A NEW PLACE TO LIVE, WORK AND CONNECT

Grand Union will be a truly pioneering canalside neighbourhood. Located in Alperton, close to Wembley and with great connections into the City and West End, Grand Union will be transformational, providing beautiful homes set in stunning landscaped spaces with a co-working hub where ‘maker’ businesses will thrive.

We know that a strong community provides the support, safety and sustainability that human beings need to flourish. So, whilst building places that promote thriving communities has long been our passion; Grand Union is set to elevate our positive social impact to new heights. From involving local people in planning, to building on-site shared spaces and co-working studios; people coming together will be at the heart of Grand Union.

We’re proud to be at the forefront of a new kind of neighbourhood. Say hello to community on a grand scale.

RESERVATION TERMS

• Reservation fee of £2,000 is payable on properties up to £500,000.
• Reservation fee of £5,000 is payable on properties from £500,01 up to £1 million.
• 10% of purchase price, less reservation fee already paid, payable on exchange of contracts within 21 days.
• A further 10% of purchase price payable 12 months after exchange of contracts.
• A further 5% of purchase price payable 24 months after exchange of contracts.
• Balance of 75% payable on completion.

EXCHANGE

21 days

GROUND RENT CHARGE

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Charge</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manhattan</td>
<td>£200</td>
</tr>
<tr>
<td>1 bedroom</td>
<td>£350</td>
</tr>
<tr>
<td>2 bedroom</td>
<td>£400</td>
</tr>
<tr>
<td>3 bedroom</td>
<td>£600</td>
</tr>
</tbody>
</table>

COUNCIL TAX

COUNCIL TAX CHARGE FOR 2019/20

<table>
<thead>
<tr>
<th>Council Tax Band</th>
<th>Charge for 2019/20</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>£1035.25</td>
</tr>
<tr>
<td>B</td>
<td>£1251.51</td>
</tr>
<tr>
<td>C</td>
<td>£1406.98</td>
</tr>
<tr>
<td>D</td>
<td>£1582.85</td>
</tr>
<tr>
<td>E</td>
<td>£1954.59</td>
</tr>
<tr>
<td>F</td>
<td>£2286.54</td>
</tr>
<tr>
<td>G</td>
<td>£2638.08</td>
</tr>
<tr>
<td>H</td>
<td>£3165.70</td>
</tr>
</tbody>
</table>

The information in this document is indicative and is intended to act as a guide only 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. The information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. 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.

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.
**THE DEVELOPER**
St George West London

**LOCATION**
Benedict Avenue, Alperton, HA8 INW

**LOCAL AUTHORITY**
London Borough of Brent

**TENURE**
999 year lease from January 2021

**ARCHITECTS**
BDP

**LANDSCAPE ARCHITECTS**
Mundell Wickham

**BUILDING INSURANCE**
10-year warranty
2-year St George warranty

**COMPLETION**
Completions from Q4 2022 - Q1 2023

**SERVICE CHARGE**
Anticipated to be £3.60psf

**PARKING**
Car parking available on a right to park basis
£25,000 (available on selected homes only)
Service charge £145 per RTP

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**APARTMENTS**

<table>
<thead>
<tr>
<th>TYPE</th>
<th>NUMBER</th>
<th>AVERAGE SQ FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manhattan</td>
<td>33</td>
<td>427 sq ft</td>
</tr>
<tr>
<td>1 bedroom apartment</td>
<td>31</td>
<td>554 sq ft</td>
</tr>
<tr>
<td>2 bedroom apartment</td>
<td>50</td>
<td>773 sq ft</td>
</tr>
<tr>
<td>3 bedroom apartment</td>
<td>32</td>
<td>1,121 sq ft</td>
</tr>
</tbody>
</table>

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**THE DEVELOPMENT**

- Located in Alperton, close to Wembley and with great connections into central London (Zone 5)
- A new canalside piazza will offer a vibrant space with cafes, restaurants, bars and new community facilities
- 3,030 beautiful 1, 2 and 3 bedroom homes
- All homes will have a balcony or terrace
- Contemporary interiors with fully integrated kitchen appliances
- 11 acres of public green spaces
- Community Centre

- Car parking*, motorcycle and cycle storage facility available in gated underground car park
- Electric vehicle charging points*
- On-site amenities including concierge, residents’ lounge with ten-pin bowling alley, gym, medical centre and private nursery

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**EDUCATION**

- Alperton Community School 0.6 miles
- Penkive Primary School 1.5 miles
- Wembley High Technology College 3.1 miles
- Harris School 4 miles

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**UNIVERSITIES**

- Imperial College London 23 mins by tube
- University of Westminster 24 mins by tube
- London College of Fashion 28 mins by tube
- Brunel University London 26 mins by car
- University College London 35 mins by train
- Central St Martin’s 41 mins by tube
- London School of Economics 45 mins by tube
- King’s College London 44 mins by tube

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**GRAND UNION IS WELL-CONNECTED TO CENTRAL LONDON**

With Stonebridge Park Station (Zone 3), a short walk away, Paddington a mere 18-minute tube journey, Oxford Circus 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 30 minutes.

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**TRANSPORT LINKS**

Two train stations are a short walk away offering direct links into central London.

**SCHOOLS**

- Alperton Community School 0.6 miles
- Penkive Primary School 1.5 miles
- Wembley High Technology College 3.1 miles
- Harris School 4 miles

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**AVERAGE JOURNEY TIMES**

- Wembley Central: 23 mins by tube
- Oxford Circus: 26 mins by tube
- Paddington: 30 mins by tube
- London City Airport: 1hr 20 mins
- Heathrow Airport: 1hr 10 mins
- London Luton: 1hr 10 mins
- Londen Stansted: 1hr 30 mins
- London City Airport: 1hr 40 mins
- Heathrow Airport: 1hr 50 mins

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*Available at additional cost through separate negotiation.

Source: Google Maps and Figg UK

Computer generated images depict Grand Union and are indicative only.