

GRAND

UNION

Reasons to buy at Grand Union



Developed by
St George
member of the
Berkeley Group



Major
Regeneration
Project
completing 2045



Brent's population is set
to grow 17% by 2040,
reaching
400,000[†]



Sustainably
Designed



15% Capital
Growth^{††}
over the next 5 years



Investment Potential
6% + yields
being achieved



Strong Rental
Demand^{†††}
22 applicants per
available property



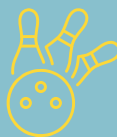
Attracting
High Earning
Tenants



11
acres of open space
at Grand Union



Resort-style
Living
with excellent
residents' facilities



Residents'
Bowling Alley
and E-darts



On-site
Medical Centre

[†]Brent IGS Report ^{††}Source: Savills Research, 2024. ^{†††}Source: Benham & Reeves, 2024.

OUR VISION
2030
TRANSFORMING TOMORROW

 **St George**
Designed for life

020 8733 2460
www.grandunion.uk

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TO FIND OUT
MORE ABOUT
GRAND UNION



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Over

17,000

businesses in the London
Borough of Brent



43,100
Employees
in Park Royal
which is adjacent
to Grand Union



10,000

increase in jobs by
2035 as part of the
Park Royal regeneration



**SEGRO V-Park
Industrial Hub**
offering space for 20
companies on-site



**Perfectly
Located in
Zone 3**



**Well
Connected**
via Bakerloo, Lioness
and Piccadilly lines



26
minutes* from
Grand Union to
Oxford Circus



**Wembley
Stadium**
is the largest venue in the
UK and only a 9 minute*
drive from Grand Union



**World-class
Higher
Education**
a few stops away



96%
Of the Schools
Rated Good or
Outstanding



**Located on
a Peninsula**
where Grand Union Canal
meets River Brent



**Triangle of
Shopping
Destinations**
London Designer Outlet,
Brent Cross and Westfield
White City

Source: Savills Research 2024. *Travel times taken from Google Maps.

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