A NEW PLACE TO LIVE, WORK AND CONNECT

Grand Union will be a truly pioneering canal-side neighbourhood. Located in Alperton, close to Wembley and with great connections into central London. At Grand Union our vision is to create a place where people and community thrive. A new Waterside Piazza will offer a vibrant space animated with cafés, restaurants, bars and new community facilities. 11 acres of public green spaces will be opened up to include stunning landscaped gardens and riverside walks and meadows surrounding over 3,000 beautiful homes of the highest quality. The creation of a state-of-the-art multi-storey industrial hub and high quality workspace rounds off the numerous facilities at Grand Union, making this a unique waterside destination in which to socialise, play and relax.
Alperton, first recorded in 1199 as ‘Alprinton’, is likely to have been a farmstead, or ‘The Farm of Eahlbeort’.

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

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

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

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

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.

The iconic Ace Café opened in 1938 and achieved legendary status as a diners’ hangout in the fifties and sixties, visited by rock ‘n’ roll luminaries like Gene Vincent and Billy Fury.

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

The first phase of Grand Union launched mid 2019.
LONDON CANALSIDE
LIFE AT ITS BEST

The bustling Waterside Piazza will provide a superb range of bars, restaurants, shops and cafés.
With the Zone 3 station, Stonebridge Park, in short walking distance, Paddington is a mere 18 minutes* train journey, Oxford Circus is just 26 minutes* away and there’s easy access to the North Circular.

For those wanting to travel at a more leisurely pace, they can cycle by the canal to Little Venice and Paddington in just 28 minutes*.
Hello
TO
OXFORD CIRCUS
IN 26 MINUTES*
**PERFECTLY LOCATED**

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

- **WALK**
  FROM AFFINITY HOUSE*
  STONEBRIDGE PARK STATION, ZONE 3
  NEASDEN TEMPLE
- **BIKE**
  FROM AFFINITY HOUSE*
  STONEBRIDGE PARK STATION, ZONE 3
  NEASDEN TEMPLE
- **RAIL**
  FROM STONEBRIDGE PARK**
  STONEBRIDGE PARK, ZONE 3 OR ALPERTON, ZONE 4**
  STONEBRIDGE PARK
  WATFORD JUNCTION
- **ROAD**
  FROM AFFINITY HOUSE BY ROAD*
  STONEBRIDGE PARK
  ALPERTON, ZONE 4**
- **AIR**
  FROM AFFINITY HOUSE BY ROAD*
  SHEPHERD’S BUSH
  STRATFORD

*Distances taken from Google maps and are approximate only. ** Times based on an estimated average time. Journey time may be longer on weekends and holidays. Rail services correct at the time of print. Source: tfl.gov.uk
SAY

Hello

TO

A THRIVING
COMMUNITY
A COMMUNITY CENTRE AT ITS HEART

Facing the canalside the community centre will offer classes, workshops, events, community kitchen and landscaped gardens.

View of Waterside Plaza and community centre
Computer generated image, indicative only.
GRAND UNION will have central gardens and riverside meadows which will form a natural refuge for wildlife and a place for children to experience nature.
ON-SITE AMENITIES

Everything you need on hand to enjoy life at Grand Union
Concierge Services

Bars and Restaurants

Local Neighbourhood Shopping

On-site Medical Centre
ENJOY A NIGHT OUT WITH FRIENDS AT YOUR OWN BOWLING ALLEY
Residents’ Lounge

RELAX WITH A COFFEE AND MAKE NEW CONNECTIONS IN YOUR OWN RESIDENTS’ LOUNGE
PARK ROYAL REGENERATION

SAY

Hello

TO

FUTURE OPPORTUNITIES

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

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

The programmed arrival of HS2 and Crossrail creating a ‘transport super-hub’ at Old Oak Common is 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.

OVER

1,200

BUSINESSES

EMPLOYING OVER

35,000

WORKERS
The Generator is an innovative and bespoke industrial hub at Grand Union. Artisan businesses will have use of the co-working space. Over 135,000 sq ft of workspace for a variety of light industrial businesses with shared facilities to support SME businesses and encourage co-working and innovation.

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

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.
Say Hello to THE NEIGHBOURHOOD
Hello

WEMBLEY

MINUTES FROM
WORLD-CLASS ENTERTAINMENT
ALPERTON, WEMBLEY & EALING – ALL WITHIN 20 MINUTES’ DRIVE

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

Bang Bang Oriental Food Hall, Edgware

Walpole Park, Ealing

London Designer Outlet, shopping & leisure, Wembley Park

Boxpark, a ‘pop-up mall’, Wembley

Turtle Bay, Ealing

Boutique fashion shops, Ealing
Excellence in Education

SCHOOLS & SIXTH FORMS

PERIPERAL PRIMARY SCHOOL
Ofsted rated outstanding school for 3-11 year olds
08 mins by car
1.5 miles*

WEMBLEY HIGH TECHNOLOGY COLLEGE
Ofsted rated outstanding school for 11-18 year olds
12 mins by car
3.1 miles*

ALPERTON COMMUNITY SCHOOL
Ofsted rated good school for 11-18 year olds
2 mins by car
11 mins walk
0.6 mile*

HARROW SCHOOL
A full boarding school for boys aged 13-18, founded in 1572
35 mins by car
4 miles*

UNIVERSITIES

LONDON COLLEGE OF FASHION
Nurturing creative talent for over a century.
28 mins by tube (Bakerloo)**

UNIVERSITY OF WESTMINSTER
Centre of excellence for Media and Communication research and studies.
24 mins by tube (Bakerloo)**

UNIVERSITY COLLEGE LONDON
29 Nobel Prizes have been awarded to people who are, or were, students or academics at UCL.
35 mins overground (Stonebridge Park)**

LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE
International centre of academic excellence, ranked 2nd in the world for social sciences and management.
43 mins by tube (Piccadilly)**

IMPERIAL COLLEGE LONDON
A global top 10 university with world-class reputation.
(White City Campus)
23 mins by tube**

BRUNEL UNIVERSITY LONDON
Excellent reputation in Engineering, Science & Technology.
26 mins by car

CENTRAL ST MARTIN’S
Ranked 2nd in the world for Art and Design.
41 mins by tube (Bakerloo → Central)**

KING’S COLLEGE LONDON
Ranked 7th in the UK, world-renowned King’s is internationally acclaimed for cutting edge research.
44 mins by tube (Piccadilly)**

GRAND UNION Affinity House

*Distances taken from Google maps and are approximate only.
**Train times based on an estimated average time.
Journey time may be longer on weekends and holidays. Rail services correct at the time of print. Source: tfl.gov.uk.
Ofsted inspection reports - Perivale Primary School June 2017, Alperton Community School June 2016 and Wembley High Technology College September 2009

Downloadable PDF version available.
Hello
TO
AFFINITY HOUSE

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

Computer generated image of Grand Union. Indicative only.
DEVELOPMENT LAYOUT

PHASE 1
- UNISON HOUSE
  45 homes – includes community space and nursery
- AFFINITY HOUSE
  146 homes – pub, café, gym, convenience store, residents’ facilities (such as a screening room and bowling alley)

COMMUNITY CENTRE GARDEN
COMMUNITY CENTRE
CAR PARK ENTRANCE
BERESFORD AVENUE IMPROVEMENTS
CENTRAL AVENUE
COURTYARD GARDENS
CENTRAL GARDENS
COURTYARD GARDENS

CANALSIDE PIAZZA
CANALSIDE WALK
CANALSIDE GARDENS

GREEN AVENUE
WATERFALL
THE GENERATOR
RIVERSIDE WALK
RIVERSIDE MEADOWS
GRAND UNION    Affinity House

4544
We’ve redefined luxury to promote wellbeing for London’s new and exciting neighbourhood. Calming colours reflect the river and industrial finishes to honour the rich heritage of the landscape. A mix of iconic, vintage and contemporary furniture encourage the notion of mindful consumption.”

LAUREN COLQUHOUN
INTERIOR DESIGNER
A. LONDON
BATHROOM

RIGHT
White colour palette

FAR RIGHT
Indigo colour palette
### Accommodation Finder

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### Manhattan Apartment

Apartments: 229, 235 & 241
Floors: 05, 06 & 07
MANHATTAN APARTMENT
Apartment: 143
Floor: 01

TOTAL INTERNAL AREA 40 sq.m 431 sq.ft
TOTAL EXTERNAL AREA 9.5 sq.m 102 sq.ft
Kitchen / Dining / Living / Bedroom 7.72m x 5.14m 25’4” x 16’10”
Terrace 5.23m x 1.80m 17’3” x 5’11”

View onto Podium Gardens

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

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

View onto Podium Gardens
MANHATTAN APARTMENT

Apartment: 140
Floor: 01

Keyboard / Dining / Living / Bedroom

TOTAL INTERNAL AREA: 39 sq m 420 sq ft
TOTAL EXTERNAL AREA: 9.4 sq m 101 sq ft
Kitchen / Dining / Living / Bedroom: 5.06m x 7.72m 16’7” x 25’4”
Terrace: 3.60m x 5.23m 11’11” x 17’2”

MANHATTAN APARTMENT

Apartments: 214 & 223
Floors: 03 & 04

Keyboard / Dining / Living / Bedroom

TOTAL INTERNAL AREA: 41 sq m 441 sq ft
TOTAL EXTERNAL AREA: 5.8 sq m 62 sq ft
Kitchen / Dining / Living / Bedroom: 8.45m x 5.12m 27’8” x 16’9”
Balcony: 2.22m x 1.83m 7’3” x 6’0”

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 are approximate and subject to 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 is indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.
MANHATTAN APARTMENT
Apartments: 245, 254, 263, 272, 281, 290 & 299
Floors: 01, 02, 03, 04, 05, 06 & 07

FLOOR 01 SHOWN

TOTAL INTERNAL AREA 39 sq.m 424 sq.ft
TOTAL EXTERNAL AREA 5.8 sq.m 62 sq.ft

Kitchen / Dining / Living Room / Bedroom 7.73m x 5.36m 25' 4" x 17' 7"
Balcony 3.22m x 1.81m 10' 6" x 5' 11"

Perceptions 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 dimensions shown are subject to a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

View towards the Boulevard

View onto Podium Gardens

MANHATTAN APARTMENT
Apartments: 245, 254, 263, 272, 281, 290 & 299
Floors: 01, 02, 03, 04, 05, 06 & 07

FLOOR 01 SHOWN

TOTAL INTERNAL AREA 40 sq.m 427 sq.ft
TOTAL EXTERNAL AREA 9.4 sq.m 101 sq.ft

Kitchen / Dining / Living Room / Bedroom 7.72m x 5.14m 25' 4" x 16' 10"
Terrace 5.21m x 1.80m 17' 1" x 5' 10"

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

MANHATTAN APARTMENT
Apartment: 246
Floor: 01

MANHATTAN APARTMENT
Apartments: 255, 264, 273, 282, 291 & 300
Floors: 02, 03, 04, 05, 06 & 07

*Canalside Piazza not visible from Floor 02

**Canalside Piazza not visible from Floor 01**
Floorplans are scaled individually to fit the page and are not necessarily shown at the same scale as other plots. Floorplans shown for Grand Union are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

**1 BEDROOM APARTMENT**

Apartments: 227, 233 & 239
Floors: 05, 06 & 07

**1 BEDROOM APARTMENT**

Apartment: 221
Floor: 04

**Floor Plans**

- **Floor 05 Shown**
- **Floor 04 Shown**

**Measurements**

- **Total Internal Area:** 46 sq.m / 495 sq.ft
- **Total External Area:** 5.8 sq.m / 62 sq.ft

- **Kitchen / Dining / Living Room:** 5.70m x 3.13m / 18'8" x 10'3"
- **Bedroom:** 4.60m x 2.75m / 15'1" x 9'0"
- **Balcony:** 3.22m x 1.81m / 10'6" x 5'11"

**Floor Plans**

- **Floor 05 Shown**
- **Floor 04 Shown**

**Measurements**

- **Total Internal Area:** 50 sq.m / 538 sq.ft
- **Total External Area:** 5.8 sq.m / 62 sq.ft

- **Kitchen / Dining / Living Room:** 6.43m x 3.12m / 21'1" x 10'3"
- **Bedroom:** 5.90m x 2.75m / 19'4" x 9'0"
- **Balcony:** 3.22m x 1.81m / 10'6" x 5'11"
1 BEDROOM APARTMENT (WHEELCHAIR ADAPTABLE)
Apartment: 212
Floor: 03

FLOOR 03 SHOWN

- **MEASUREMENT POINTS**
  - Utility Cupboard
  - Privacy Screen
  - Washing Machine
  - Fridge Freezer

**TOTAL INTERNAL AREA**
50 sq. m / 538 sq. ft

**TOTAL EXTERNAL AREA**
5.8 sq. m / 62 sq. ft

- Kitchen / Dining / Living Room: 4.49m x 6.15m / 14'11" x 20'2"
- Bedroom: 5.65m x 2.75m / 18'6" x 9'0"
- Balcony: 5.22m x 1.81m / 17'1" x 5'11"

View towards the Boulevard

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1 BEDROOM APARTMENT
Apartments: 147, 154, 161, 168, 173, 178 & 183
Floors: 02, 03, 04, 05, 06, 07 & 08

FLOOR 02 SHOWN

- **MEASUREMENT POINTS**
  - Utility Cupboard
  - Privacy Screen
  - Washing Machine
  - Fridge Freezer

**TOTAL INTERNAL AREA**
52 sq. m / 560 sq. ft

**TOTAL EXTERNAL AREA**
8.2 sq. m / 88 sq. ft

- Kitchen / Dining / Living Room: 3.59m x 5.90m / 11'9" x 19'4"
- Bedroom: 3.00m x 4.92m / 9'10" x 16'1"
- Balcony: 4.57m x 1.81m / 14'11" x 5'11"

View onto Podium Gardens
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 are shown in centimeters (1% tolerance). The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout is indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.
1 BEDROOM APARTMENT
Apartments: 253, 262, 271, 280, 289 & 298
Floors: 02, 03, 04, 05, 06 & 07

TOTAL INTERNAL AREA  53 sq.m  567 sq.ft
TOTAL EXTERNAL AREA  7.7 sq.m  83 sq.ft

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 are approximate to 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. Please ask Sales Consultant for further information.

*Canalside Piazza not visible from Floor 02

1 BEDROOM APARTMENT
Apartments: 247, 256, 265, 274, 283, 292 & 301
Floors: 01, 02, 03, 04, 05, 06 & 07

TOTAL INTERNAL AREA  52 sq.m  563 sq.ft
TOTAL EXTERNAL AREA  7.7 sq.m  83 sq.ft

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 are approximate to 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. Please ask Sales Consultant for further information.

*Canalside Piazza not visible from Floor 02
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 are +/- a tolerance of 5% and are not intended to be used for carpet sizes, appliance sizes, or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

2 BEDROOM APARTMENT
Apartment: 217
Floor: 04

FLOOR 04 SHOWN

TOTAL INTERNAL AREA 64 sq.m 689 sq.ft
TOTAL EXTERNAL AREA 7.7 sq.m 83 sq.ft
Kitchen / Dining / Living Room 7.68m x 3.50m 25'2" x 11'6"
Master Bedroom 3.63m x 2.78m 11'11" x 9'1"
Bedroom 2 4.54m x 2.55m 14'10" x 8'4"
Balcony 4.23m x 1.81m 13'10" x 5'11"

2 BEDROOM APARTMENT
Apartment: 219
Floor: 04

FLOOR 04 SHOWN

TOTAL INTERNAL AREA 70 sq.m 753 sq.ft
TOTAL EXTERNAL AREA 7.7 sq.m 83 sq.ft
Kitchen / Dining / Living Room 6.84m x 3.15m 22'5" x 10'4"
Master Bedroom 5.90m x 2.73m 19'4" x 8'11"
Bedroom 2 4.70m x 2.55m 15'5" x 8'4"
Balcony 4.23m x 1.81m 13'10" x 5'11"
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 are given in centimeters and may vary a tolerance of ±5%. For dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

**FLOOR 01 SHOWN**

**TOTAL INTERNAL AREA**
72 sq m 775 sq ft

**TOTAL EXTERNAL AREA**
17.0 sq m 183 sq ft

- Kitchen / Dining / Living Room: 7.72m x 3.42m 25'4" x 11'2"
- Master Bedroom: 3.17m x 2.88m 10'5" x 9'5"
- Bedroom 2: 3.93m x 2.67m 12'10" x 8'9"
- Terrace: 1.80m x 9.45m 5'11" x 31'0"

**FLOOR 02 SHOWN**

**TOTAL INTERNAL AREA**
72 sq m 775 sq ft

**TOTAL EXTERNAL AREA**
8.3 sq m 89 sq ft

- Kitchen / Dining / Living Room: 7.72m x 3.42m 25'4" x 11'2"
- Master Bedroom: 3.17m x 2.88m 10'5" x 9'5"
- Bedroom 2: 3.93m x 2.67m 12'10" x 8'9"
- Balcony: 1.81m x 4.57m 5'11" x 14'11"

**2 BEDROOM APARTMENT**

**Apartment: 141**
**Floor: 01**

**Apartment: 148, 155 & 162**
**Floors: 02, 03 & 04**

View onto Podium Gardens
2 BEDROOM APARTMENT
Apartments: 174, 179 & 184
 Floors: 06, 07 & 08

TOTAL INTERNAL AREA 72 sq.m 775 sq.ft
TOTAL EXTERNAL AREA 8.3 sq.m 89 sq.ft

- Kitchen / Dining / Living Room 7.72m x 3.42m 25'4" x 11'2"
- Master Bedroom 3.17m x 2.88m 10'5" x 9'5"
- Bedroom 2 3.93m x 2.67m 12'10" x 8'9"
- Balcony 1.81m x 4.57m 5'11" x 14'11"

Floor: 06

2 BEDROOM APARTMENT
Apartment: 169
Floor: 05

TOTAL INTERNAL AREA 72 sq.m 775 sq.ft
TOTAL EXTERNAL AREA 8.3 sq.m 89 sq.ft

- Kitchen / Dining / Living Room 7.72m x 3.42m 25'4" x 11'2"
- Master Bedroom 3.17m x 2.88m 10'5" x 9'5"
- Bedroom 2 3.93m x 2.67m 12'10" x 8'9"
- Balcony 1.81m x 4.57m 5'11" x 14'11"
- Terrace 6.00m x 4.80m 19'8" x 15'9"

Floor: 05

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. Floor layouts and sizes may vary. All measurements are +/- 5%. The dimensional are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.
2 BEDROOM APARTMENT
Apartments: 142, 149, 156 & 163
Floors: 01, 02, 03 & 04

2 BEDROOM APARTMENT
Apartment: 170
Floor: 05

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 shown are within a tolerance of 5%. All dimensions are approximate. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

TOTAL INTERNAL AREA
72 sq m 775 sq ft

TOTAL EXTERNAL AREA
8.3 sq m 89 sq ft

Kitchen / Dining / Living Room
5.72m x 4.34m 18'9" x 14'3"

Master Bedroom
4.52m x 2.90m 14'10" x 9'6"

Bedroom 2
3.38m x 3.00m 11'1" x 9'10"

Balcony
4.57m x 1.81m 14'11" x 5'11"

TOTAL INTERNAL AREA
70 sq m 755 sq ft

TOTAL EXTERNAL AREA
34.2 sq m 368 sq ft

Kitchen / Dining / Living Room
5.72m x 4.34m 18'9" x 14'3"

Master Bedroom
4.52m x 2.90m 14'10" x 9'6"

Bedroom 2
3.38m x 3.00m 11'1" x 9'10"

Balcony
4.57m x 1.81m 14'11" x 5'11"

Balcony
5.40m x 4.00m 17'8" x 15'9"

*Not visible from Floor 01

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**2 BEDROOM APARTMENT**

Apartments: 175, 180 & 185
Floors: 06, 07 & 08

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

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**TOTAL INTERNAL AREA**

70 sq m 755 sq ft

**TOTAL EXTERNAL AREA**

8.3 sq m 89 sq ft

- Kitchen / Dining / Living Room: 5.72m x 4.34m 14'3" x 18'9"
- Master Bedroom: 4.52m x 2.90m 14'10" x 9'6"
- Bedroom 2: 3.38m x 3.00m 11'1" x 9'10"
- Balcony: 4.57m x 1.81m 14'11" x 5'11"

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**2 BEDROOM APARTMENT**

Apartments: 209 & 218
Floors: 03 & 04

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**TOTAL INTERNAL AREA**

71 sq m 764 sq ft

**TOTAL EXTERNAL AREA**

8.7 sq m 95 sq ft

- Kitchen / Dining / Living Room: 6.40m x 3.77m 21'0" x 12'4"
- Master Bedroom: 3.00m x 3.90m 9'10" x 12'9"
- Bedroom 2: 3.77m x 2.70m 12'4" x 8'10"
- Balcony: 4.23m x 1.81m 13'10" x 5'11"
**2 BEDROOM APARTMENT**

Apartment: 186
Floor: 09

- **TOTAL INTERNAL AREA:** 79 sq. m / 850 sq. ft
- **TOTAL EXTERNAL AREA:** 96 sq. m / 105 sq. ft

- **Kitchen / Dining / Living Room:** 7.84m x 6.87m / 25'10" x 22'6"
- **Master Bedroom:** 4.29m x 3.59m / 14'1" x 11'10"
- **Bedroom 2:** 3.68m x 2.75m / 12'1" x 9'0"
- **Terrace:** 5.40m x 1.78m / 17'8" x 5'10"

**MEASUREMENT POINTS**
- U: Utility Cupboard
- C: Cupboard

**PRIVACY SCREEN**
- Washing Machine
- Fridge Freezer

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**FLOOR 09 SHOWN**

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**TOTAL INTERNAL AREA:** 80 sq. m / 861 sq. ft

**TOTAL EXTERNAL AREA:** 14.3 sq. m / 154 sq. ft

- **Kitchen / Dining / Living Room:** 6.12m x 4.79m / 20'1" x 15'8"
- **Master Bedroom:** 3.86m x 3.18m / 12'8" x 10'5"
- **Bedroom 2:** 4.53m x 2.84m / 14'10" x 9'4"
- **Balcony 1:** 4.57m x 4.23m / 14'11" x 13'10"
- **Balcony 2:** 1.81m x 4.57m / 5'11" x 14'11"

**MEASUREMENT POINTS**
- U: Utility Cupboard
- C: Cupboard

**PRIVACY SCREEN**
- Washing Machine
- Fridge Freezer

---

**FLOOR 01 SHOWN**

---

**TOTAL INTERNAL AREA:** 80 sq. m / 861 sq. ft

**TOTAL EXTERNAL AREA:** 14.3 sq. m / 154 sq. ft

- **Kitchen / Dining / Living Room:** 6.12m x 4.79m / 20'1" x 15'8"
- **Master Bedroom:** 3.86m x 3.18m / 12'8" x 10'5"
- **Bedroom 2:** 4.53m x 2.84m / 14'10" x 9'4"
- **Balcony 1:** 4.57m x 4.23m / 14'11" x 13'10"
- **Balcony 2:** 1.81m x 4.57m / 5'11" x 14'11"

**MEASUREMENT POINTS**
- U: Utility Cupboard
- C: Cupboard

**PRIVACY SCREEN**
- Washing Machine
- Fridge Freezer

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**NOTE:** All measurements are approximate and not intended for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

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View towards Wembley Stadium

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View towards the Canalside Piazza
**2 BEDROOM APARTMENT**

Apartments: 248, 257, 266, 275, 284, 293 & 302
Floors: 01, 02, 03, 04, 05, 06 & 07

**FLOOR 01 SHOWN**

- **TOTAL INTERNAL AREA**: 70 sq.m 755 sq.ft
- **TOTAL EXTERNAL AREA**: 77 sq.m 83 sq.ft

- **Kitchen / Dining / Living Room**: 6.22m x 3.26m 20' 4" x 10' 8"
- **Master Bedroom**: 5.18m x 2.75m 16' 12" x 9' 0"
- **Bedroom 2**: 3.96m x 2.85m 12' 12" x 9' 4"
- **Balcony 1**: 4.23m x 1.81m 13' 10" x 5' 11"

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**2 BEDROOM APARTMENT**

Apartments: 249, 258, 267, 276, 285, 294 & 303
Floors: 01, 02, 03, 04, 05, 06 & 07

**FLOOR 01 SHOWN**

- **TOTAL INTERNAL AREA**: 71 sq.m 767 sq.ft
- **TOTAL EXTERNAL AREA**: 77 sq.m 83 sq.ft

- **Kitchen / Dining / Living Room**: 4.79m x 4.61m 15' 8" x 15' 1"
- **Master Bedroom**: 3.68m x 3.06m 12' 0" x 10' 0"
- **Bedroom 2**: 3.88m x 3.30m 12' 8" x 10' 10"
- **Balcony**: 4.23m x 1.81m 13' 10" x 5' 11"

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**Measurement Points**
- **Utility Cupboard**
- **Cupboard**
- **Privacy Screen**
- **Washing Machine**
- **Fridge Freezer**

**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. Please ask Sales Consultant for further information.**
2 BEDROOM APARTMENT
Apartments: 250, 259, 268, 277, 286, 295 & 304
Floors: 01, 02, 03, 04, 05, 06 & 07

FLOOR 01 SHOWN

TOTAL INTERNAL AREA 72 sq.m 771 sq.ft
TOTAL EXTERNAL AREA 77 sq.m 83 sq.ft
Kitchen / Dining / Living Room 7.66m x 3.44m 25’ 10” x 11’ 3”
Master Bedroom 3.73m x 2.52m 12’ 3” x 8’ 3”
Bedroom 2 4.16m x 2.79m 13’ 6” x 9’ 1”
Balcony 4.29m x 1.41m 13’ 10” x 4’ 11”

FLOOR 01 SHOWN

TOTAL INTERNAL AREA 102 sq.m 1,098 sq.ft
TOTAL EXTERNAL AREA 23.5 sq.m 253 sq.ft
Kitchen / Dining / Living Room 5.90m x 5.09m 19’ 5” x 18’ 8”
Master Bedroom 5.58m x 3.12m 18’ 3” x 10’ 2”
Bedroom 2 3.52m x 3.09m 11’ 6” x 10’ 2”
Bedroom 3 4.00m x 2.70m 13’ 1” x 8’ 10”
Balcony 7.20m x 1.50m 23’ 7” x 4’ 11”
Terrace 1.80m x 2.77m 5’ 11” x 9’ 1”

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. Please ask Sales Consultant for further information. Dimensions are indicated in feet and are approximate measurements with a tolerance of 5%.

View towards the Canalside Piazza

View onto Podium Gardens

**MEASUREMENT POINTS**
- U UTILITY CUPBOARD
- C CURTAIN
- PRIVACY SCREEN
- WASHING MACHINE
- FRIDGE FREEZER

**FLOOR 01 SHOWN**
- Terrace
- Balcony
- Bedroom 3
- Ensuite
- Bathroom
- Master Bedroom
- Bedroom 2
- Living Room
- Dining Room
- Kitchen

**FLOOR 01 SHOWN**
- Terrace
- Balcony
- Bedroom 3
- Ensuite
- Bathroom
- Master Bedroom
- Bedroom 2
- Living Room
- Dining Room
- Kitchen
Floorplans are scaled individually to fit the page and are not necessarily shown at the same scale as other plots.

Floorplans shown for Grand Union are for approximate measurements only. Exact layouts and sizes may vary.

All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only.

Electrical positions shown are indicative only. Please ask Sales Consultant for further information.
Floorplans are scaled individually to fit the page and are not necessarily shown at the same scale as other plots. Floorplans shown for Grand Union are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.
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 master bedroom and to bedroom 2 in 3 bedroom apartments
- Utility cupboard
- Ten-year warranty from date of legal completion
- 999-year lease from 2021

Kitchen

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

Bathrooms, En suites & 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
- WC’s with soft-closing seats
- Custom designed vanity unit

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

Lighting & Electrical

- Spotlights throughout
- Telephone / home network points in selected locations
- Underfloor heating, except bathrooms which feature an electric towel rail

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
RESIDENTS’ FACILITIES

BOWLING ALLEY
CAR CHARGING
GATED CAR PARK
CONCIERGE SERVICES
NURSERY
MEDICAL CENTRE
CYCLE SPACES
CANAL AND RIVERSIDE WALKS
COMMUNITY CENTRE
RIVERSIDE MEADOWS
RESIDENTS’ LOUNGE
GYM
CONVENIENCE SHOPS
WATERSIDE PIAZZA
SCREENING ROOM
LANDSCAPED PARKS
11 ACRES OF OPEN GREEN SPACES
CENTRAL GARDENS

GRAND UNION Affinity House
SAY

Hello

TO

ST GEORGE
QUALITY

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

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

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

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

GRAND UNION    Affinity House

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CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk
WHAT IS 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.

BUYING PROCESS

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

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

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

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 making your reservation. See the next steps section for further detail on this.

4. CONSTRUCTION PROGRESS
   Under this section, regular updates on the construction of your new property will be provided, keeping you up to date on the progress on site and the local area. Your Customer Service Manager will issue regular newsletters and photographs to this section throughout your journey.

NEXT STEPS

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

2. Customer Service will then be in touch to invite you in to our Show Apartment to view the interior selections available for the internal finishes that you have an option to select. If you cannot make it to the appointment, the options can be discussed over the telephone and selected via MyHome Plus. Customer Service will need to receive your choices selection by the deadline date, which will be given in advance.

Sign in by visiting berkeleygroup.co.uk/my-home/sign-in
GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA
As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

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

DESIGNED TO HIGH SUSTAINABILITY STANDARDS

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

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

ENERGY EFFICIENCY
Apartments at Affinity House are designed to be very energy efficient, which helps to lower fuel bills and reduces carbon dioxide emissions. Some of the ways in which we achieve this include the use of:
• High levels of thermal insulation and airtightness
• 100% low energy lighting
• A and A+ rated white goods
• Mechanical ventilation units with heat recovery (MVHR)

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

SUSTAINABLE TRAVEL
• Nearby Stonebridge Park provides access to Oxford Circus in only 26 minutes
• Secure and convenient cycle storage is provided
Over the years, the Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments.

Our Vision is Berkeley’s strategic plan for the business, designed to raise standards higher still. Our goal is to be a world-class business, defined by the quality of the places we create, generating long-term value and having a positive impact on society.

We take our responsibilities towards our customers, the environment, our workforce and the communities in which we work very seriously. Our plan for the business has five areas of strategic focus:

Customers, Homes, Places, Operations and Our People.

OUR VISION
To be a world-class business, defined by the quality of the places we create, generating long-term value and having a positive impact on society.

AN EXCEPTIONAL CUSTOMER EXPERIENCE
We put customers at the heart of our decisions. Dedicated Sales Teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

We set up the Berkeley Foundation in 2011. It supports voluntary sector organisations to improve people’s lives in the communities where we work, and last year worked with 49 different organisations and their beneficiaries.

Our staff have been instrumental in making the Foundation grow, with over 60% getting involved last year and raising over £935k. They also give their time and skills, for example by mentoring young people to help them become more confident and job ready.

HIGH QUALITY HOMES
We aim to build high quality, well-designed homes with low environmental impact, where customers have the opportunity to achieve healthy, comfortable and sustainable lifestyles, now and in the future. Attention to detail in design is paramount to ensure our homes meet the needs of our customers.

GREAT PLACES
We seek to create strong communities where people choose to live, work and spend their time and which directly encourage people’s wellbeing and quality of life. These are places characterised by the quality of their design, external spaces, transport and access to jobs and amenities.

EFFICIENT AND CONSIDERATE OPERATIONS
We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

A COMMITMENT TO PEOPLE
The safety, health, wellbeing and development of our people is a high priority. We aim to have a positive impact on society through our support of the Berkeley Foundation.

Since its launch, the Foundation has committed over £14.9 million to more than 100 charities and worthy causes. Berkeley Group covers all overhead costs, so all money raised goes directly to charitable causes.

www.berkeleyfoundation.org.uk
www.berkeleygroup.co.uk
FOR MORE INFORMATION
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GRANDUNION.UK

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St George’s policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. Grand Union is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St George to ascertain the availability of any particular property. Issue 1- 05CA/X705/0220

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.