

GRAND  
UNION

# Waterview House

Your New Canalside  
Neighbourhood

THREE BEDROOM FLOORPLANS



Berkeley  
Group



St George  
Designed for life

# Three bedroom home

Apartment	403	414	425	436	458	469	513	524	535
Floor	1	2	3	4	6	7	11	12	13



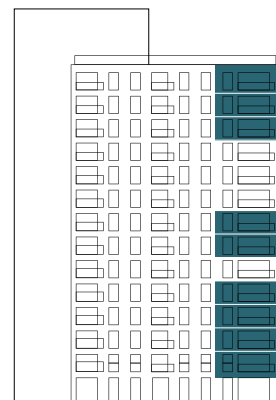
VIEWS OF THE GRAND UNION CANAL



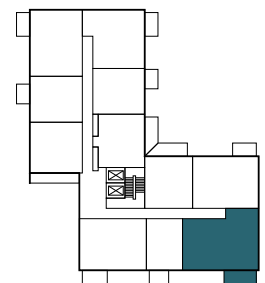
- ◄► Measurement points
- U Utility cupboard
- C Cupboard
- Privacy screen
- ⊠ Washing machine
- ⊠ Built in appliances

<b>TOTAL INTERNAL AREA</b>	<b>95 sq m</b>	<b>1,026 sq ft</b>
<b>TOTAL EXTERNAL AREA</b>	<b>9 sq m</b>	<b>98 sq ft</b>
Kitchen / Dining / Living	5.24m x 6.32m	17'2" x 20'9"
Bedroom 1	3.00m x 3.06m	9'10" x 10'0"
Bedroom 2	2.75m x 4.00m	9'0" x 13'0"
Bedroom 3 / Study	2.85m x 3.67m	9'4" x 12'0"
Balcony	5.06m x 1.80m	16'7" x 5'11"

13  
12  
11  
10  
9  
8  
7  
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5  
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2  
1  
G



SOUTH WEST ELEVATION



GRAND UNION CANAL

# Three bedroom home

Apartment	417	428	450	461	472	483	494	505	516	527	538	544
Floor	2	3	5	6	7	8	9	10	11	12	13	14

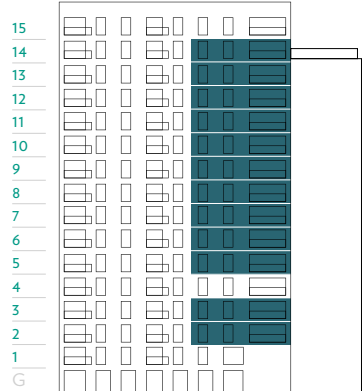


▶ VIEWS TOWARDS  
THE GRAND  
UNION CANAL

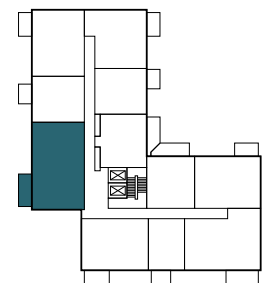


- ◀▶ Measurement points
- U Utility cupboard
- C Cupboard
- Privacy screen
- ⊠ Washing machine
- ⊠ Built in appliances

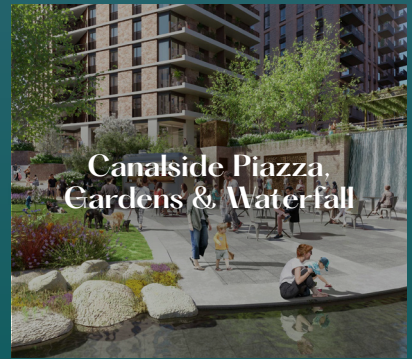
<b>TOTAL INTERNAL AREA</b>	<b>100 sq m</b>	<b>1,076 sq ft</b>
<b>TOTAL EXTERNAL AREA</b>	<b>9 sq m</b>	<b>100 sq ft</b>
Kitchen / Dining / Living	6.98m x 4.67m	22'11" x 15'4"
Bedroom 1	3.00m x 3.66m	9'10" x 12'0"
Bedroom 2	2.75m x 4.48m	9'0" x 14'9"
Bedroom 3 / Study	2.75m x 3.99m	9'0" x 13'1"
Balcony	5.17m x 1.80m	17'0" x 5'11"



NORTH WEST ELEVATION



GRAND UNION CANAL



## Waterview House Specification

- Integrated dishwasher, wine cooler, fridge/freezer
- Energy Efficient LED lighting throughout
- Washer/dryer in utility cupboard
- Integrated fan-assisted electric oven, microwave and induction hob
- High performance double glazing on all doors and windows
- Underfloor heating except in bathrooms
- Master switch to all homes

## Development Information

### Ground Rent Charge

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

### Car Parking

Car parking available on a right to park basis £25,000 (available on selected homes only). Service charge £262.50 p.a. per RTP

### Service Charge\*

Anticipated to be £3.66 /sq ft

### Reservation Terms

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

## Grand Union Marketing Suite

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[Click here for more information](#)



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. X707/41CA/1224.

\*Service charge is an estimate only and subject to change. The estimate is dated 2022 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.