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 central London, at Grand Union our vision is to create a place where people and community thrive. A new Canalside Piazza will offer a vibrant space animated with cafes, restaurants, bars and new community facilities. 11 acres of public green spaces will be opened up to include stunning landscaped gardens, 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.
SAY
Hello
TO
GRAND UNION
Alperton, first recorded in 1199 as ‘Alprinton’, is likely to have been a farmstead, or ‘The Farm of Eahlbeort’.

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 biker’s hangout in the fifties and sixties, visited by rock ‘n’ roll luminaries like Gene Vincent and Billy Fury.

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

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 Canalside Piazza will provide a superb range of bars, restaurants, shops and cafés.

View of waterside restaurant
Computer generated image. Indicative only.

The bustling Canalside 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 21 minute* 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 35 minutes*.

*Journey times are approximate only. Source: tfl.go.uk and Google Maps. Map not to scale and shows approximate locations only.
SAY
Hello
TO
OXFORD CIRCUS
IN 26 MINUTES

*Journey times are approximate only and represent off peak hours. Source: tfl.gov.uk
LONDON UNDERGROUND & OVERGROUND

Stonebridge Park and Alperton stations are a short walk away, offering direct links into central London.

WALK
FROM AFFINITY TOWER*
STONEBRIDGE PARK STATION, ZONE 3
WEMBLEY STADIUM
WALPOLE PARK
CENTRAL MIDDLESEX HOSPITAL

BIKE
FROM AFFINITY TOWER*
STONEBRIDGE PARK STATION, ZONE 3
WEMBLEY STADIUM
LONDON DESIGNER OUTLET
CENTRAL MIDDLESEX HOSPITAL

RAIL
FROM STONEBRIDGE PARK**
PARK ROYAL
SHEPHERD’S BUSH
HAMPSTEAD HEATH

WALK
FROM AFFINITY TOWER*
STONEBRIDGE PARK STATION, ZONE 3
WEMBLEY STADIUM
WALPOLE PARK
CENTRAL MIDDLESEX HOSPITAL

BIKE
FROM AFFINITY TOWER*
STONEBRIDGE PARK STATION, ZONE 3
WEMBLEY STADIUM
LONDON DESIGNER OUTLET
CENTRAL MIDDLESEX HOSPITAL

RAIL
FROM STONEBRIDGE PARK**
PARK ROYAL
SHEPHERD’S BUSH
HAMPSTEAD HEATH

PERFECTLY LOCATED

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

FROM AFFINITY TOWER
FROM STONEBRIDGE PARK, ZONE 3 OR ALPERTON, ZONE 4**
PARK ROYAL
SHEPHERD’S BUSH
HAMPSTEAD HEATH

FROM AFFINITY TOWER
FROM STONEBRIDGE PARK, ZONE 3 OR ALPERTON, ZONE 4**
PARK ROYAL
SHEPHERD’S BUSH
HAMPSTEAD HEATH

WALK
FROM AFFINITY TOWER*
STONEBRIDGE PARK STATION, ZONE 3
WEMBLEY STADIUM
WALPOLE PARK
CENTRAL MIDDLESEX HOSPITAL

BIKE
FROM AFFINITY TOWER*
STONEBRIDGE PARK STATION, ZONE 3
WEMBLEY STADIUM
LONDON DESIGNER OUTLET
CENTRAL MIDDLESEX HOSPITAL

RAIL
FROM STONEBRIDGE PARK**
PARK ROYAL
SHEPHERD’S BUSH
HAMPSTEAD HEATH

WALK
FROM AFFINITY TOWER*
STONEBRIDGE PARK STATION, ZONE 3
WEMBLEY STADIUM
WALPOLE PARK
CENTRAL MIDDLESEX HOSPITAL

BIKE
FROM AFFINITY TOWER*
STONEBRIDGE PARK STATION, ZONE 3
WEMBLEY STADIUM
LONDON DESIGNER OUTLET
CENTRAL MIDDLESEX HOSPITAL

RAIL
FROM STONEBRIDGE PARK**
PARK ROYAL
SHEPHERD’S BUSH
HAMPSTEAD HEATH

[from the diagram]

*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
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 Canalside Piazza and community centre

Computer generated image, indicative only.

GRAND UNION
Affinity Tower
GRAND UNION

GREEN OPEN SPACES

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.

View of central gardens
Computer generated image - indicative only.
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 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.

**SAY**

**Hello**

TO

**FUTURE OPPORTUNITIES**

---

**PARK ROYAL: THE LARGEST BUSINESS PARK IN LONDON, 11 MINUTES’ DRIVE* 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 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.

---

*Journey times are approximate only. Source: Google Maps.
The Generator is an innovative and bespoke industrial hub at Grand Union.

Artisan businesses will have use of the co-working space.

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.

Over 135,000 sq ft of workspace for a variety of light industrial businesses with shared facilities to support SMEs 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.
Say Hello to The Neighbourhood
Hello
WEMBLEY
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.
### Excellence in Education

#### SCHOOLS & SIXTH FORMS

<table>
<thead>
<tr>
<th>School Name</th>
<th>Type</th>
<th>Distance</th>
<th>Access</th>
<th>Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Perivale Primary School</td>
<td>Primary</td>
<td>2 mins by car</td>
<td>0.6 miles*</td>
<td>Ofsted rated outstanding school for 3-11 year olds</td>
</tr>
<tr>
<td>Wembley High Technology College</td>
<td>Sixth Form</td>
<td>12 mins by car</td>
<td>3.1 miles*</td>
<td>Ofsted rated outstanding school for 11-18 year olds</td>
</tr>
<tr>
<td>Alperton Community School</td>
<td>Sixth Form</td>
<td>2 mins by car</td>
<td>11 mins walk</td>
<td>Ofsted rated good school for 11-18 year olds</td>
</tr>
<tr>
<td>Harrow School</td>
<td>Full Boarding</td>
<td>15 mins by car</td>
<td>4 miles*</td>
<td>A full boarding school for boys aged 11-18, founded in 1572</td>
</tr>
<tr>
<td>Central St Martin’s</td>
<td>Sixth Form</td>
<td>41 mins by tube (Bakerloo → Central)</td>
<td>3.1 miles*</td>
<td>Ofsted rated outstanding school for 11-18 year olds</td>
</tr>
</tbody>
</table>

#### UNIVERSITIES

<table>
<thead>
<tr>
<th>University Name</th>
<th>Location</th>
<th>Distance</th>
<th>Access</th>
<th>Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>London College of Fashion</td>
<td>White City</td>
<td>28 mins by tube (Bakerloo)</td>
<td>23 mins by tube (Bakerloo)</td>
<td>Nurturing creative talent for over a century</td>
</tr>
<tr>
<td>University of Westminster</td>
<td>Centre</td>
<td>24 mins by tube (Bakerloo)</td>
<td>24 mins by tube (Bakerloo)</td>
<td>Centre of excellence for Media and Communication research and studies</td>
</tr>
<tr>
<td>University College London</td>
<td>Central</td>
<td>35 mins overground (Stonebridge Park)</td>
<td>35 mins overground (Stonebridge Park)</td>
<td>29 Nobel Prizes have been awarded to people who are, or were, students or academics at UCL</td>
</tr>
<tr>
<td>Imperial College London</td>
<td>White City Campus</td>
<td>26 mins by overground and tube (Central)</td>
<td>26 mins by overground and tube (Central)</td>
<td>A global top 10 university with world-class reputation</td>
</tr>
<tr>
<td>Brunel University London</td>
<td>Central</td>
<td>41 mins by tube (Bakerloo → Central)</td>
<td>41 mins by tube (Bakerloo → Central)</td>
<td>Excellent reputation in Engineering, Science &amp; Technology</td>
</tr>
<tr>
<td>Central St Martin’s</td>
<td>Central</td>
<td>41 mins by tube (Bakerloo → Central)</td>
<td>41 mins by tube (Bakerloo → Central)</td>
<td>Ranked 2nd in the world for Art and Design</td>
</tr>
<tr>
<td>King’s College London</td>
<td>Central</td>
<td>44 mins by tube (Piccadilly)</td>
<td>44 mins by tube (Piccadilly)</td>
<td>Ranked 7th in the UK, world-renowned King’s is internationally acclaimed for cutting edge research</td>
</tr>
<tr>
<td>London School of Economics and Political Science</td>
<td>Piccadilly</td>
<td>43 mins by tube (Piccadilly)</td>
<td>43 mins by tube (Piccadilly)</td>
<td>International centre of academic excellence, ranked 2nd in the world for social sciences and management</td>
</tr>
</tbody>
</table>

* Distances and 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.

Ofsted inspection reports: Perivale Primary School June 2017, Alperton Community School June 2016 and Wembley High Technology College September 2009.
SAY

Hello

TO

AFFINITY TOWER

95 beautifully designed Manhattan, 1, 2 and 3 bedroom apartments
DEVELOPMENT LAYOUT

PHASE 1

- **UNISON HOUSE**
  - 45 homes – includes community space and nursery

- **AFFINITY TOWER**
  - 95 homes – pub, café, gym, convenience store, residents’ facilities (such as a screening room and bowling alley)

Map not to scale and shows approximate locations only.
Hello to contemporary interiors
We’ve redefined luxury to promote wellbeing for London’s new and exciting neighbourhood. Calming colours to 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
KITCHEN

Photography of Grand Union show apartment. Indicative only.

GRAND UNION Affinity Tower

Indigo colour palette

LEFT HAND PAGE

White colour palette
BATHROOM

Photography of Grand Union show apartment. Indicative only.
FLOORPLANS

GRAND UNION
Affinity Tower

57
MANHATTAN APARTMENT
Apartments: 308, 315, 322, 329, 336, 343 & 350
Floors: 01, 02, 03, 04, 05, 06 & 07

FLOOR OF SHOWN

1 BEDROOM APARTMENT
Apartments: 310, 317, 324, 331, 338, 345, 352, 360, 368, 376, 384 & 392
Floors: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11 & 12

View towards the Grand Union Canal

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 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. Please ask Sales Consultant for further information.

**MEASUREMENT POINTS**

- U: Utility Cupboard
- C: Cupboard

**APARTMENT TOTAL INTERNAL AREA**

- MANHATTAN APARTMENT: 39.7 sq.m (427 sq.ft)
- 1 BEDROOM APARTMENT: 50.2 sq.m (540 sq.ft)

**APARTMENT TOTAL EXTERNAL AREA**

- MANHATTAN APARTMENT: 5.6 sq.m (60 sq.ft)
- 1 BEDROOM APARTMENT: 8.3 sq.m (89 sq.ft)

**Kitchen / Dining / Living Room**

- MANHATTAN APARTMENT: 7.11m x 5.16m (23' 4" x 16' 11")
- 1 BEDROOM APARTMENT: 6.10m x 3.66m (20' 0" x 11' 11")

**Bedroom**

- MANHATTAN APARTMENT: 3.34m x 3.30m (10' 11" x 10' 10")
- 1 BEDROOM APARTMENT: 3.54m x 3.00m (11' 6" x 9' 10")

**Balcony**

- MANHATTAN APARTMENT: 5.15m x 1.80m (16' 9" x 5' 11")
- 1 BEDROOM APARTMENT: 4.57m x 1.81m (14' 12" x 5' 11")

*Not visible from Floor 01

*Not included in floor area
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. Please ask Sales Consultant for further information.

- **1 BEDROOM APARTMENT**
  - Apartment: 397
  - Floor: 13

- **1 BEDROOM APARTMENT (WHEELCHAIR ADAPTABLE)**
  - Floors: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11 & 12

### MEASUREMENT POINTS
- U: UTILITY CUPBOARD
- C: CUPBOARD
- Privacy Screen
- Washing Machine
- Fridge Freezer

**FLOOR 13 SHOWN**

| APARTMENT TOTAL INTERNAL AREA | 50.5 sq.m | 544 sq.ft |
| APARTMENT TOTAL EXTERNAL AREA | 11.9 sq.m | 128 sq.ft |
| Kitchen / Dining / Living Room | 6.00m x 5.12m | 19' 8" x 16' 11" |
| Bedroom | 4.93m x 3.00m | 16' 2" x 9' 10" |
| Terrace | 4.90m x 2.01m | 16' 0" x 6' 7" |

**FLOOR 01 SHOWN**

| APARTMENT TOTAL INTERNAL AREA | 51.3 sq.m | 552 sq.ft |
| APARTMENT TOTAL EXTERNAL AREA | 8.3 sq.m | 89 sq.ft |
| Kitchen / Dining / Living Room | 6.00m x 5.15m | 19' 8" x 16' 11" |
| Bedroom | 4.95m x 3.00m | 16' 2" x 9' 10" |
| Balcony | 4.57m x 1.81m | 14' 12" x 5' 11" |

View onto Podium Gardens

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 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. 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. Please ask Sales Consultant for further information.

2 BEDROOM APARTMENT
Apartment: 312
Floor: 01

View towards the Grand Union Canal

2 BEDROOM APARTMENT (WHEELCHAIR ADAPTABLE)
Floors: 02, 03, 04, 05, 06, 07, 08, 09, 10, 11 & 12

View towards Podium Gardens
2 BEDROOM APARTMENT (WHEELCHAIR ADAPTABLE)
Apartments: 328, 335, 342, 349, 358, 366, 374, 382 & 390
Floors: 04, 05, 06, 07, 08, 09, 10, 11 & 12

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. Please ask Sales Consultant for further information.

**FLOOR 04 SHOWN**

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

- **PRIVACY SCREEN**

- **APARTMENT TOTAL INTERNAL AREA**: 83.0 sq m, 895 sq ft
- **APARTMENT TOTAL EXTERNAL AREA**: 77 sq m, 83 sq ft

- **Kitchen / Dining / Living Room**: 6.06m x 4.21m, 19' 11" x 13' 10"
- **Master Bedroom**: 5.02m x 3.58m, 16' 6" x 11' 9"
- **Bedroom 2**: 3.50m x 3.00m, 11' 5" x 9' 10"
- **Balcony**: 4.23m x 1.81m, 13' 10" x 5' 11"

**FLOOR 02 SHOWN**

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

- **PRIVACY SCREEN**

- **APARTMENT TOTAL INTERNAL AREA**: 83.1 sq m, 894 sq ft
- **APARTMENT TOTAL EXTERNAL AREA**: 77 sq m, 83 sq ft

- **Kitchen / Dining / Living Room**: 6.06m x 4.21m, 19' 11" x 13' 10"
- **Master Bedroom**: 5.02m x 3.58m, 16' 6" x 11' 9"
- **Bedroom 2**: 3.50m x 3.00m, 11' 5" x 9' 10"
- **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 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. Please ask Sales Consultant for further information.

**3 BEDROOM APARTMENT**

**Apartment: 356**

**Floor: 08**

---

**APARTMENT TOTAL INTERNAL AREA** 95.3 sq m 1,026 sq ft

**APARTMENT TOTAL EXTERNAL AREA** 35.4 sq m 381 sq ft

- **Kitchen / Dining / Living Room**: 5.90m x 4.98m 19' 4" x 16' 4"
- **Master Bedroom**: 5.02m x 2.90m 16' 5" x 9' 6"
- **Bedroom 2**: 5.28m x 2.99m 17' 3" x 9' 10"
- **Bedroom 3**: 3.78m x 3.15m 12' 4" x 10' 4"
- **Terrace**: 8.38m x 2.40m 27' 6" x 7' 10"
- **Balcony 1**: 5.36m x 1.81m 17' 7" x 5' 11"
- **Balcony 2**: 3.11m x 1.81m 10' 2" x 5' 11"

---

View towards the Canalside Piazza

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 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. Please ask Sales Consultant for further information.

<table>
<thead>
<tr>
<th>APARTMENT TOTAL INTERNAL AREA</th>
<th>95.3 sq m</th>
<th>1,026 sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>APARTMENT TOTAL EXTERNAL AREA</td>
<td>15.3 sq m</td>
<td>165 sq ft</td>
</tr>
</tbody>
</table>

- Kitchen / Dining / Living Room: 5.90m x 4.98m (19' 4" x 16' 4")
- Master Bedroom: 5.02m x 2.90m (16' 5" x 9' 6")
- Bedroom 2: 5.28m x 2.99m (17' 3" x 9' 9")
- Bedroom 3: 3.78m x 3.15m (12' 4" x 10' 4")
- Balcony 1: 5.36m x 1.81m (17' 7" x 5' 11")
- Balcony 2: 3.11m x 1.81m (10' 2" x 5' 11")

Apartments: 364, 372, 380 & 388
Floors: 09, 10, 11 & 12

View onto Podium Gardens

View towards the Canalside Piazza

FLOOR 09 SHOWN

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. Exact layouts and sizes may vary. All measurements may vary within a tolerance of ±5%. The dimensions are not intended to be used for carpentry, appliance or item of furniture. Furniture layouts are indicative only. The view shown is towards the Grand Union Canal.

### Measurements

<table>
<thead>
<tr>
<th>Area Description</th>
<th>Internal Area</th>
<th>External Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen / Dining / Living Room</td>
<td>6.00m x 4.58m</td>
<td>19' 8&quot; x 15'0&quot;</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>3.96m x 3.67m</td>
<td>13’0” x 12’0”</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>4.43m x 3.95m</td>
<td>14’6” x 12’11”</td>
</tr>
<tr>
<td>Bedroom 3</td>
<td>4.31m x 2.76m</td>
<td>14’1” x 9’0”</td>
</tr>
<tr>
<td>Terrace</td>
<td>9.90m x 1.60m</td>
<td>32’6” x 5’3”</td>
</tr>
</tbody>
</table>

APARTMENT TOTAL INTERNAL AREA: 96.9 sq.m (1,043 sq.ft)
APARTMENT TOTAL EXTERNAL AREA: 12.5 sq.m (188 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 may vary within a tolerance of 5%. Furniture layouts are indicative only. Kitchen layout is indicative only. Please ask Sales Consultant for further information.

3 BEDROOM APARTMENT
Apartments: 311, 318, 325, 332, 339, 346, 353, 361, 369, 377, 385 & 393
Floors: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11 & 12

3 BEDROOM APARTMENT
Apartments: 311, 318, 325, 332, 339, 346, 353, 361, 369, 377, 385 & 393
Floors: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11 & 12

APARTMENT TOTAL INTERNAL AREA  102.5 sq.m  1,103 sq.ft
APARTMENT TOTAL EXTERNAL AREA  17.2 sq.m  185 sq.ft

<table>
<thead>
<tr>
<th>Room</th>
<th>Internal Area</th>
<th>External Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen / Dining / Living Room</td>
<td>5.99m x 5.10m</td>
<td>19' 8&quot; x 16' 8&quot;</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>5.58m x 2.82m</td>
<td>18' 3&quot; x 9' 3&quot;</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>3.04m x 2.90m</td>
<td>9' 11&quot; x 9' 6&quot;</td>
</tr>
<tr>
<td>Bedroom 3</td>
<td>4.28m x 3.00m</td>
<td>14' 0&quot; x 9' 9&quot;</td>
</tr>
<tr>
<td>Balcony</td>
<td>7.20m x 1.50m</td>
<td>23' 7&quot; x 4' 9&quot;</td>
</tr>
</tbody>
</table>

View towards the Grand Union Canal

FLOOR 01 SHOWN
3 BEDROOM APARTMENT
Apartment: 306
Floor: 01

View onto
Podium Gardens

3 BEDROOM APARTMENT
Apartment: 306
Floor: 01

FLOOR 01 SHOWN

APARTMENT TOTAL INTERNAL AREA 104.0 sq.m 1119 sq.ft
APARTMENT TOTAL EXTERNAL AREA 16.8 sq.m 181 sq.ft
Kitchen / Dining / Living Room 7.35m x 5.97m 24’ 1” x 19’ 7”
Master Bedroom 5.23m x 3.01m 17’ 2” x 9’ 10”
Bedroom 2 5.25m x 2.87m 17’ 2” x 9’ 5”
Bedroom 3 4.55m x 2.50m 14’ 11” x 8’ 2”
Terrace 6.14m x 1.80m 20’ 1” x 5’ 10”
Balcony 3.11m x 1.81m 10’ 2” 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 dimensions may vary. All measurements may vary to include a tolerance of ±5%. The dimensions are not intended to be used for construction, appliance interiors or items of furniture. Furniture layouts are indicative only. Kitchen layout is indicative only. Please ask Sales Consultant for further information.
**3 BEDROOM APARTMENT**

*Apartments: 313, 320, 327, 334, 341 & 348
Floors: 02, 03, 04, 05, 06 & 07*

---

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. Please ask Sales Consultant for further information.

**APARTMENT TOTAL INTERNAL AREA**

103.4 sq.m 1,115 sq.ft

**APARTMENT TOTAL EXTERNAL AREA**

15.3 sq.m 165 sq.ft

- **Kitchen / Dining / Living Room**
  7.35m x 5.97m 24’ 1” x 19’ 7”

- **Master Bedroom**
  5.23m x 3.01m 17’ 2” x 9’ 10”

- **Bedroom 2**
  5.25m x 2.87m 17’ 2” x 9’ 5”

- **Bedroom 3**
  4.55m x 2.50m 14’ 11” x 8’ 2”

- **Balcony 1**
  5.36m x 1.81m 17’ 7” x 5’ 11”

- **Balcony 2**
  3.11m x 1.81m 10’ 2” x 5’ 11”

---

View onto Podium Gardens

---

View towards the Grand Union Canal
SPECIFICATION

Photography of Grand Union show apartment. Indicative only.
**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, Ensuite & 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

**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

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

---

Photography of Grand Union show apartments. Indicative only.
RESIDENTS’ FACILITIES AND ON-SITE AMENITIES

- Bowling Alley
- Car Charging
- Gated Car Park
- Concierge Services
- Nursery
- Medical Centre
- Cycle Spaces
- Canal and Riverside Walks
- Residents’ Lounge
- Gym
- Community Centre
- Convenience Shops
- Canalside Piazza
- Landscaped Parks
- Central Gardens

11 Acres of Open Green Spaces

Lifestyle and computer-generated images are indicative only.
SAY

Hello

TO

ST GEORGE QUALITY
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.
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 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.

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.

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 Tower 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 station provides access to Oxford Circus in only 26 minutes
• Secure and convenient cycle storage is provided
A COMMITMENT TO THE FUTURE

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.

The Berkeley Foundation is the independent grant-making foundation established by the Berkeley Group in March 2011.

It works in partnership with the voluntary sector and others to help young people in London, Birmingham and the South of England overcome barriers, improve their lives and build a fairer society. It does this primarily by funding high-quality frontline support for marginalised young people. Since its launch, the Foundation has committed over £18 million to more than 100 charities and worthy causes.

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.

The Foundation’s funds come from a variety of sources. To date, Berkeley Group employees have raised an amazing £5 million through fundraising events and Give As You Earn. External donations and support comes from Berkeley’s supply chain and consultants. The Berkeley Group provides core funding and pays all the Foundation’s overheads, which means that all money raised is spent on charitable activities.

In 2018/19, 65% of Berkeley staff got involved with the Foundation’s work.

www.berkeleyfoundation.org.uk
www.berkeleygroup.co.uk
The information in this document is indicative only 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. This 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.