



GRAND
UNION

London canalside life at its best

Waterview House offers stylish apartments amongst stretches of green space, providing a destination where people and community thrive.

Located in Wembley with convenient connections into the West End and City, Grand Union is a place to socialise, relax and play. The new Canalside Piazza offers a café, waterside restaurant and bar as well as an on-site Co-op supermarket, Full of Beans soft play and Peapods nursery.

The creation of a state-of-the-art multi-storey industrial hub and workspace makes Grand Union a truly exceptional waterside destination.

14 acres of open space will include landscaped gardens, meadows and riverside walks to be enjoyed by the residents of over 3,350 new homes.

Waterview House





Apartments

Waterview House

TYPE	NUMBER OF HOMES	AVERAGE SQ FT
Manhattan	13	433 sq ft
1 bedroom apartment	59	575 sq ft
2 bedroom apartment	56	804 sq ft
3 bedroom apartment	27	1,052 sq ft



Actual photography is of the Grand Union Showhomes

The Developer

St George West London

Location

Beresford Avenue, Wembley, HA0 1NW

Local Authority

London Borough of Brent

Tenure

999 year lease from January 2021

Architects

BDP

Landscape Architects

Murdock Wickham

Building Insurance

10 year Build Cover Warranty

2-year St George Warranty

Estimated Completion

Waterview House

Build Complete

Service Charge*

Estimated £3.97 psf

Parking

Car parking available on a right to park basis £25,000

(available on selected homes only)

Service charge £208.17 p.a. per RTP

*Estimated service charge is an estimate only and subject to change. The estimate is dated 08/2025 and does not make allowances for increases due to RPI, inflation etc. from the date of preparation to legal completion. Terms of change that can affect the service charge include, but are not limited to, changes in industry or government legislation, unexpected cost and any other matter outside of the control of St George. The appointed Managing Agent may also charge additional fees, outside of the service charge, for items including, but not limited to, licences and consents, sub-letting, legal proceedings and re-selling / sales pack. Date of issue: 22/09/25

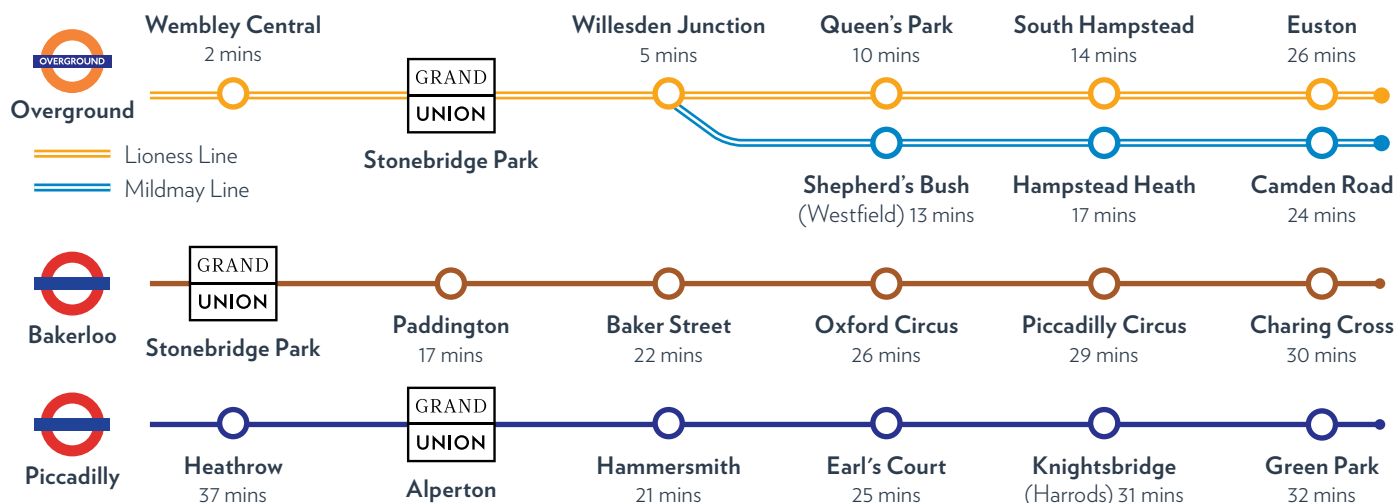
The Development

- Located in Wembley with connections into the West End & City
- 3,350 contemporary Manhattan, 1, 2 and 3 bedroom homes
- All homes will have a balcony or terrace
- Contemporary interiors with fully integrated kitchen appliances
- Residents' facilities 'The Lock' with bowling alley, e-darts, lounge, entertainment room, private meeting rooms and 24/7 concierge
- On-site amenities including Anytime Fitness gym, Co-op store, Crepes+Coffee café, Community Hub, Full of Beans soft play and Peapods nursery with more coming soon
- 14 acres of open space including landscaped gardens, meadows and riverside walks
- Car parking,** motorcycle and cycle storage facility available in gated underground car park
- Electric vehicle charging points**

**Available at additional cost through separate negotiation

Perfectly connected

Enjoy unbeatable connectivity, perfectly positioned between two major stations. **STONEBRIDGE PARK STATION** offers access to both the Overground and Bakerloo lines, while **ALPERTON TUBE STATION** provides a direct link to the Piccadilly Line. Travel seamlessly to the heart of London and beyond.



*Stonebridge Park Station: 0.5 miles. **Alperton Station: 0.8 miles. Locations are approximate.

Grand Union is well connected to the City and West End

With Stonebridge Park and Alperton Stations (Zone 3) both a short walk away†, Paddington a mere 8 stop tube journey†, Oxford Circus just 13 stops away† as well as easy access to the North Circular.

For those wanting to travel at a more leisurely pace, you can cycle 5.1 miles‡ by the canal to Little Venice or 5.6 miles‡ to Paddington.



Education

SCHOOLS

Alperton Community School	0.6 miles†
Perivale Primary School	1.4 miles†
Wembley High Technology College	2.3 miles†
Harrow School	3.8 miles†

UNIVERSITIES

Imperial College London	6.5 miles†
University of Westminster	6.5 miles†
London College of Fashion	4.7 miles†
Brunel University London	9.4 miles†
University College London	7.3 miles†
Central St Martin's	8.1 miles†
London School of Economics	8.5 miles†
King's College London	8.6 miles†

Transport Links

With Stonebridge Park Station 0.6 miles away and Alperton Station 0.7 miles away, Grand Union offers direct links into the West End and City.†

BIKE	UNDERGROUND	ROAD	AIR
From Waterview House†	From Stonebridge Park (SP) ZONE 3 or Alperton (A) ZONE 4†	From Waterview House†	From Waterview House by road†
Neasden Temple 1.2 miles	Park Royal 1 stop (A)	Park Royal 1.9 miles	London Heathrow 11.2 miles
London Designer Outlet 1.4 miles	Paddington 8 stops (SP)	Central Middlesex Hospital 1.4 miles	London Luton 27.2 miles
Wembley Stadium 1.7 miles	Oxford Circus 13 stops (SP)	Walpole Park 3.2 miles	London Stansted 40.1 miles
Ealing 13 stops	Westfield London 3 stops (SP)	Westfield London 4.2 miles	London City Airport 16.3 miles
Paddington Basin (VIA GRAND UNION CANAL) 5.6 miles	Knightsbridge 10 stops (A)	Hampstead Heath 5.2 miles	London Gatwick 31.3 miles
	King's Cross 8 stops (SP)	Gunnersbury Park 3.8 miles	

† Source: Citymapper

Computer generated image depicts Grand Union and is indicative only



Ground Rent

For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments.

Council Tax*

Council Tax Band	Council Tax charge for 2025/26
Band A	£1,422.10
Band B	£1,659.12
Band C	£1,896.13
Band D	£2,133.15
Band E	£2,607.18
Band F	£3,081.22
Band G	£3,555.25
Band H	£4,266.30

*Source: www.brent.gov.uk

Reservation Terms

1. Reservation fee (as standard) of £2,000 is payable on properties up to £500,000.
2. Reservation fee (as standard) of £5,000 is payable on properties from £500,001 up to £1 million.
3. 10% of purchase price, less reservation fee already paid, payable on exchange of contracts within 28 days.
4. Balance of 90% payable on completion.

For reservation payment: We accept Visa and Mastercard, however we do not accept American Express or Union Pay.

Exchange

28 days



GRAND UNION MARKETING SUITE

Beresford Avenue, Wembley, HA0 1NW | sales@grandunion.uk | 0808 1788 838 | grandunion.uk

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St George
Designed for life

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. 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.

Date of issue: 22/09/25