF THE GRAND UNION CANAL

- ◀▶ Measurement points
- U Utility cupboard
- C Cupboard
- Privacy screen
- ⊠ Washing machine
- ⊠ Built in appliances

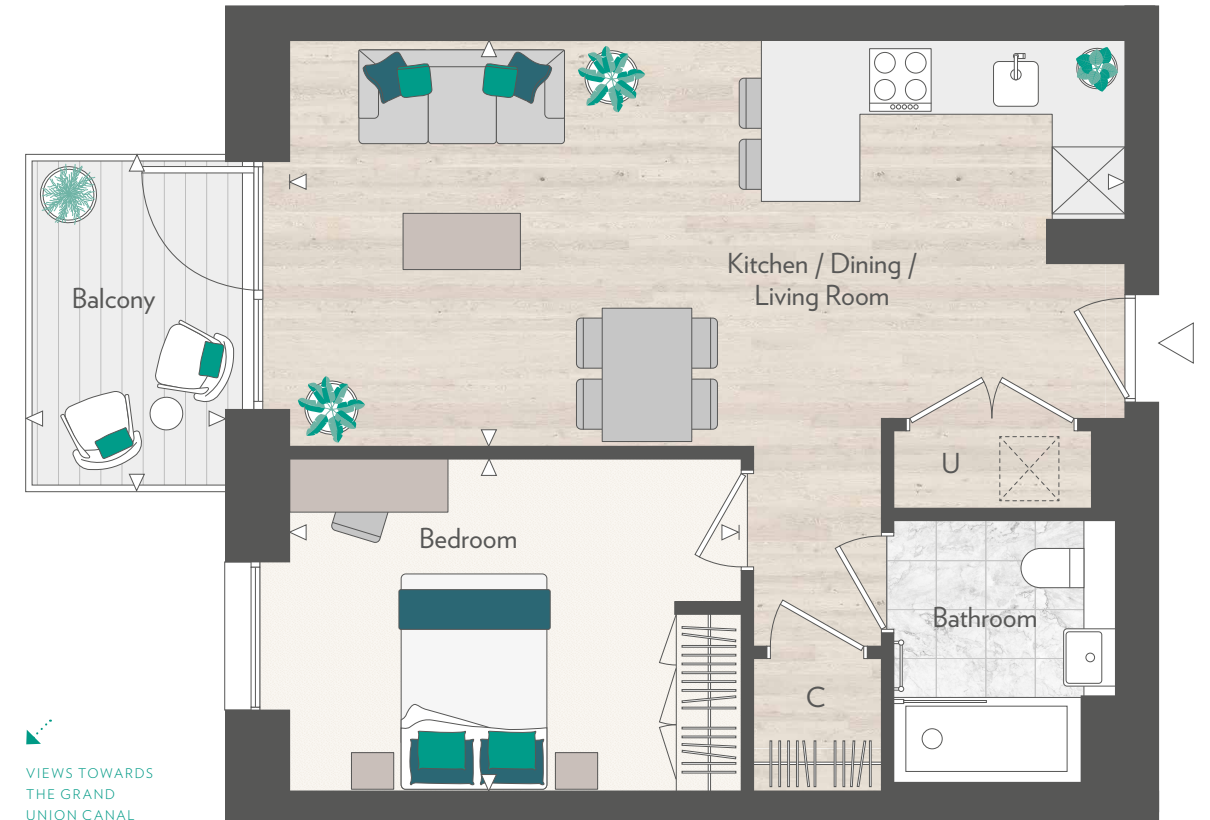
<b>TOTAL INTERNAL AREA</b>	<b>40 sq m</b>	<b>434 sq ft</b>
<b>TOTAL EXTERNAL AREA</b>	<b>5 sq m</b>	<b>59 sq ft</b>
Kitchen / Dining / Living	2.72m x 7.52m	8'11" x 24'8"
Bedroom	2.41m x 3.04m	7'11" x 9'11"
Balcony	3.04m x 1.80m	9'11" x 5'11"



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 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. Please ask Sales Consultant for further information.

# One bedroom home

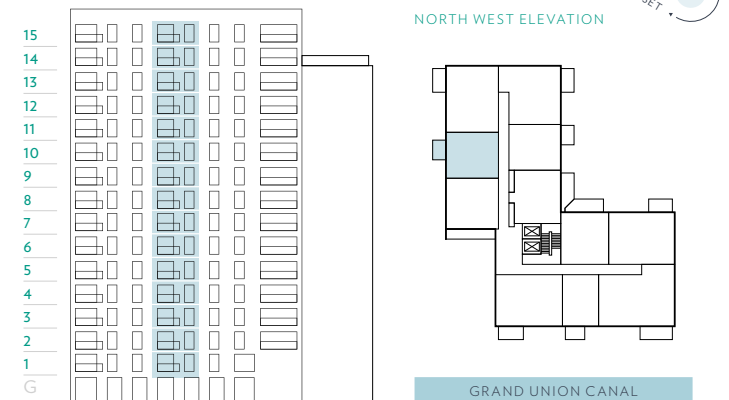
Apartment	407	418	429	440	451	462	473	484	495	506	517	528	539	545	551
Floor	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15



↓ VIEWS TOWARDS THE GRAND UNION CANAL

- ◀▶ Measurement points
- U Utility cupboard
- C Cupboard
- Privacy screen
- ⊠ Washing machine
- ⊠ Built in appliances

<b>TOTAL INTERNAL AREA</b>	<b>52 sq m</b>	<b>556 sq ft</b>
<b>TOTAL EXTERNAL AREA</b>	<b>5 sq m</b>	<b>59 sq ft</b>
Kitchen / Dining / Living	3.65m x 7.52m	12'0" x 24'8"
Bedroom	3.00m x 4.09m	9'10" x 13'5"
Balcony	3.04m x 1.80m	9'11" x 5'11"

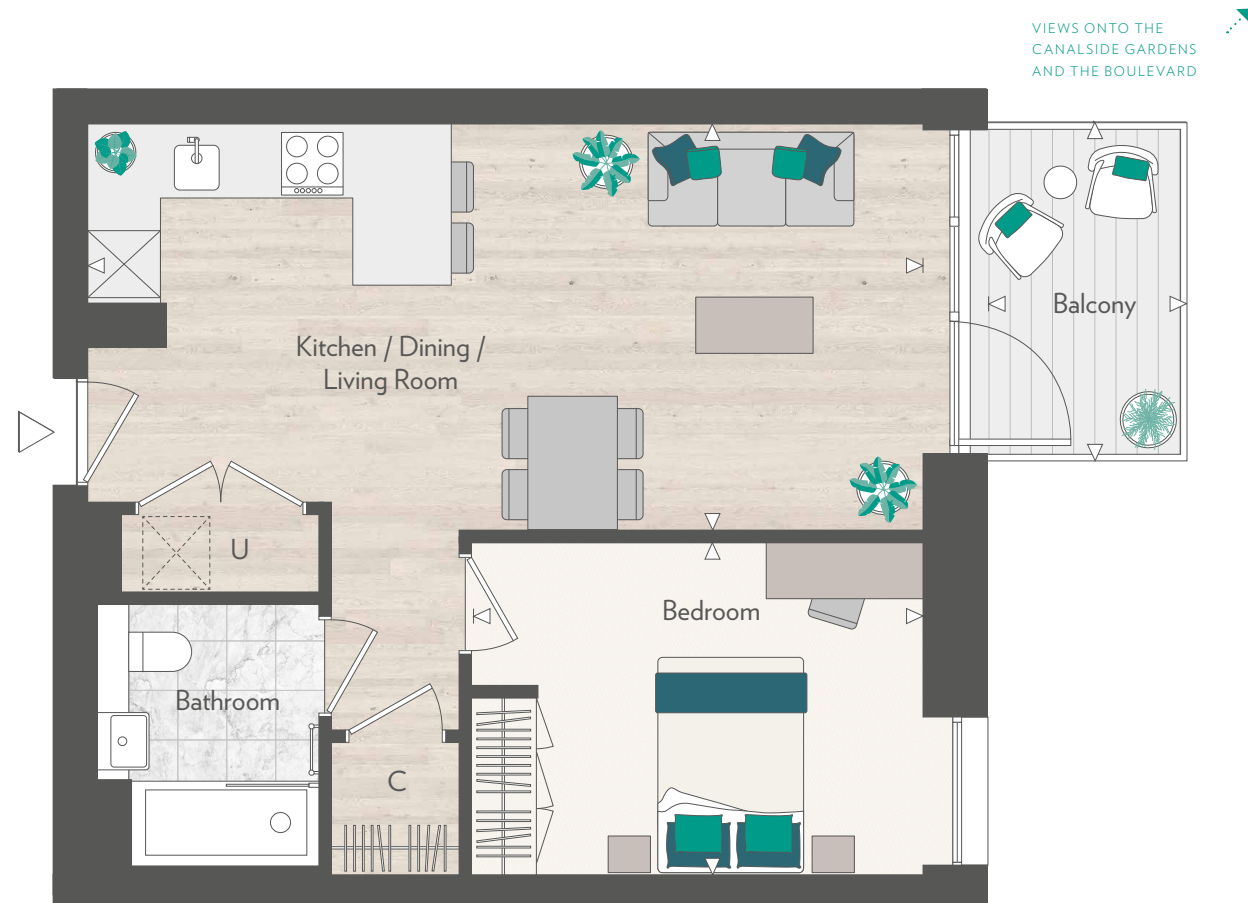


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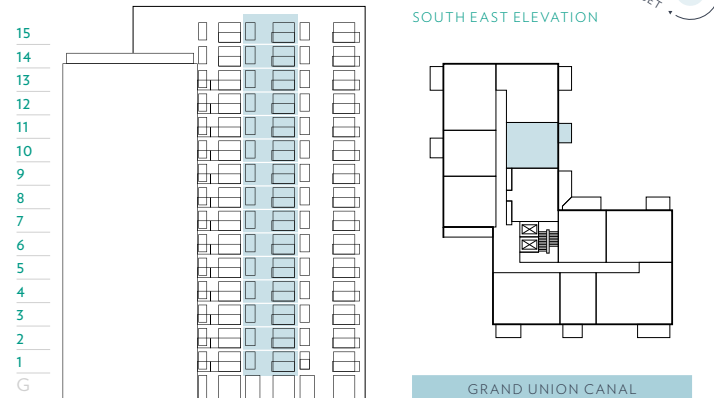
# One bedroom home

Apartment	410	421	432	443	454	465	476	487	498	509	520	531	542	548	554
Floor	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15



- ◄► Measurement points
- U Utility cupboard
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- ⊠ Washing machine
- ⊠ Built in appliances

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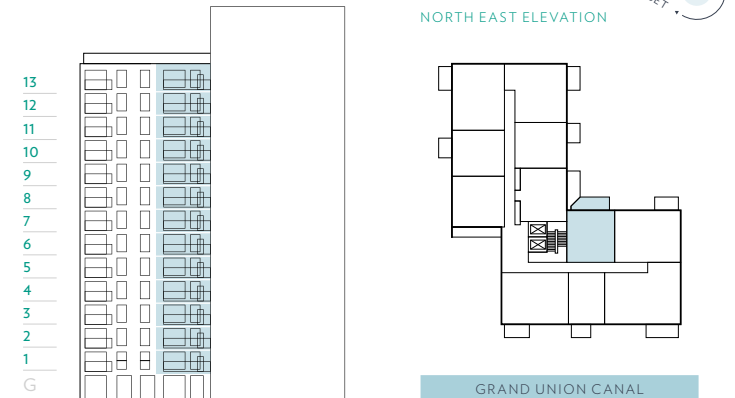
# One bedroom home

Apartment	401	412	423	434	445	456	467	478	489	500	511	522	533
Floor	1	2	3	4	5	6	7	8	9	10	11	12	13



- ◄► Measurement points
- U Utility cupboard
- C Cupboard
- Privacy screen
- ⊠ Washing machine
- ⊠ Built in appliances

<b>TOTAL INTERNAL AREA</b>	<b>55 sq m</b>	<b>590 sq ft</b>
<b>TOTAL EXTERNAL AREA</b>	<b>7 sq m</b>	<b>79 sq ft</b>
Kitchen / Dining / Living	4.01m x 7.52m	13'2" x 24'8"
Bedroom	3.00m x 4.06m	9'10" x 13'4"
Balcony	5.38m x 1.80m	17'8" x 5'11"

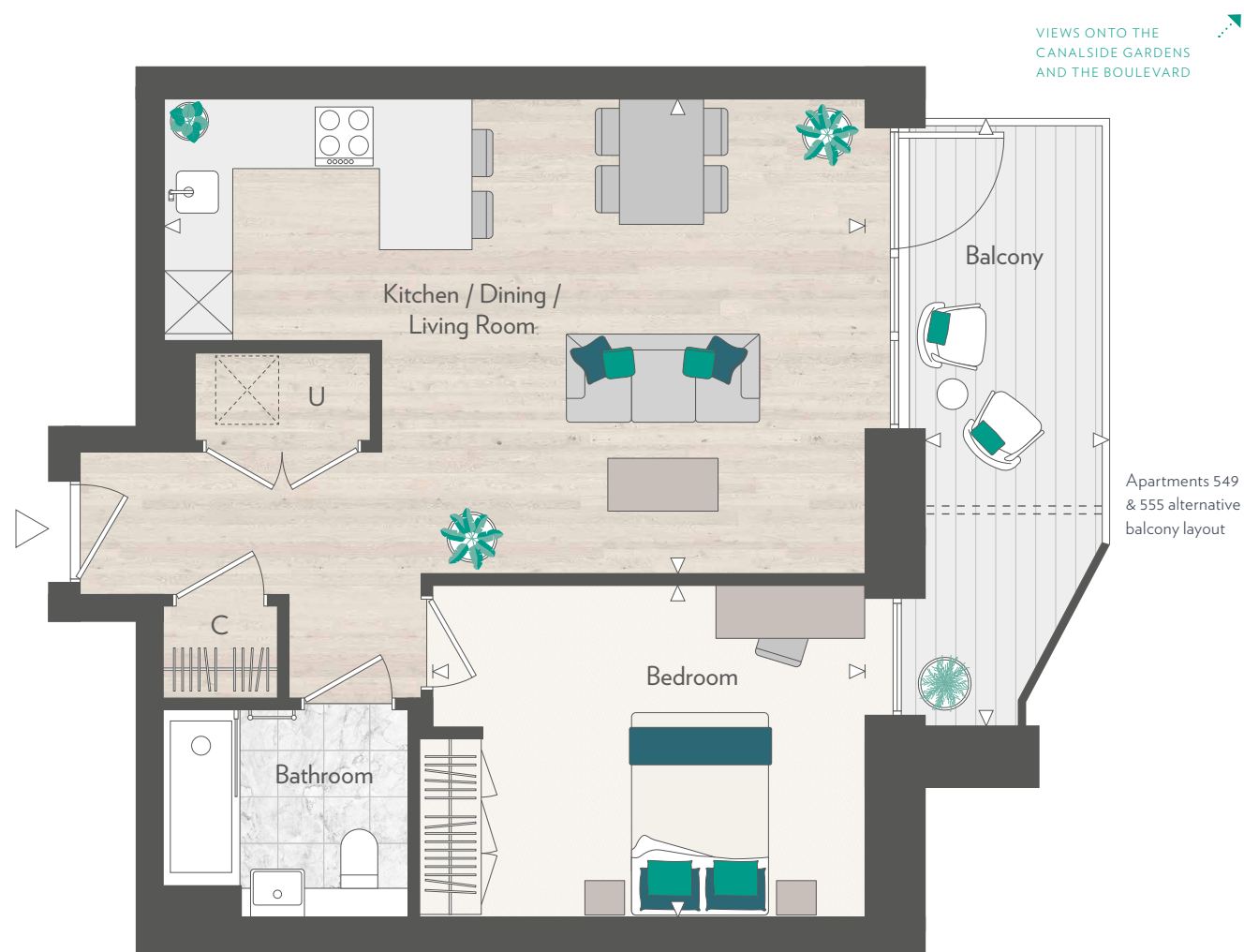


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# One bedroom home

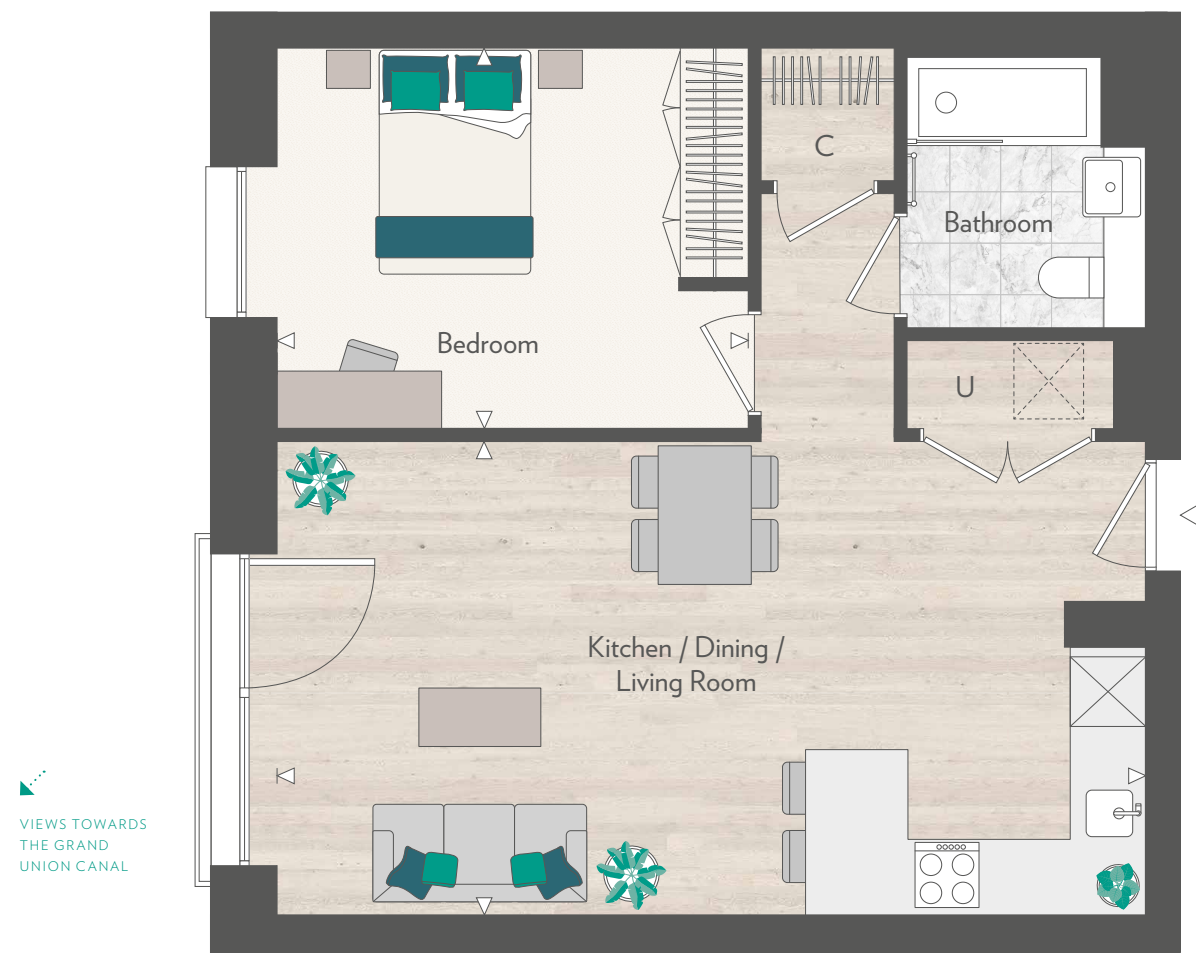
Apartment	411	422	433	444	455	466	477	488	499	510	521	532	543	549	555
Floor	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15



Apartments 549 & 555 alternative balcony layout

# One bedroom home

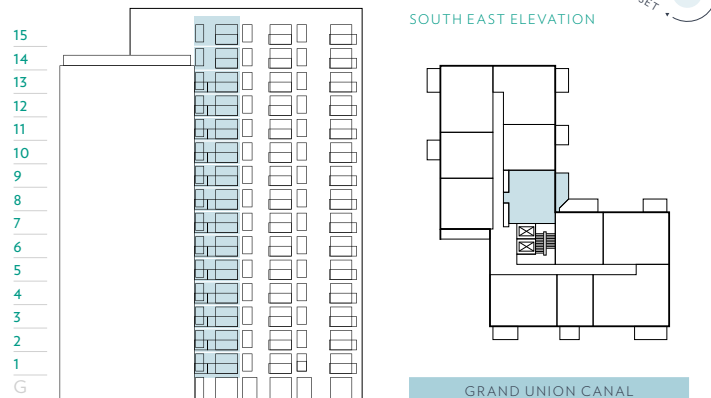
Apartment	406
Floor	1



VIEWS TOWARDS THE GRAND UNION CANAL

- ◄► Measurement points
- U Utility cupboard
- C Cupboard
- Privacy screen
- ⊠ Washing machine
- ⊠ Built in appliances

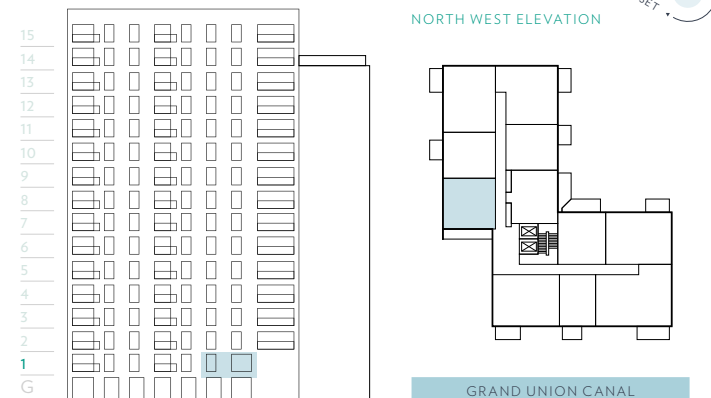
<b>TOTAL INTERNAL AREA</b>	<b>55 sq m</b>	<b>594 sq ft</b>
<b>TOTAL EXTERNAL AREA</b>	<b>10 sq m</b>	<b>103 sq ft</b>
<b>TOTAL EXTERNAL AREA (Apts. 549 &amp; 555)</b>	<b>6 sq m</b>	<b>63 sq ft</b>
Kitchen / Dining / Living	4.55m x 6.72m	14'11" x 22'1"
Bedroom	3.18m x 4.08m	10'5" x 13'4"
Balcony	5.79m x 1.80m	19'0" x 5'11"
Balcony (Apts. 549 & 555)	3.14m x 1.80m	10'4" x 5'11"



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- ◄► Measurement points
- U Utility cupboard
- C Cupboard
- Privacy screen
- ⊠ Washing machine
- ⊠ Built in appliances

<b>TOTAL INTERNAL AREA</b>	<b>58 sq m</b>	<b>619 sq ft</b>
Kitchen / Dining / Living	4.11m x 7.52m	13'6" x 24'8"
Bedroom	3.30m x 4.07m	10'10" x 13'4"



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# Two bedroom home

Apartment	409	420	431	442	453	464	475	486	497	508	519	530	541	547	553
Floor	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15



# Two bedroom home

Apartment	402	413	424	435	446	457	468	479	490	501	512	523	534
Floor	1	2	3	4	5	6	7	8	9	10	11	12	13



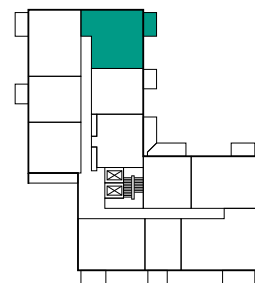
- ◄► Measurement points
- U Utility cupboard
- C Cupboard
- Privacy screen
- ⊠ Washing machine
- ⊠ Built in appliances

<b>TOTAL INTERNAL AREA</b>	<b>73 sq m</b>	<b>781 sq ft</b>
<b>TOTAL EXTERNAL AREA</b>	<b>7 sq m</b>	<b>72 sq ft</b>
Kitchen / Dining / Living	4.76m x 6.32m	15'8" x 20'9"
Bedroom 1	3.42m x 3.12m	11'3" x 10'3"
Bedroom 2	2.75m x 3.66m	9'0" x 12'0"
Balcony	3.71m x 1.80m	12'2" x 5'11"

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NORTH EAST ELEVATION



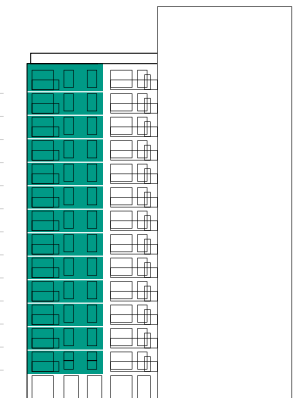
GRAND UNION CANAL



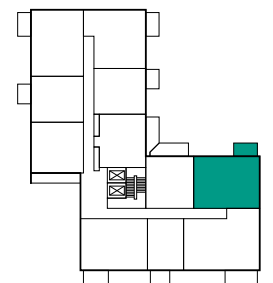
- ◄► Measurement points
- U Utility cupboard
- C Cupboard
- Privacy screen
- ⊠ Washing machine
- ⊠ Built in appliances

<b>TOTAL INTERNAL AREA</b>	<b>75 sq m</b>	<b>811 sq ft</b>
<b>TOTAL EXTERNAL AREA</b>	<b>7 sq m</b>	<b>72 sq ft</b>
Kitchen / Dining / Living	3.55m x 7.52m	11'8" x 24'8"
Bedroom 1	3.00m x 3.76m	9'10" x 12'4"
Bedroom 2	3.00m x 3.76m	9'10" x 12'4"
Balcony	3.71m x 1.80m	12'2" x 5'11"

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SOUTH EAST ELEVATION



GRAND UNION CANAL





# Two bedroom home

Apartment	405	416	427	438	449	460	471	482	493	504	515	526	537
Floor	1	2	3	4	5	6	7	8	9	10	11	12	13

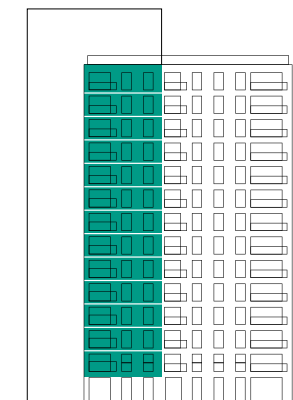


↓ VIEWS OF THE GRAND UNION CANAL

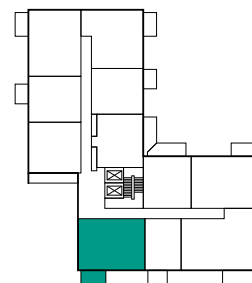
- ◄► Measurement points
- U Utility cupboard
- C Cupboard
- Privacy screen
- ⊠ Washing machine
- ⊠ Built in appliances

<b>TOTAL INTERNAL AREA</b>	<b>75 sq m</b>	<b>813 sq ft</b>
<b>TOTAL EXTERNAL AREA</b>	<b>7 sq m</b>	<b>74 sq ft</b>
Kitchen / Dining / Living	7.41m x 3.2m	24'4" x 10'6"
Bedroom 1	3.00m x 3.07m	9'10" x 10'1"
Bedroom 2	3.77m x 3.36m	12'4" x 11'0"
Balcony	3.82m x 1.80m	12'6" x 5'11"

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SOUTH WEST ELEVATION



GRAND UNION CANAL

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 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. Please ask Sales Consultant for further information.

# Two bedroom home

Apartment	408	419	430	441	452	463	474	485	496	507	518	529	540	546	552
Floor	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15



↓ VIEWS TOWARDS THE GRAND UNION CANAL

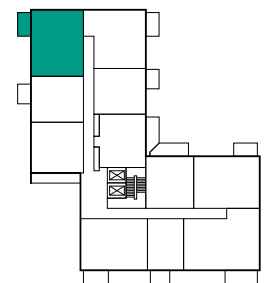
- ◄► Measurement points
- U Utility cupboard
- C Cupboard
- Privacy screen
- ⊠ Washing machine
- ⊠ Built in appliances

<b>TOTAL INTERNAL AREA</b>	<b>76 sq m</b>	<b>813 sq ft</b>
<b>TOTAL EXTERNAL AREA</b>	<b>7 sq m</b>	<b>72 sq ft</b>
Kitchen / Dining / Living	3.55m x 7.52m	11'8" x 24'8"
Bedroom 1	3.00m x 3.76m	9'10" x 12'4"
Bedroom 2	3.00m x 3.76m	9'10" x 12'4"
Balcony	3.71m x 1.80m	12'2" x 5'11"

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NORTH WEST ELEVATION



GRAND UNION CANAL

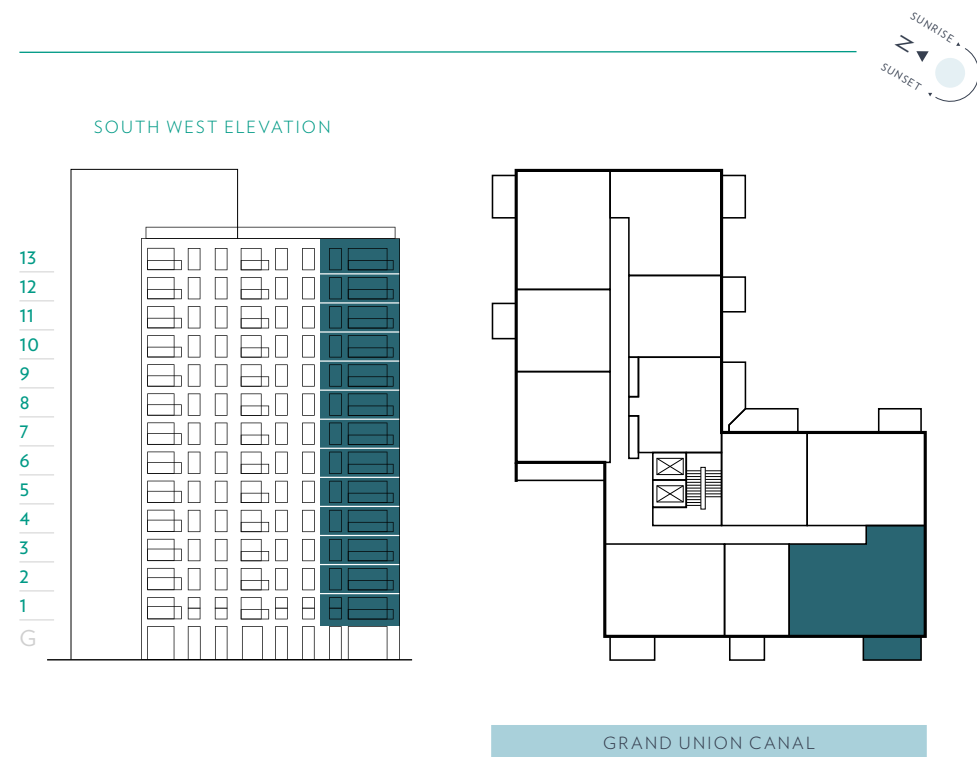
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# Three bedroom home

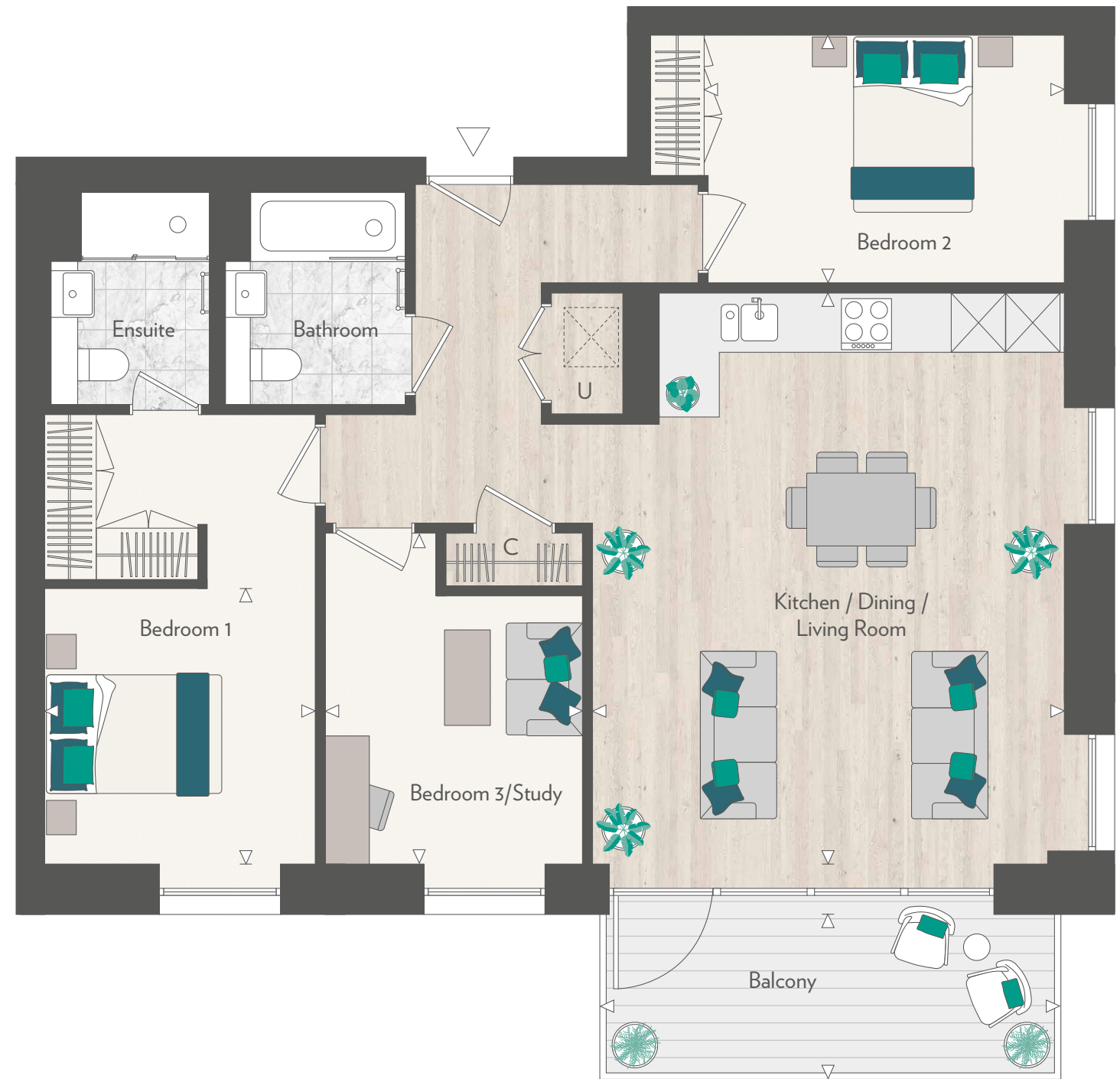
Apartment	403	414	425	436	447	458	469	480	491	502	513	524	535
Floor	1	2	3	4	5	6	7	8	9	10	11	12	13

This stylish apartment has three elegant double bedrooms, one of which could easily be used as a study, nursery or work-from-home space. The open plan living area has been carefully designed with a fully integrated kitchen that comes complete with a fan-assisted electric oven, microwave and induction hob. The large balcony has room for outdoor seating and enjoys stunning views over the Grand Union Canal.



- ◄► Measurement points
- C Cupboard
- U Utility cupboard
- Privacy screen
- Washing machine
- Built in appliances

<b>TOTAL INTERNAL AREA</b>	<b>95 sq m</b>	<b>1,026 sq ft</b>
<b>TOTAL EXTERNAL AREA</b>	<b>9 sq m</b>	<b>98 sq ft</b>
Kitchen / Dining / Living	5.24m x 6.32m	17'2" x 20'9"
Bedroom 1	3.00m x 3.06m	9'10" x 10'0"
Bedroom 2	2.75m x 4.00m	9'0" x 13'0"
Bedroom 3 / Study	2.85m x 3.67m	9'4" x 12'0"
Balcony	5.06m x 1.80m	16'7" x 5'11"



VIEWS OF THE GRAND UNION CANAL

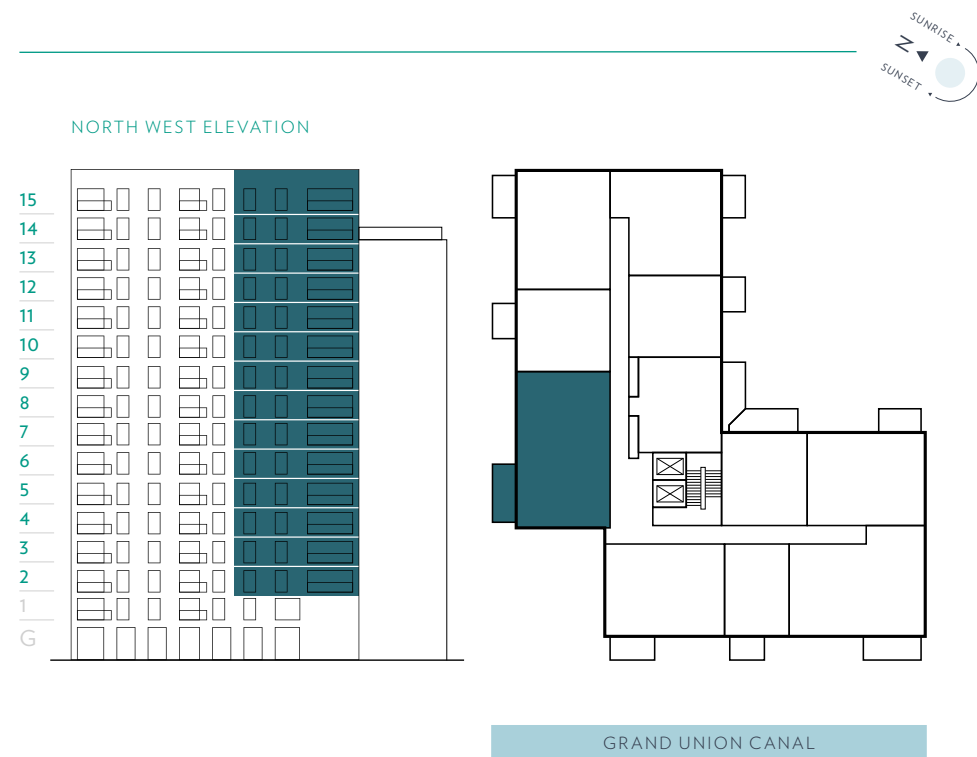
Floorplans are scaled individually to fit the page and are not necessarily shown at the same scale as other plots. Floorplans shown for Grand Union are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended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



# Three bedroom home

Apartment	417	428	439	450	461	472	483	494	505	516	527	538	544	550
Floor	2	3	4	5	6	7	8	9	10	11	12	13	14	15

This elegant apartment has been thoughtfully designed to incorporate three double bedrooms, one of which would make the perfect home office or nursery. The bespoke kitchen has an integrated dishwasher, fridge freezer and wine cooler, and the stylish bathrooms have power showers, bespoke vanity units and premium porcelain tiling. As you step out onto the spacious balcony you can enjoy views across to the Grand Union Canal.



- ◀▶ Measurement points
- C Cupboard
- ⊗ Washing machine
- U Utility cupboard
- ▬ Privacy screen
- ⊠ Built in appliances

<b>APARTMENT TOTAL INTERNAL AREA</b>	<b>100 sq m</b>	<b>1,076 sq ft</b>
<b>APARTMENT TOTAL EXTERNAL AREA</b>	<b>9 sq m</b>	<b>100 sq ft</b>
Kitchen / Dining / Living	6.98m x 4.67m	22'11" x 15'4"
Bedroom 1	3.00m x 3.66m	9'10" x 12'0"
Bedroom 2	2.75m x 4.48m	9'0" x 14'9"
Bedroom 3 / Study	2.75m x 3.99m	9'0" x 13'1"
Balcony	5.17m x 1.80m	17'0" x 5'11"



VIEW TOWARDS  
THE GRAND  
UNION CANAL

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 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. Please ask Sales Consultant for further information.



# Specification





### GENERAL SPECIFICATION

- 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 bedroom 1
- Additional wardrobe to bedroom 2 in 3 bedroom apartments
- Utility cupboard
- 2-year St George warranty
- 10-year insurance backed building warranty
- 999-year lease from 2021



### BATHROOMS, ENSUITES & SHOWER ROOMS

- 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, ensembles and shower rooms which feature an electric towel rail

### 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



### SUSTAINABILITY

- Energy efficient LED lighting throughout
- Mechanical ventilation system with heat recovery
- High performance double glazing to all doors and windows
- A and A+ rated white goods

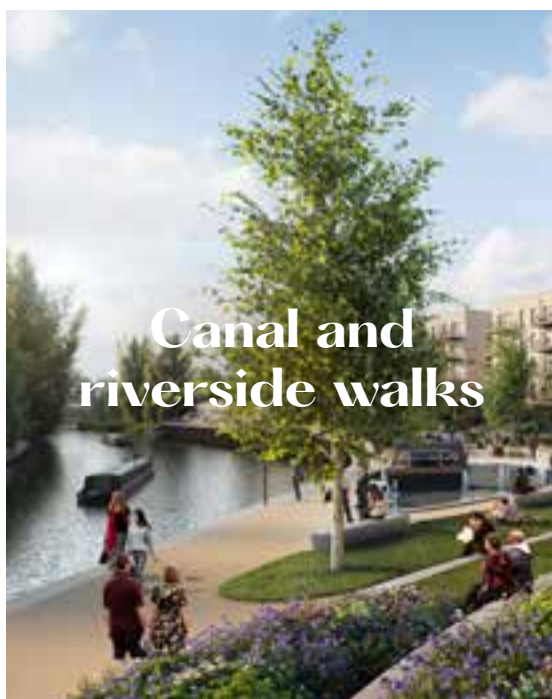


### KITCHENS

- Custom designed fully integrated kitchens
- Stainless steel recessed sink
- Integrated fan-assisted electric oven, microwave and induction hob
- Recirculation fan
- Integrated dishwasher
- Integrated wine cooler
- Integrated fridge / freezer
- Feature lighting below high level cupboards



# Residents' facilities



Canal and riverside walks



Car charging



Co-op supermarket



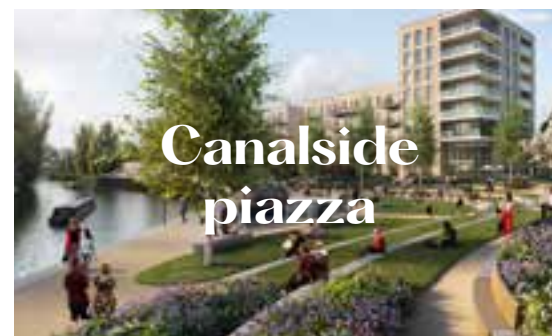
Twisty Tails nursery



Cycle spaces



Residents lounge



Canalside piazza



Riverside meadows



Bowling alley



Gated car park



Medical centre



Screening room



14 acres of open spaces



Community centre



Central gardens



# Hello St George quality





# St George — designed for life

At Berkeley, we are committed to creating great places where people love to live, work and relax.



Photograph of Beaufort Park

Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance wellbeing and quality of life for residents and visitors. Where people feel a sense of community.

## CUSTOMERS DRIVE ALL OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

## CHOICE AND DIVERSITY

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

## QUALITY FIRST TO LAST

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

## GREEN LIVING

For Berkeley, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

## COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.



Proud to be a member of the Berkeley Group of companies





# Customer journey



**AT ST GEORGE WE KNOW HOW IMPORTANT IT IS THAT YOU FIND A HOME THAT'S PERFECT FOR YOU. SO WE'RE ON HAND TO HELP, RIGHT FROM THE START.**

The buying process can be daunting if you've never done it before – but we want to make it as easy to follow as possible. So you'll have your own Customer Service

Manager, appointed post exchange, who will be your point of contact for 2 years after completion – plus a secure online portal, MyHome Plus, to view all your documents and information, and a step-by-step guide to the journey.





# MyHome Plus



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.



## 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.

### 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.

### 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.



Sign in by visiting  
[berkeleygroup.co.uk/my-home/sign-in](http://berkeleygroup.co.uk/my-home/sign-in)

### NEXT STEPS

- (i) 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.
- (ii) 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.



### PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Grand Union.

### NATURE AND BIODIVERSITY

Parkland, trees, flowers, green roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to net biodiversity gain on our developments. Within and around Grand Union, we have created natural habitats that encourage wildlife to flourish. We are working with landscape architects Murdoch Wickham to engage residents in the natural landscapes that we have created.

### WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

### WATER EFFICIENCY

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.

### ENERGY EFFICIENCY

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness, and have been fitted with mechanical ventilation units with heat recovery (MVHR). All lighting is low energy and kitchen appliances are A and A+ rated.

### NOISE REDUCTION

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

### CLEAN AIR

It is hard to avoid polluted air, particularly in our cities. Throughout Grand Union we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we provide mechanical ventilation that filters the incoming air.

### SUSTAINABLE TRANSPORT

Nearby Stonebridge Park station provides access to Oxford Circus in only 26 minutes\*

We also provide secure and convenient cycle storage and car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. These active methods of transport also help encourage healthier lifestyles.

### STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with our managing agent and residents to ensure the development remains in pristine condition.

### FUTURE-PROOF DESIGN

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.

\*Journey times are approximate only and represent off peak hours.  
Source: tfl.gov.uk



Designed to  
high sustainability  
standards



# Transforming Tomorrow

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten year plan which sets out how we will achieve this.



## TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



## TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



## TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



## TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.





SAY  
*Hello*

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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. X707/05CA/0421

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

