

An architectural rendering of a modern residential development. On the right, a multi-story apartment building with a mix of brick and light-colored panels features numerous balconies with glass railings. Some balconies have outdoor furniture and plants. To the left of the building is a canal with a small boat and a dock. The foreground is dominated by a large, curved green lawn with several people walking and playing. The lawn is bordered by landscaped areas with trees, shrubs, and flowers. In the background, more trees and a clear sky are visible.

# GRAND UNION

AFFINITY  
HOUSE

AFFINITY  
TOWER



St George  
Designed for life



SAY HELLO TO  
**GRAND UNION**

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SAY HELLO TO  
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SAY HELLO TO  
**AFFINITY HOUSE  
& AFFINITY TOWER**

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SAY HELLO TO  
**ST GEORGE QUALITY**

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**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 Waterside Piazza will offer a vibrant space animated with cafés, restaurants, bars and new community facilities. 14 acres of open space will include landscaped gardens and riverside walks and meadows surrounding over 3,350 new 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 new waterside destination in which to socialise, play and relax.



SAY  
*Hello*  
TO  
GRAND UNION

2





INDUSTRY & MOTORBIKES  
A BRIEF HISTORY OF ALPERTON



| 1199  | 1432  | 1801   | 1850  | 1903   | 1920   | 1938   | 1970  | 2017   | 2019   |
|---|---|--|---|--|--|--|---|--|--|
| 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 bikers' 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 | Berkeley Group acquire the 21 acre site and begin working with the local community to create and regenerate a 21st century development | The first phase of Grand Union launched mid 2019 |



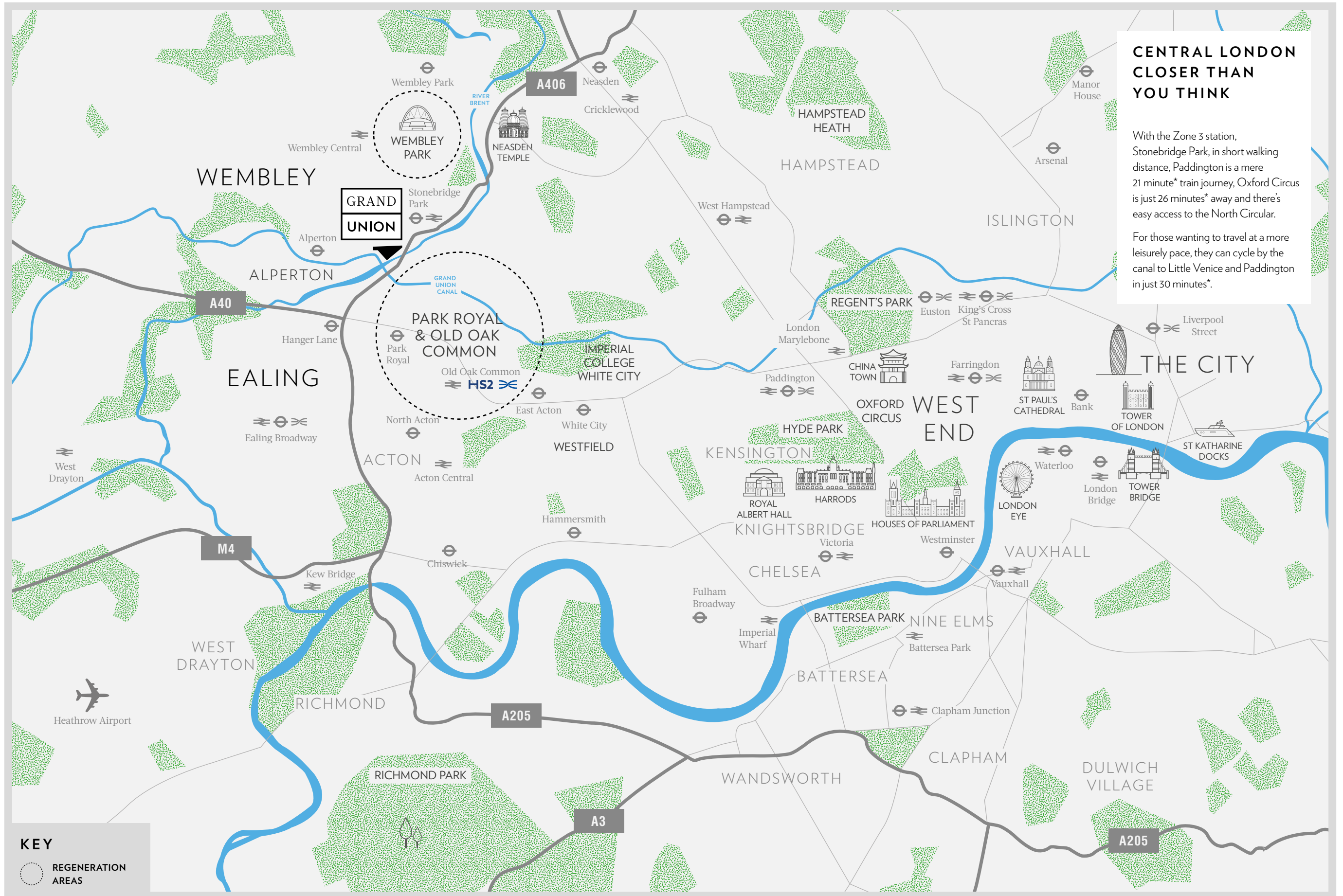
## LONDON CANALSIDE LIFE AT ITS BEST



View of waterside restaurant  
Computer generated image. Indicative only.

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





**CENTRAL LONDON  
CLOSER THAN  
YOU THINK**

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 30 minutes\*.

**KEY**

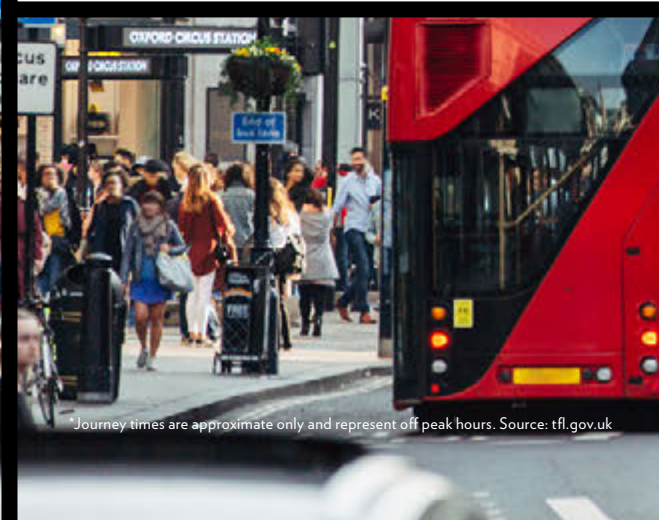
○ REGENERATION AREAS

\*Journey times are approximate only. Source: tfl.gov.uk and Google Maps. Map not to scale and shows approximate locations only.





SAY  
*Hello*  
TO  
OXFORD CIRCUS  
IN 26 MINUTES\*



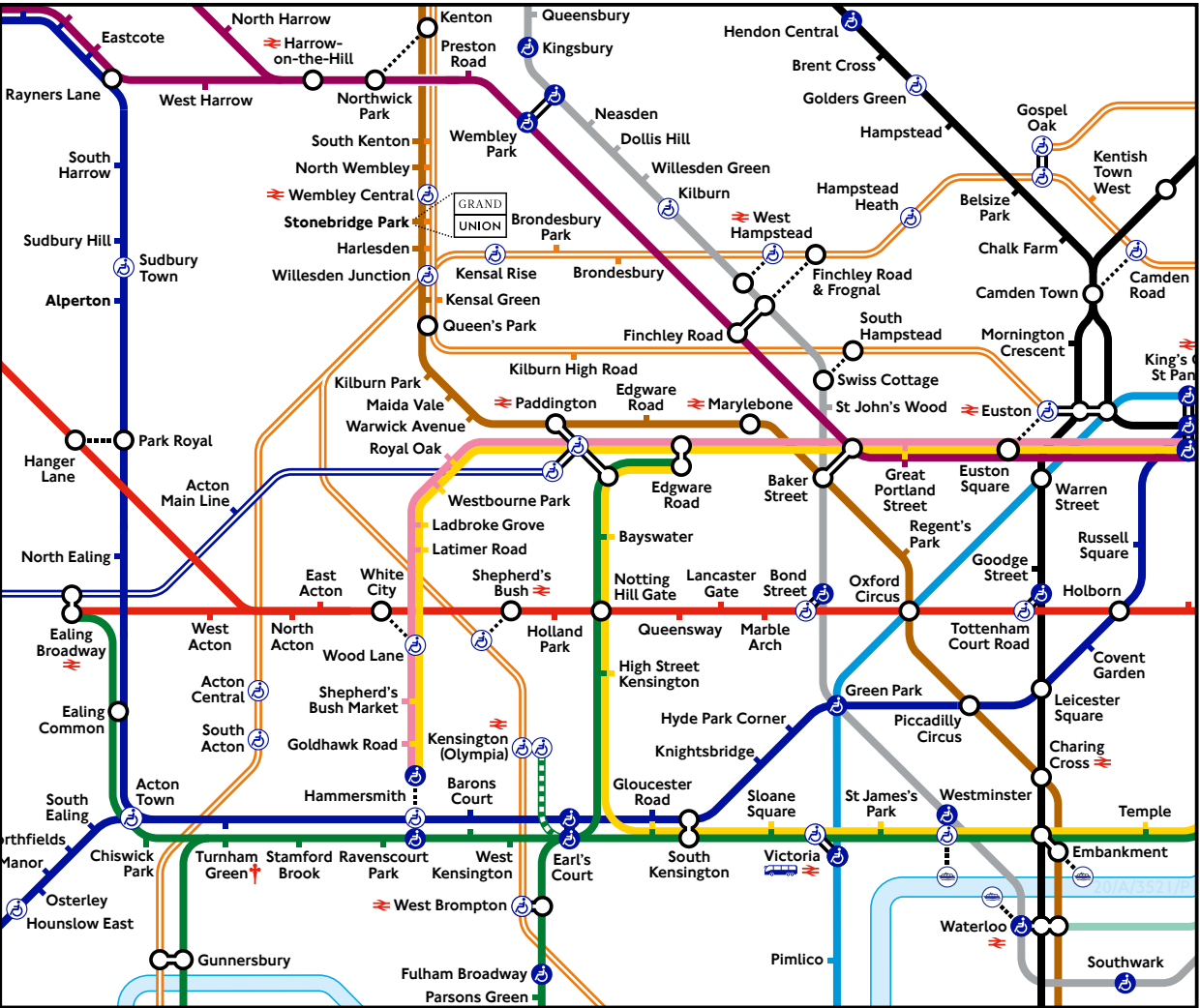
GRAND UNION Affinity House & Affinity Tower

\*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 the City and West End.



- Bakerloo

Central

Circle

District

Hammersmith & City

Jubilee

Metropolitan

Northern

Piccadilly

Victoria

Waterloo & City

DLR

Emirates Air Line cable car (Special fares apply)

London Overground

TfL Rail

London Trams

District open at weekends and on some public holidays

Interchange stations

Internal interchange

Under a 10 minute walk between stations

Step-free from train to street

Step-free from platform to street

National Rail

River services interchange

Victoria Coach Station

Emirates Air Line cable car

\*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

CONVENIENTLY LOCATED

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

|  |  |  |
|--|--|--|
| <div><div></div><div>WALK</div></div> <div>FROM AFFINITY HOUSE*</div> <div><div></div><div>STONEBRIDGE PARK STATION, ZONE 3</div><div>0.6 miles / 950 m</div></div> <div><div></div><div>ALPERTON COMMUNITY SCHOOL</div><div>0.8 miles / 1.2 km</div></div> <div><div></div><div>ALPERTON, ZONE 4</div><div>0.8 miles / 1.2 km</div></div>   | <div><div></div><div>BIKE</div></div> <div>FROM AFFINITY HOUSE*</div> <div><div></div><div>NEASDEN TEMPLE</div><div>7 mins</div></div> <div><div></div><div>LONDON DESIGNER OUTLET</div><div>9 mins</div></div> <div><div></div><div>WEMBLEY STADIUM</div><div>13 mins</div></div> <div><div></div><div>PADDINGTON BASIN (VIA GRAND UNION CANAL)</div><div>30 mins</div></div>                             | <div><div></div><div>ROAD</div></div> <div>FROM AFFINITY HOUSE*</div> <div><div></div><div>CENTRAL MIDDLESEX HOSPITAL</div><div>12 mins</div></div> <div><div></div><div>WALPOLE PARK</div><div>16 mins</div></div> <div><div></div><div>GUNNERSBURY PARK</div><div>20 mins</div></div> <div><div></div><div>KEW GARDENS</div><div>25 mins</div></div>   |
| <div><div></div><div>TUBE</div></div> <div>FROM STONEBRIDGE PARK, ZONE 3 OR ALPERTON, ZONE 4**</div> <div><div></div><div>PARK ROYAL</div><div>2 mins from Alperton</div></div> <div><div></div><div>SHEPHERD'S BUSH</div><div>20 mins from Stonebridge Park</div></div> <div><div></div><div>PADDINGTON</div><div>21 mins from Stonebridge Park</div></div> <div><div></div><div>OXFORD CIRCUS</div><div>26 mins from Stonebridge Park</div></div> <div><div></div><div>KNIGHTSBRIDGE</div><div>29 mins from Alperton</div></div> <div><div></div><div>KING'S CROSS</div><div>30 mins from Stonebridge Park</div></div> | <div><div></div><div>RAIL</div></div> <div>FROM STONEBRIDGE PARK**</div> <div><div></div><div>HAMPSTEAD HEATH</div><div>23 mins</div></div> <div><div></div><div>EUSTON</div><div>25 mins</div></div> <div><div></div><div>WATFORD JUNCTION</div><div>27 mins</div></div> <div><div></div><div>CLAPHAM JUNCTION</div><div>27 mins</div></div> <div><div></div><div>STRATFORD</div><div>53 mins</div></div> | <div><div></div><div>AIR</div></div> <div>FROM AFFINITY HOUSE BY ROAD*</div> <div><div></div><div>LONDON HEATHROW</div><div>36 mins</div></div> <div><div></div><div>LONDON LUTON</div><div>40 mins</div></div> <div><div></div><div>LONDON STANSTED</div><div>1hr 5 mins</div></div> <div><div></div><div>LONDON CITY AIRPORT</div><div>1hr 10 mins</div></div> <div><div></div><div>LONDON GATWICK</div><div>1hr 20 mins</div></div> |



SAY

*Hello*

TO

A THRIVING  
COMMUNITY



## A COMMUNITY CENTRE AT ITS HEART



View of Canalside Piazza and community centre  
Computer generated image, indicative only.

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







## GREEN OPEN SPACES



View of central gardens  
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







good vibes only

# Bowling Alley

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

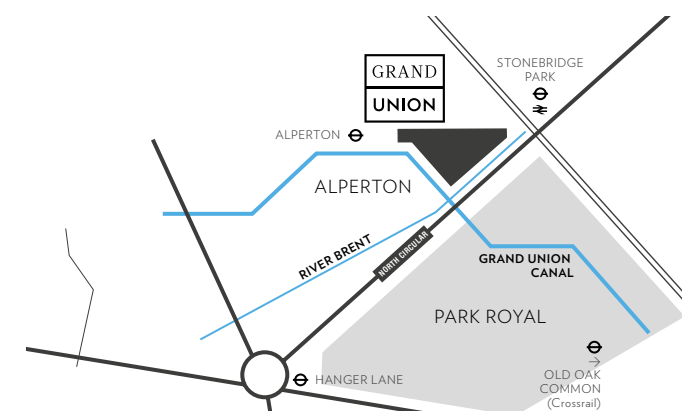
**FUTURE  
OPPORTUNITIES**

GRAND UNION Affinity House & Affinity Tower

## PARK ROYAL: THE LARGEST BUSINESS PARK IN LONDON, 6 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.



OVER

**1,700**

BUSINESSES

EMPLOYING OVER

**43,100**

WORKERS



Charlie Bigham's

DIAGEO

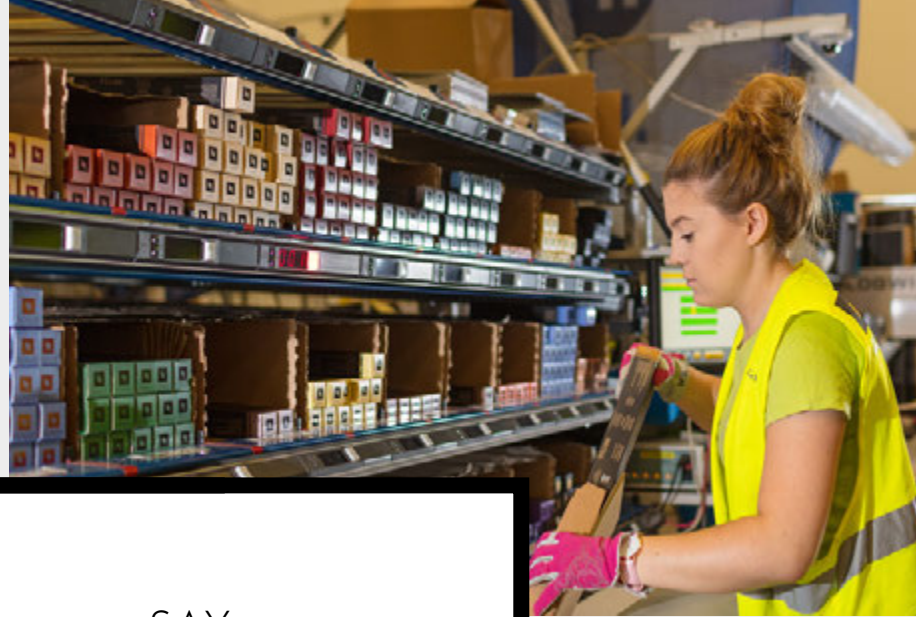


BAKKAVÖR



\*Journey times are approximate only. Source: Google Maps.





OPPOSITE  
SEGRO V-Park Grand  
Union is an innovative and  
bespoke industrial hub at  
Grand Union.

RIGHT & BELOW  
A mixture of light industrial  
companies will have use  
of a highly sustainable  
workspace.

SAY

Hello

TO

## SEGRO V-PARK GRAND UNION

134,500 sq ft of workspace, where a  
variety of light industrial businesses  
will be able to innovate and grow.



Computer generated image. Indicative only

St George and SEGRO, a leading owner and developer  
of warehouse space, have formed a joint venture to  
bring forward the first urban multi-storey industrial  
development in the UK.

The pioneering development, known as SEGRO V-Park  
Grand Union, will provide employment opportunities for  
the local community and workspace for a variety of light  
industrial occupiers, tech start-ups and food and drink  
distributors to manufacturers and creative studios. It will  
benefit from shared meeting rooms, breakout areas and  
wellness spaces, including a green roof terrace.

Within SEGRO V-Park Grand Union, the ground and  
first floors will be utilised to provide over 100 parking  
spaces, with electric vehicle charging points incorporated.  
Other sustainability features such as photovoltaic cells  
and an internal green wall will also help create a better  
environment for our occupiers and the community.  
collaborate and get inspiration from like-minded people.





SAY  
*Hello*  
TO  
THE  
NEIGHBOURHOOD





RIGHT  
Wembley Stadium

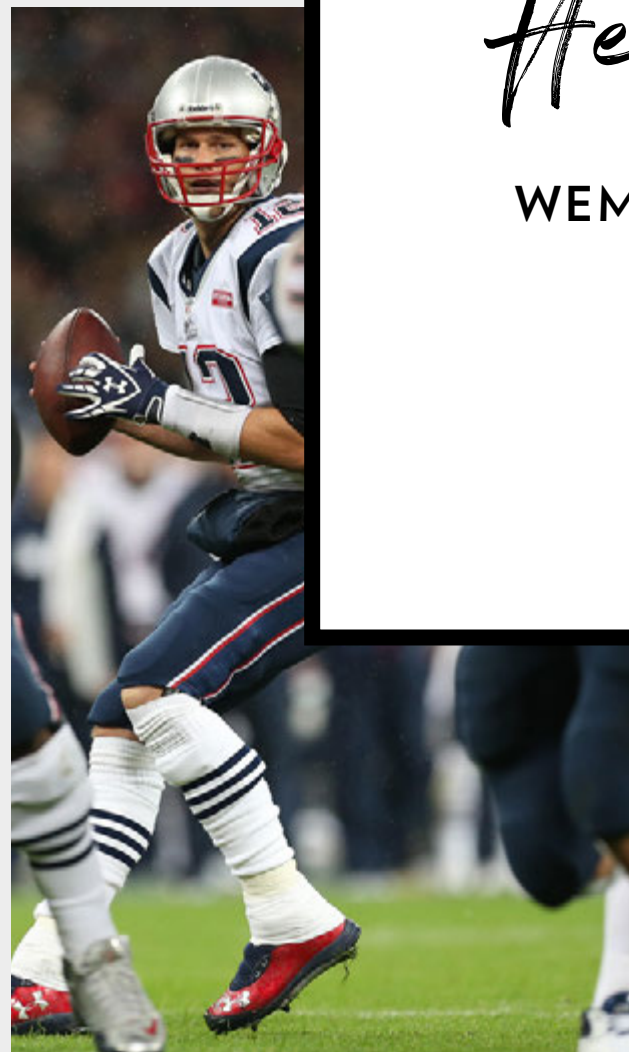
BELOW  
Football and NFL at  
Wembley Stadium

OPPOSITE  
Wembley Stadium  
and surrounding area

FAR RIGHT  
Wembley Stadium

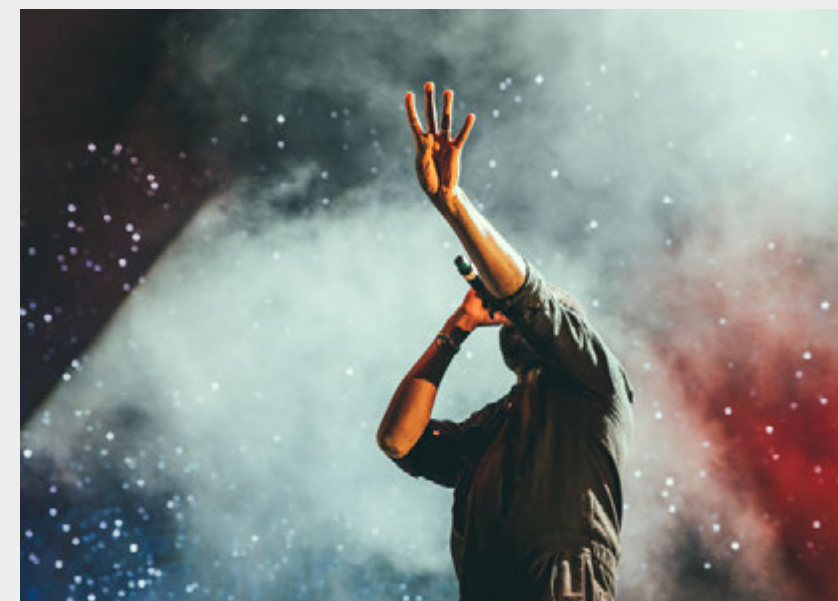
Hello

WEMBLEY



GRAND UNION Affinity House & Affinity Tower

MINUTES FROM  
WORLD-CLASS ENTERTAINMENT





Bang Bang Oriental Foodhall, Edgware



**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.



Walpole Park, Ealing



London Designer Outlet,  
shopping & leisure, Wembley Park



Turtle Bay, Ealing

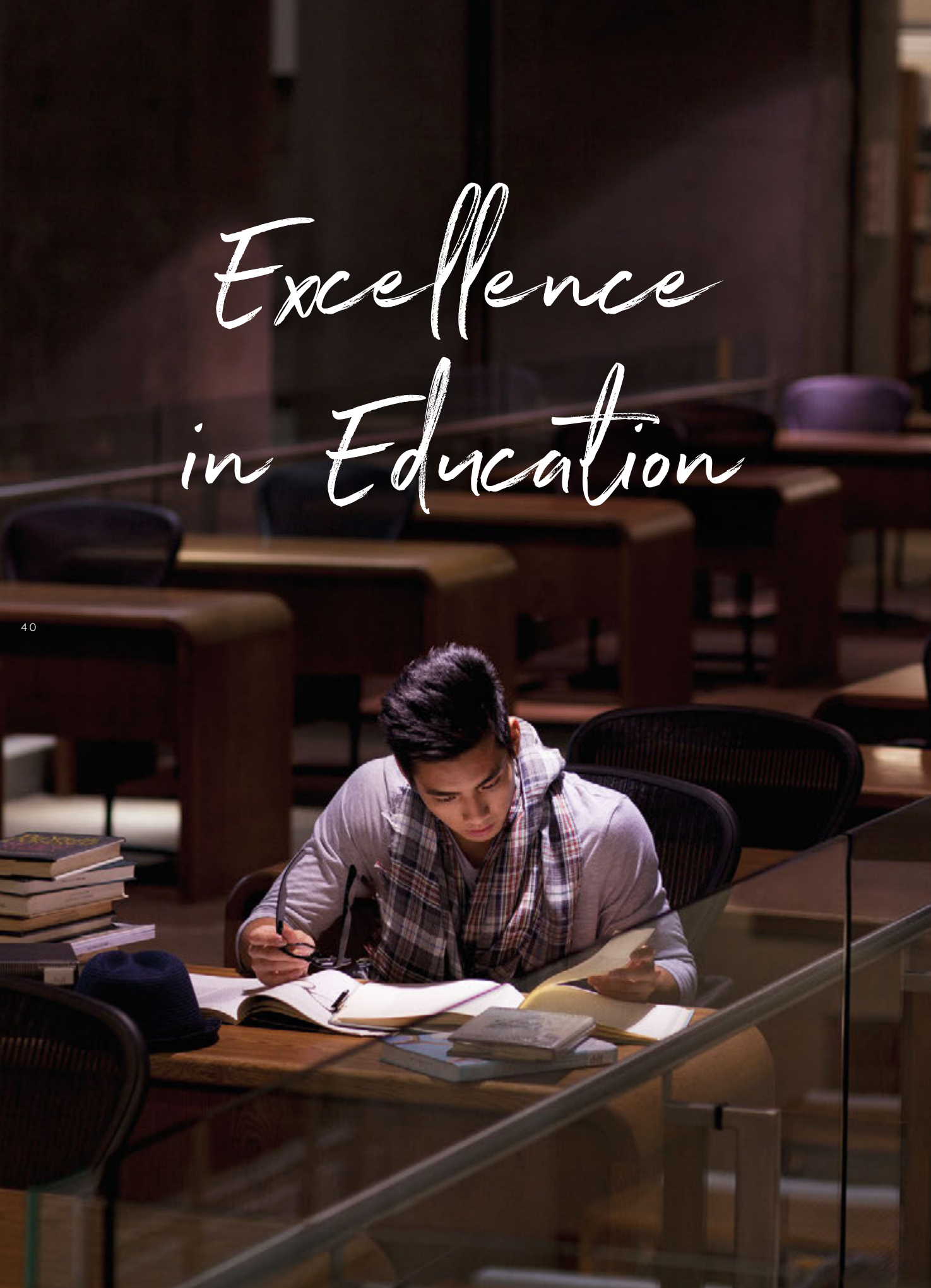


Boxpark, A 'pop-up mall', Wembley



Boutique fashion shops, Ealing





# Excellence in Education

GRAND UNION Affinity House & Affinity Tower

## EASY ACCESS TO SOME OF THE BEST EDUCATION LONDON HAS TO OFFER

### SCHOOLS & SIXTH FORMS

PERIVALE  
PRIMARY SCHOOL  
Ofsted rated outstanding  
school for 3-11 year olds  
8 mins by car  
1.5 miles\*

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

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

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

### UNIVERSITIES

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

IMPERIAL COLLEGE LONDON  
A global top 10 university with  
world-class reputation  
(White City Campus)  
26 mins by overground and tube (Central)\*\*

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

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

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)\*\*

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

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)\*\*

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)\*\*

\*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



## DEVELOPMENT LAYOUT







GRAND UNION Affinity House & Affinity Tower

Photography of Grand Union show apartment. Indicative only.



BATHROOM & KITCHEN



Photography of Grand Union show apartment. Indicative only.



Photography of Grand Union show apartment. Indicative only.



LIVING ROOM



Photography of Manhattan show apartment. Indicative only.



Photography of 2 bedroom show apartment. Indicative only.



Computer generated image of 3 bedroom show apartment. Indicative only.





GRAND UNION Affinity House & Affinity Tower

## FLOORPLANS



SAY

*Hello*

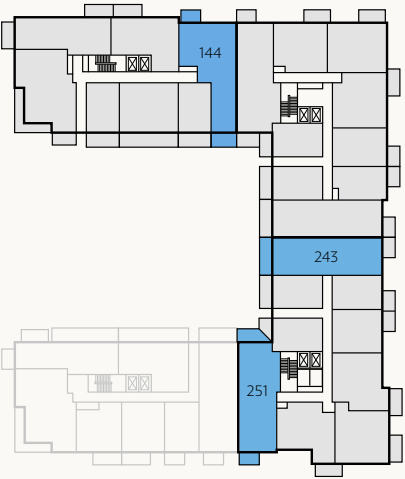
TO

**AFFINITY HOUSE**

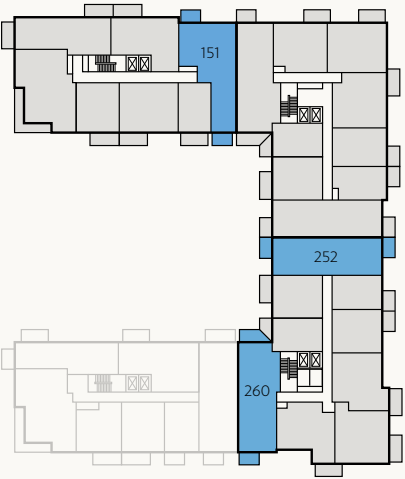
Contemporary 3  
bedroom apartments



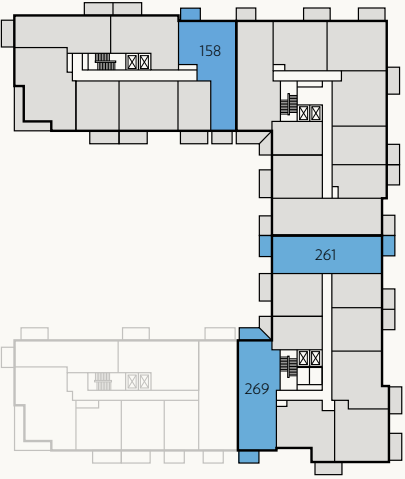
LEVEL 01



LEVEL 02



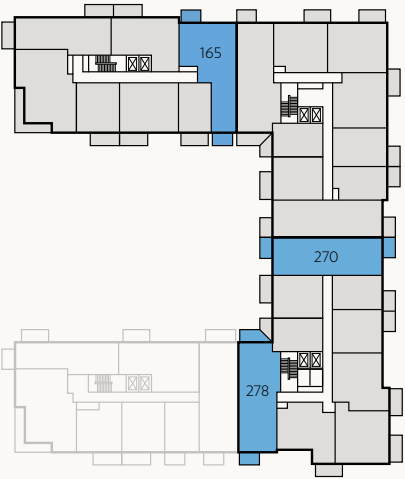
LEVEL 03



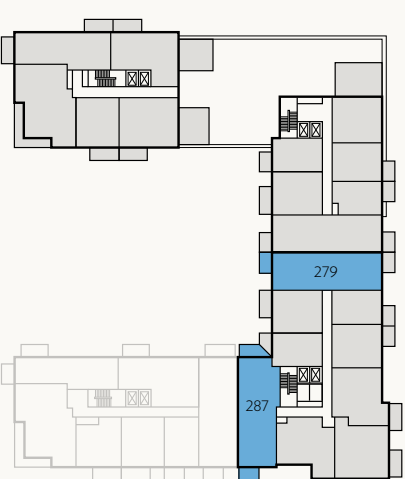
ACCOMMODATION FINDER

| APARTMENT NO. | LEVEL | BEDROOMS   | PAGE NO. |
|---------------|-------|------------|----------|
| 144           | 1     | 3 Bedrooms | 57       |
| 151           | 2     | 3 Bedrooms | 58       |
| 158           | 3     | 3 Bedrooms | 58       |
| 165           | 4     | 3 Bedrooms | 58       |
| 236           | 6     | 3 Bedrooms | 59       |
| 242           | 7     | 3 Bedrooms | 59       |
| 243           | 1     | 3 Bedrooms | 60       |
| 251           | 1     | 3 Bedrooms | 62       |
| 252           | 2     | 3 Bedrooms | 61       |
| 260           | 2     | 3 Bedrooms | 63       |
| 261           | 3     | 3 Bedrooms | 61       |
| 269           | 3     | 3 Bedrooms | 63       |
| 270           | 4     | 3 Bedrooms | 61       |
| 278           | 4     | 3 Bedrooms | 63       |
| 279           | 5     | 3 Bedrooms | 61       |
| 287           | 5     | 3 Bedrooms | 63       |
| 288           | 5     | 3 Bedrooms | 61       |
| 296           | 6     | 3 Bedrooms | 63       |
| 297           | 7     | 3 Bedrooms | 61       |
| 305           | 7     | 3 Bedrooms | 63       |

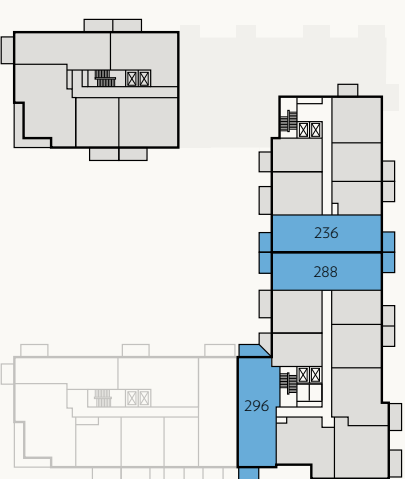
LEVEL 04



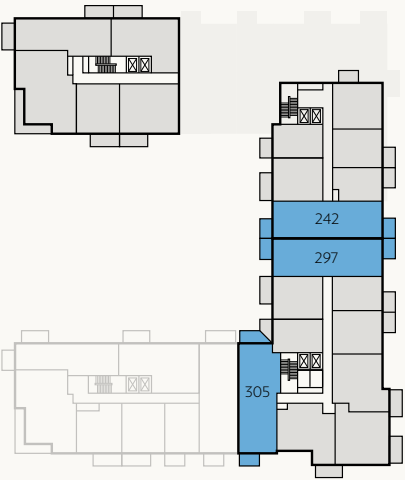
LEVEL 05



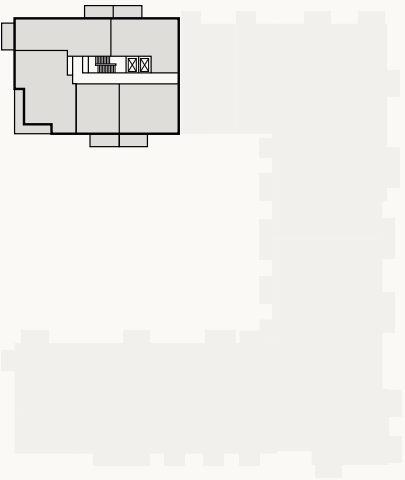
LEVEL 06



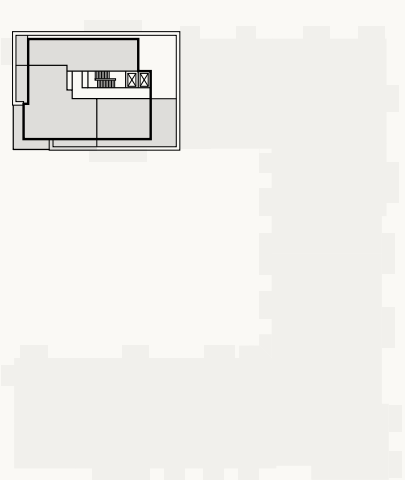
LEVEL 07



LEVEL 08



LEVEL 09



| KEY |                      |
|-----|----------------------|
|     | 3 BEDROOM APARTMENTS |

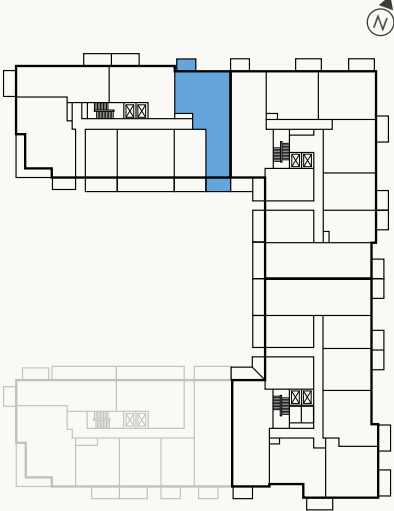




Photography of the 3 bedroom show apartment, indicative only.

Affinity House  
3 BEDROOM APARTMENT  
Apartment: 144  
Floor: 01

FLOOR 01 SHOWN



▶

MEASUREMENT POINTS

U

UTILITY CUPBOARD

C

CUPBOARD

▬

PRIVACY SCREEN

⊠

WASHING MACHINE

⊠

FRIDGE FREEZER

|                                |               |               |
|--------------------------------|---------------|---------------|
| TOTAL INTERNAL AREA            | 109 sq.m      | 1,173 sq.ft   |
| TOTAL EXTERNAL AREA            | 13.0 sq.m     | 140 sq.ft     |
| Kitchen / Dining / Living Room | 7.93m x 3.77m | 26'0" x 12'4" |
| Bedroom 1                      | 5.56m x 3.28m | 18'3" x 10'9" |
| Bedroom 2                      | 5.56m x 2.91m | 18'3" x 9'7"  |
| Bedroom 3                      | 4.30m x 2.88m | 14'1" x 9'5"  |
| Terrace                        | 4.08m x 1.80m | 13'4" x 5'11" |
| 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 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.



**3 BEDROOM APARTMENT**  
 Apartments: 151, 158 & 165  
 Floors: 02, 03 & 04

**FLOOR 02 SHOWN**

View towards the Boulevard

View onto Podium Gardens

Legend:

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

| Room                           | Area (sq.m)      | Area (sq.ft)       |
|--------------------------------|------------------|--------------------|
| <b>TOTAL INTERNAL AREA</b>     | <b>109 sq.m</b>  | <b>1,173 sq.ft</b> |
| <b>TOTAL EXTERNAL AREA</b>     | <b>13.4 sq.m</b> | <b>144 sq.ft</b>   |
| Kitchen / Dining / Living Room | 7.93m x 3.77m    | 26'0" x 12'4"      |
| Bedroom 1                      | 5.56m x 3.28m    | 18'3" x 10'9"      |
| Bedroom 2                      | 5.56m x 2.91m    | 18'3" x 9'7"       |
| Bedroom 3                      | 4.30m x 2.88m    | 14'1" x 9'5"       |
| Balcony 1                      | 3.11m x 1.81m    | 10'2" x 5'11"      |
| Balcony 2                      | 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 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.

**3 BEDROOM APARTMENT**  
 Apartments: 236 & 242  
 Floors: 06 & 07

FLOOR 06 SHOWN

↑ View onto Podium Gardens and Canalside Piazza

◀ ▶ MEASUREMENT POINTS  
U UTILITY CUPBOARD  
C CUPBOARD

— PRIVACY SCREEN  
Washing Machine  
Fridge Freezer

|                                |                  |                    |
|--------------------------------|------------------|--------------------|
| <b>TOTAL INTERNAL AREA</b>     | <b>101 sq.m</b>  | <b>1,087 sq.ft</b> |
| <b>TOTAL EXTERNAL AREA</b>     | <b>11.6 sq.m</b> | <b>125 sq.ft</b>   |
| Kitchen / Dining / Living Room | 8.14m x 3.88m    | 26'8" x 12'9"      |
| Bedroom 1                      | 5.27m x 2.86m    | 17'3" x 9'4"       |
| Bedroom 2                      | 4.68m x 2.82m    | 15'4" x 9'3"       |
| Bedroom 3                      | 5.39m x 2.55m    | 17'8" x 8'4"       |
| Balcony 1                      | 1.81m x 3.22m    | 10'6" x 5'11"      |
| Balcony 2                      | 1.81m x 3.22m    | 10'6" x 5'11"      |

The floor plan includes the following areas and features:

- Bedroom 1:** Located at the bottom left, featuring a double bed and a wardrobe.
- Bedroom 2:** Located at the bottom right, featuring a double bed and a wardrobe.
- Bedroom 3:** Located at the top right, featuring a double bed and a wardrobe.
- Kitchen / Dining / Living Room:** A large central area with a dining table, kitchen appliances, and a living area with a sofa.
- Bathroom:** Located in the center, containing a bathtub, toilet, and sink.
- Ensuite:** Two ensuite bathrooms, one for Bedroom 1 and one for Bedroom 2, each with a toilet and sink.
- Balcony 1:** Located at the top, accessible from the living area.
- Balcony 2:** Located at the bottom, accessible from the living area.
- Utility Cupboard (U):** Located near the top right, adjacent to Bedroom 3.
- Cupboard (C):** Located near the top right, adjacent to Bedroom 3.
- Privacy Screens:** Indicated by dashed lines in the living area and near the utility cupboards.
- Washing Machine:** Indicated by a square symbol in the living area.
- Fridge Freezer:** Indicated by a square symbol in the kitchen area.

↓ View towards the Boulevard

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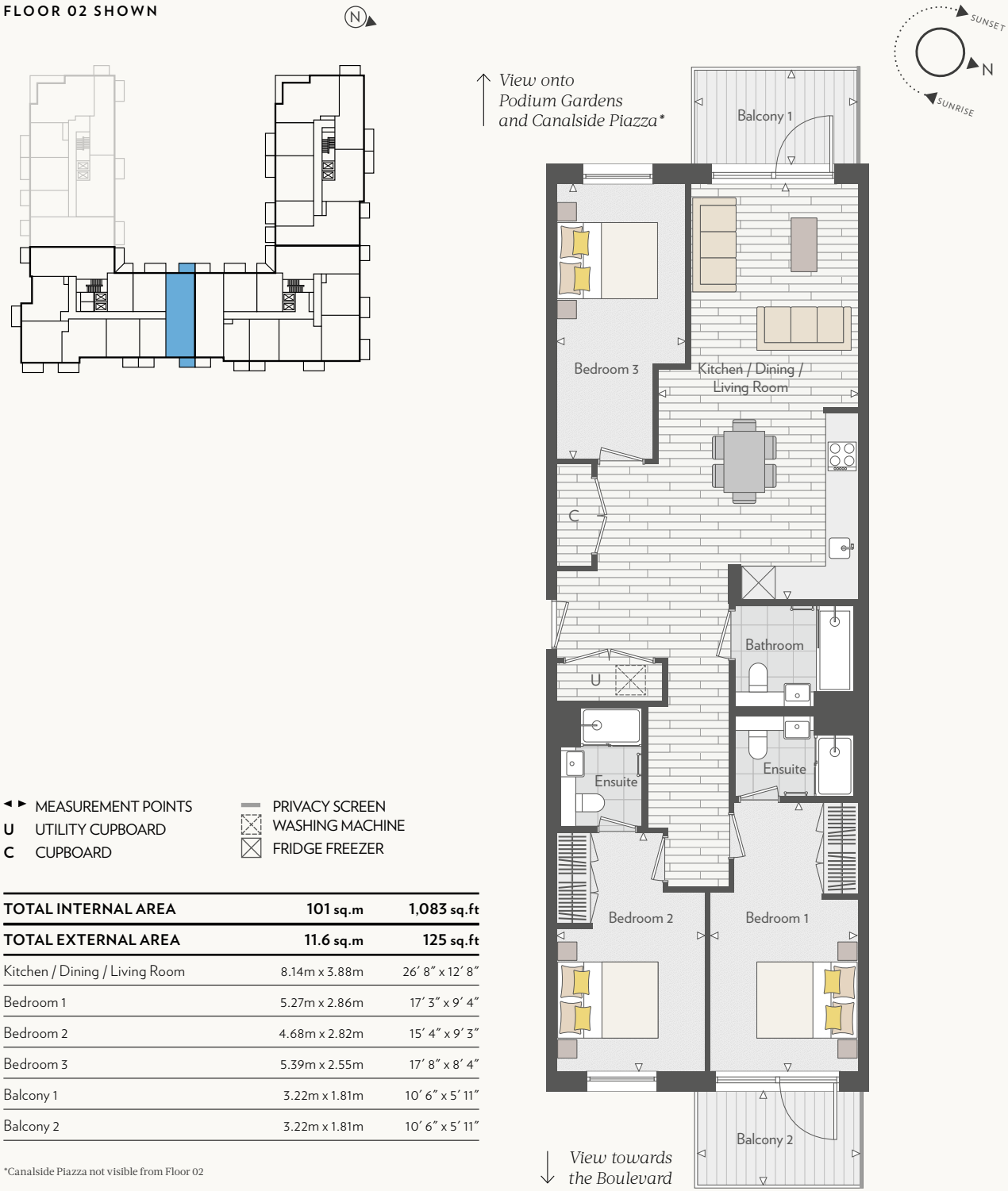


FLOOR 01 SHOWN



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FLOOR 02 SHOWN



\*Canalside Piazza not visible from Floor 02

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Affinity House

3 BEDROOM APARTMENT (WHEELCHAIR ADAPTABLE)

Apartment: 251

Floor: 01

FLOOR 01 SHOWN



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Affinity House

3 BEDROOM APARTMENT (WHEELCHAIR ADAPTABLE)

Apartments: 269, 278, 287, 296 & 305

Floors: 03, 04, 05, 06 & 07

FLOOR 02 SHOWN



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SAY

Hello

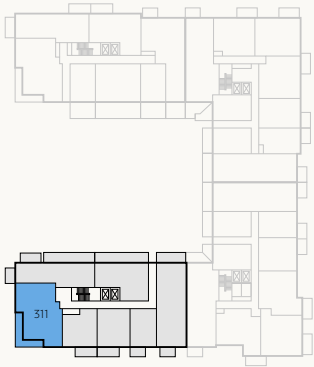
TO

## AFFINITY TOWER

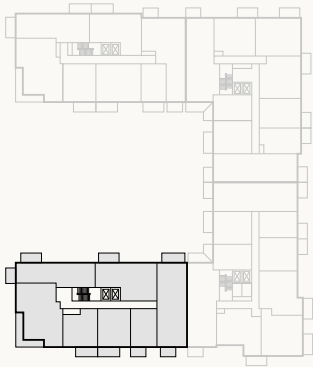
A collection of new  
1 & 3 bedroom apartments



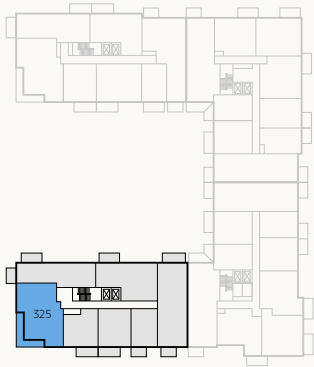
LEVEL 01



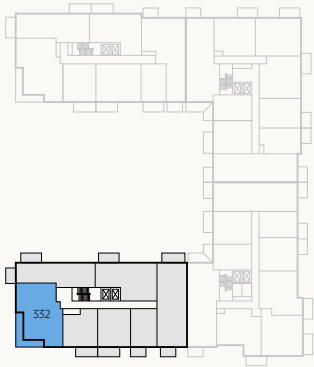
LEVEL 02



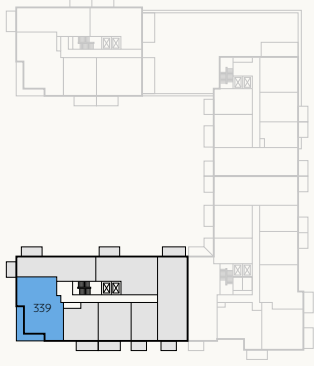
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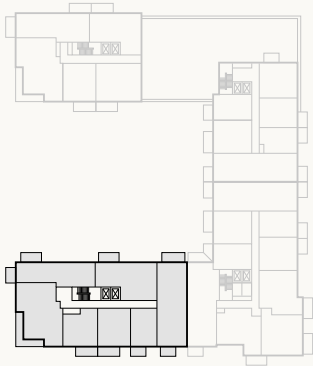
LEVEL 04



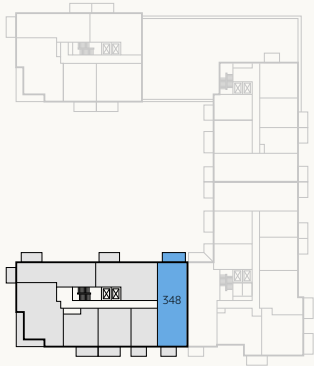
LEVEL 05



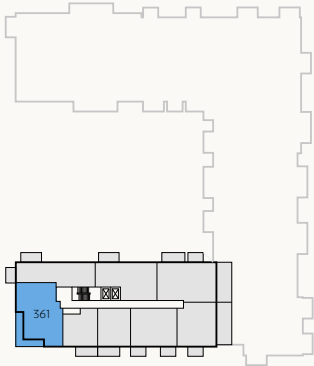
LEVEL 06



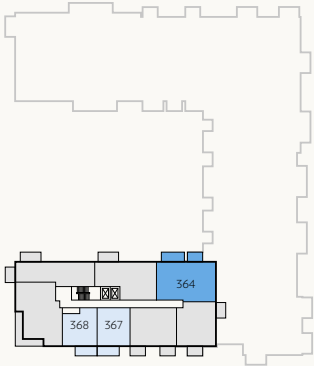
LEVEL 07



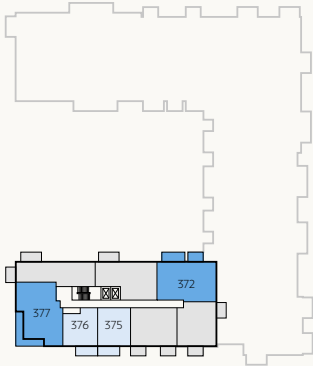
LEVEL 08



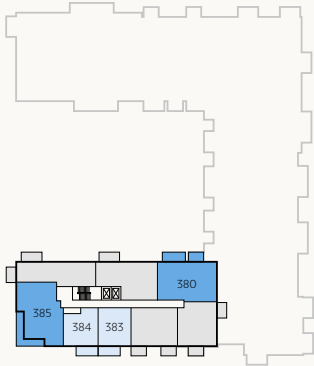
LEVEL 09



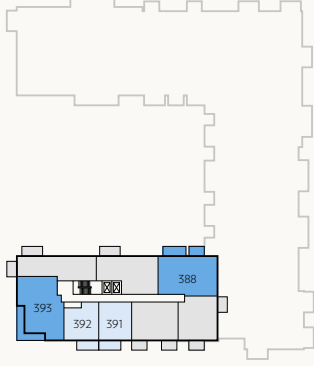
LEVEL 10



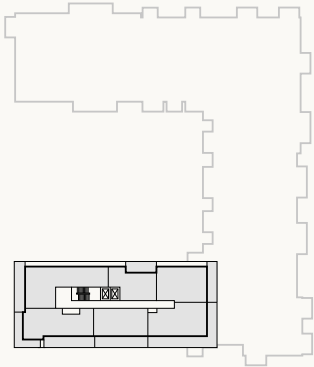
LEVEL 11



LEVEL 12



LEVEL 13



ACCOMMODATION FINDER

| APARTMENT NO. | LEVEL | BEDROOMS   | PAGE NO. |
|---------------|-------|------------|----------|
| 311           | 1     | 3 Bedrooms | 72       |
| 325           | 3     | 3 Bedrooms | 72       |
| 332           | 4     | 3 Bedrooms | 72       |
| 339           | 5     | 3 Bedrooms | 72       |
| 348           | 7     | 3 Bedrooms | 74       |
| 361           | 8     | 3 Bedrooms | 72       |
| 364           | 9     | 3 Bedrooms | 70       |
| 368           | 9     | 1 Bedroom  | 69       |
| 372           | 10    | 3 Bedrooms | 70       |
| 375           | 10    | 1 Bedroom  | 68       |
| 376           | 10    | 1 Bedroom  | 69       |
| 377           | 10    | 3 Bedrooms | 72       |
| 380           | 11    | 3 Bedrooms | 70       |
| 383           | 11    | 1 Bedroom  | 68       |
| 384           | 11    | 1 Bedroom  | 69       |
| 385           | 11    | 3 Bedrooms | 72       |
| 388           | 12    | 3 Bedrooms | 70       |
| 391           | 12    | 1 Bedroom  | 68       |
| 392           | 12    | 1 Bedroom  | 69       |
| 393           | 12    | 3 Bedrooms | 72       |

| KEY |                      |
|-----|----------------------|
|     | 1 BEDROOM APARTMENTS |
|     | 3 BEDROOM APARTMENTS |



Affinity Tower

**1 BEDROOM APARTMENT (WHEELCHAIR ADAPTABLE)**

Apartments: 367, 375, 383 & 391

Floors: 09, 10, 11 & 12



◄ ► MEASUREMENT POINTS

U UTILITY CUPBOARD

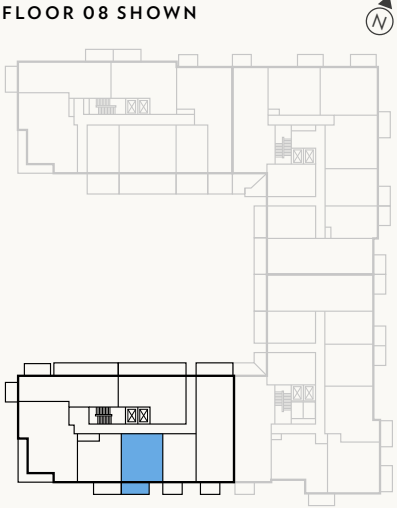
— PRIVACY SCREEN

⊠ WASHING MACHINE

⊠ FRIDGE FREEZER

|                                |               |                  |
|--------------------------------|---------------|------------------|
| 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 3.55m | 19' 8" x 11' 7"  |
| Bedroom                        | 4.93m x 3.00m | 16' 2" x 9' 10"  |
| Balcony                        | 4.57m x 1.81m | 14' 12" x 5' 11" |

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Affinity Tower

**1 BEDROOM APARTMENT**

Apartments: 368, 376, 384 & 392

Floors: 08, 09, 10, 11 & 12



◄ ► MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

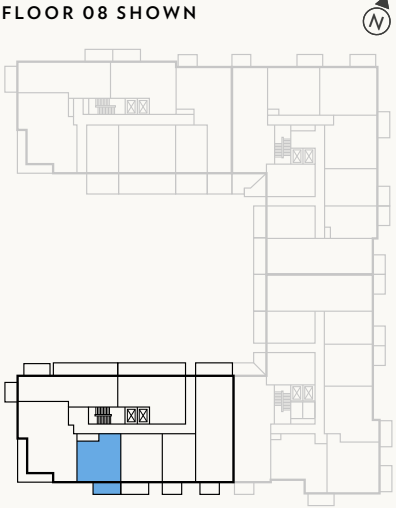
— PRIVACY SCREEN

⊠ WASHING MACHINE

⊠ FRIDGE FREEZER

|                                |               |                   |
|--------------------------------|---------------|-------------------|
| APARTMENT TOTAL INTERNAL AREA  | 50.2 sq.m     | 540 sq.ft         |
| APARTMENT TOTAL EXTERNAL AREA  | 8.3 sq.m      | 89 sq.ft          |
| Kitchen / Dining / Living Room | 6.30m x 3.66m | 20' 8" x 12' 0"   |
| Bedroom                        | 3.34m x 3.30m | 10' 11" x 10' 10" |
| Balcony                        | 4.57m x 1.81m | 14' 12" x 5' 11"  |

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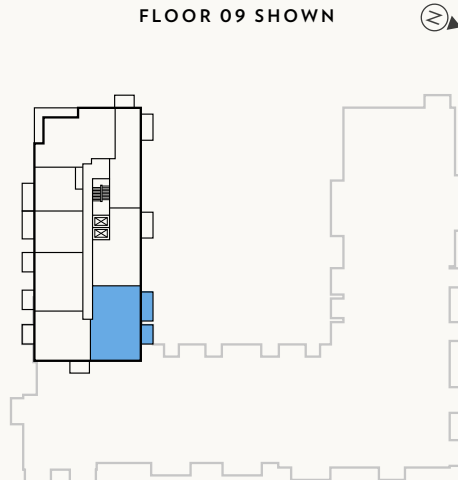


- ▶

 MEASUREMENT POINTS
- U

 UTILITY CUPBOARD
- C

 CUPBOARD
- PRIVACY SCREEN
- WASHING MACHINE
- FRIDGE FREEZER



|                                |               |                 |
|--------------------------------|---------------|-----------------|
| APARTMENT TOTAL INTERNAL AREA  | 95.3 sq.m     | 1,026 sq.ft     |
| APARTMENT TOTAL EXTERNAL AREA  | 15.3 sq.m     | 165 sq.ft       |
| Kitchen / Dining / Living Room | 5.90m x 4.98m | 19' 4" x 16' 4" |
| Bedroom 1                      | 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" |

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Affinity Tower

3 BEDROOM APARTMENT

Apartments: 311, 325, 332, 339, 361, 377, 385 & 393

Floors: 01, 03, 04, 05, 08, 10, 11 & 12



←  
View towards the  
Grand Union Canal

- ▶

 MEASUREMENT POINTS
- U

 UTILITY CUPBOARD
- C

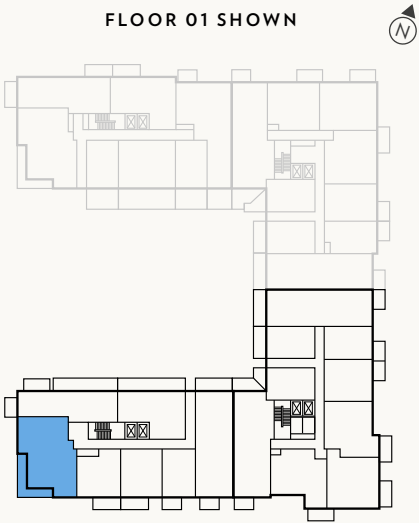
 CUPBOARD
- PRIVACY SCREEN
- WASHING MACHINE
- FRIDGE FREEZER

Affinity Tower

3 BEDROOM APARTMENT

Apartments: 311, 325, 332, 339, 369, 377, 385 & 393

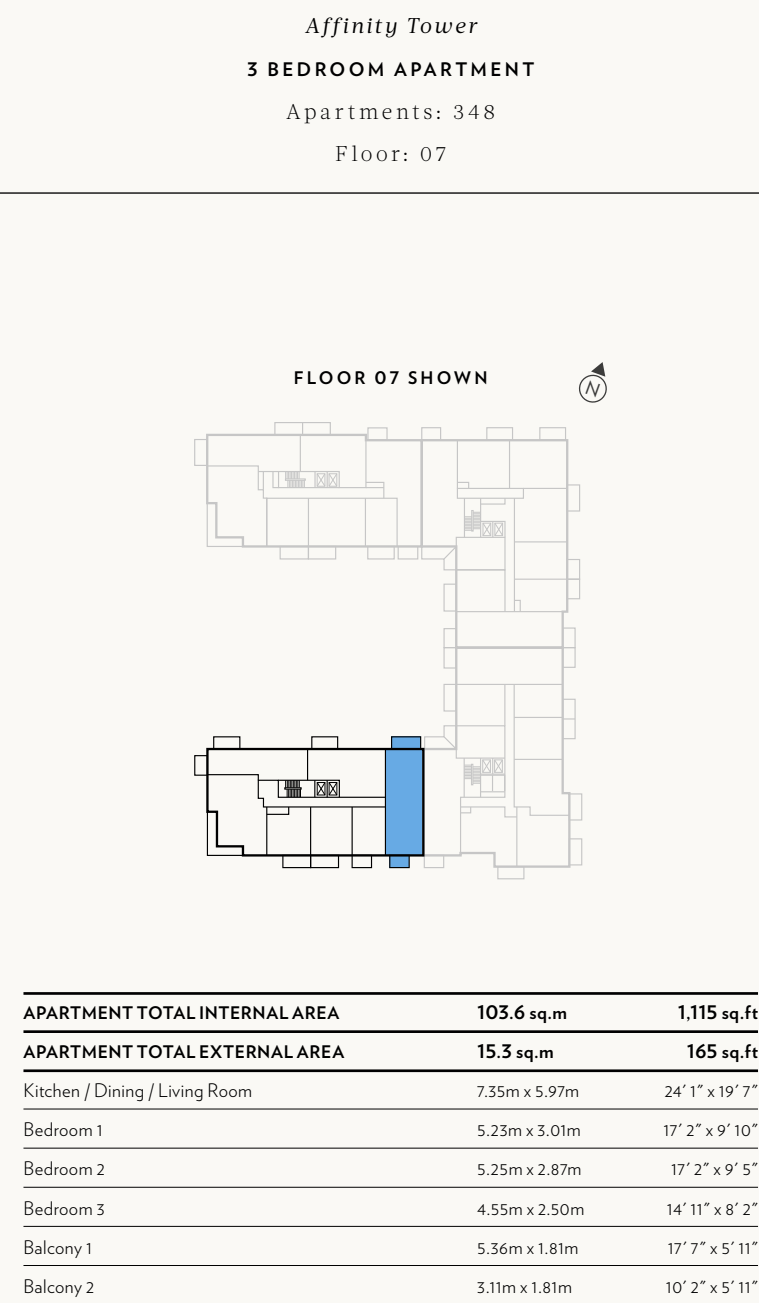
Floors: 01, 03, 04, 05, 09, 10, 11 & 12



|                                |               |                 |
|--------------------------------|---------------|-----------------|
| APARTMENT TOTAL INTERNAL AREA  | 102.5 sq.m    | 1,103 sq.ft     |
| APARTMENT TOTAL EXTERNAL AREA  | 17.2 sq.m     | 185 sq.ft       |
| Kitchen / Dining / Living Room | 5.99m x 5.10m | 19' 8" x 16' 8" |
| Bedroom 1                      | 5.58m x 2.82m | 18' 3" x 9' 3"  |
| Bedroom 2                      | 3.04m x 2.90m | 9' 11" x 9' 6"  |
| Bedroom 3                      | 4.28m x 3.00m | 14' 0" x 9' 9"  |
| Balcony                        | 7.20m x 1.50m | 23' 7" x 4' 9"  |

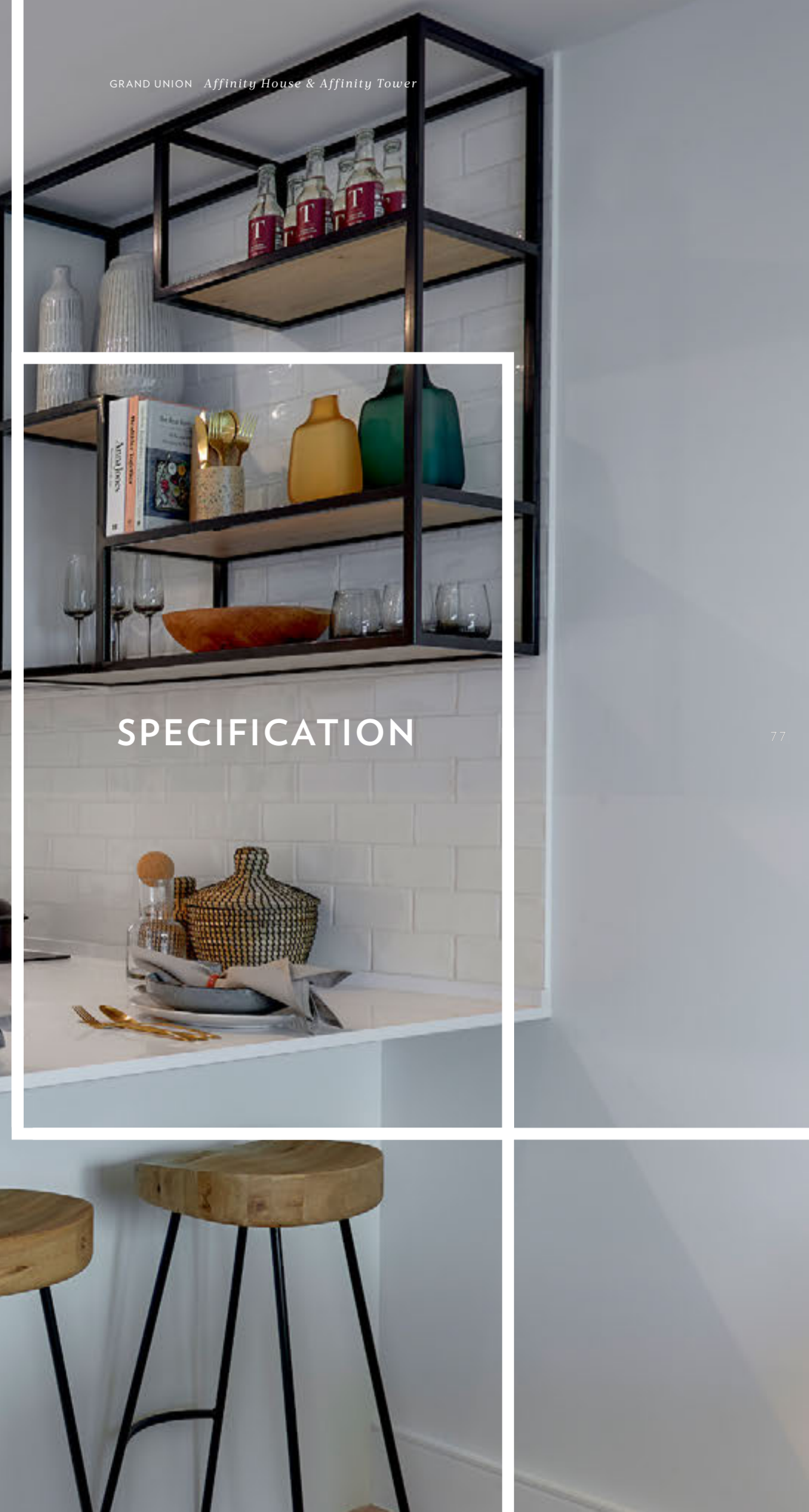
Floorplans are scaled individually to fit the page and are not necessarily shown at the same scale as other plots. Floorplans shown for Grand Union are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended 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.





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## 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 and to bedroom 2 in 3 bedroom apartments
- Utility cupboard
- Ten-year warranty from date of legal completion
- 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 which feature an electric towel rail

# 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



# Security & External

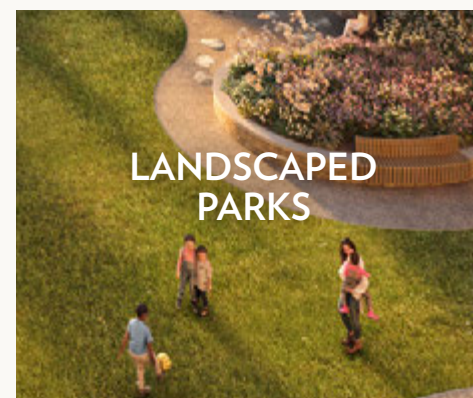
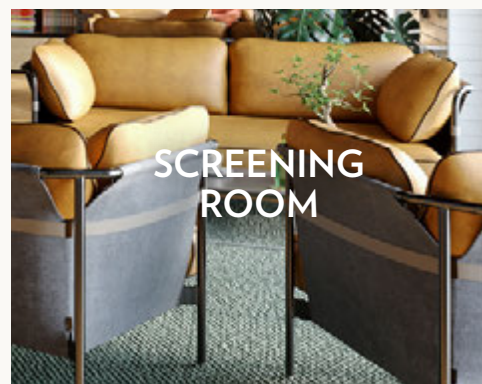
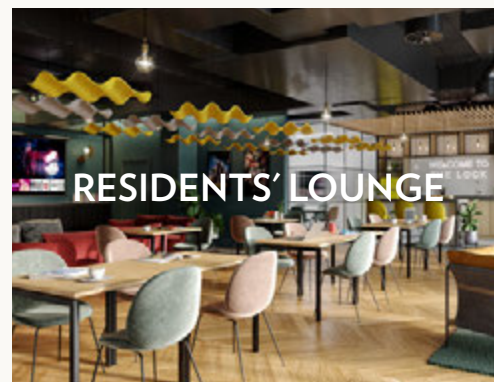
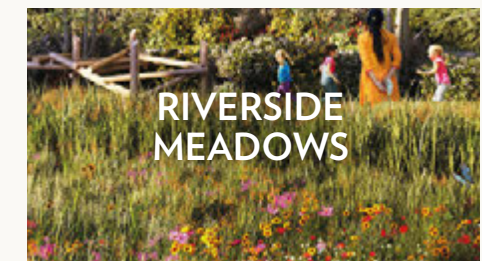
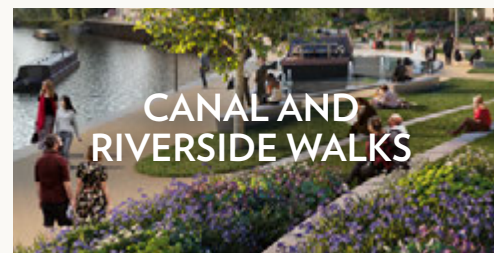
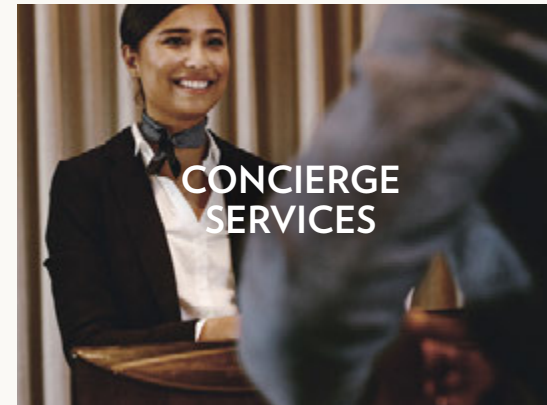
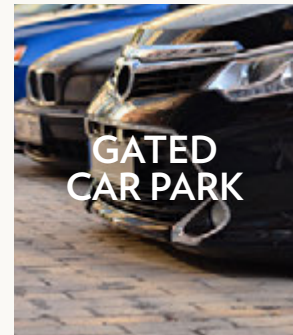
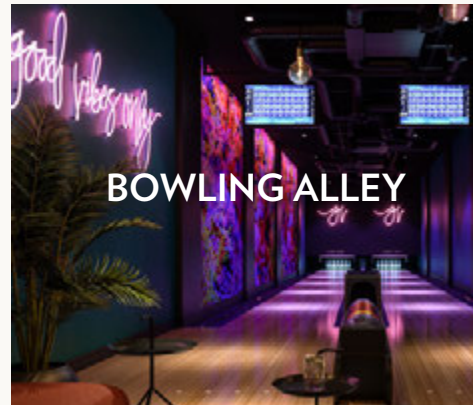
- Video entry phone system
- Smoke detectors to hallway and common areas
- Multi-point high security door locking system to entrance door
- CCTV security system to car park, entrance lobby and development
- Sprinkler system in every apartment

# 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



## RESIDENTS' FACILITIES AND ON-SITE AMENITIES





SAY  
*Hello*  
TO  
ST GEORGE  
QUALITY



## 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.

### 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.

**CONSUMER  
CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://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.



**myHome**  
PLUS

## 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.

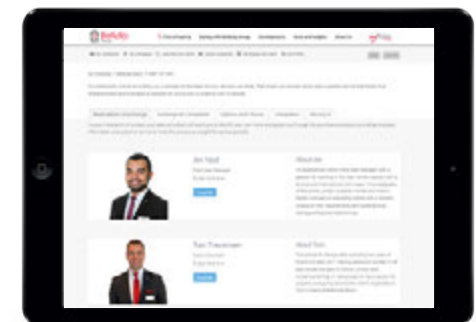
### 1. FILING CABINET

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.



## DESIGNED TO HIGH SUSTAINABILITY STANDARDS

### 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 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 station provides access to Oxford Circus in only 26 minutes
- Secure and convenient cycle storage is provided





# 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.



Photograph of Battersea Reach



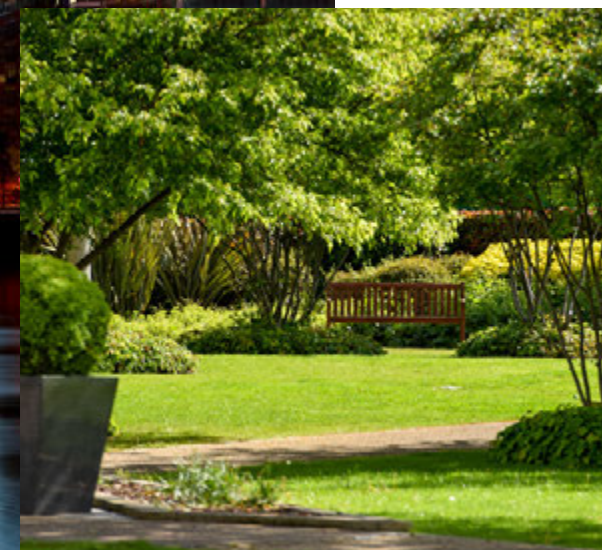
## TRANSFORMING PLACES

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.



Please scan this QR code for more information on how we are **TRANSFORMING TOMORROW**





Say Hello —

FOR MORE INFORMATION:

**GRAND UNION  
MARKETING SUITE**

Beresford Avenue  
Wembley HA0 1NW

sales@grandunion.uk  
T 0808 1788 838

GRANDUNION.UK

OUR VISION  
**2030**  
TRANSFORMING TOMORROW

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Group  
Proud to be a member of the  
Berkeley Group of companies

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Customers**  
Gold 2021

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HOME BUILDERS**  
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 **OUTSTANDING  
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FOR CUSTOMER SATISFACTION

 **GOLD  
AWARD**  
FOR CUSTOMER SATISFACTION

 **St George**  
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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. Issue 1 – 05CA/X705/0620

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.



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