

GRAND
UNION



AFFINITY
HOUSE

AFFINITY
TOWER



St George
Designed for life

SAY HELLO TO
GRAND UNION

Page 2

HISTORY *Page 4*

LOCATION *Page 8*

CONNECTIVITY *Page 10*

COMMUNITY *Page 14*

AMENITIES *Page 22*

FUTURE OPPORTUNITIES *Page 30*

THE GENERATOR *Page 32*



SAY HELLO TO
THE NEIGHBOURHOOD

Page 34

LOCAL AREA *Page 36*

EDUCATION *Page 40*

SITE PLAN *Page 42*



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

Page 44

INTERIORS *Page 44*

AFFINITY HOUSE FLOORPLANS *Page 54*

AFFINITY TOWER FLOORPLANS *Page 70*

SPECIFICATION *Page 82*

RESIDENTS' FACILITIES *Page 86*



SAY HELLO TO
ST GEORGE QUALITY

Page 88

MYHOME PLUS *Page 92*

SUSTAINABILITY *Page 94*

OUR VISION *Page 96*

FOR MORE INFORMATION *Page 98*

**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 cafés, restaurants, bars and new community facilities.

14 acres of open spaces which includes stunning landscaped gardens, meadows and riverside walks to be enjoyed by the residents of over 3,350 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.

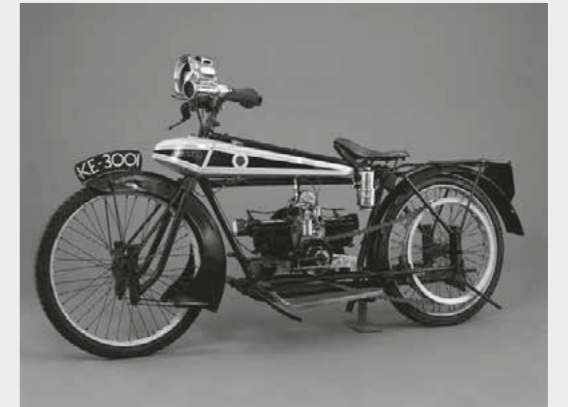
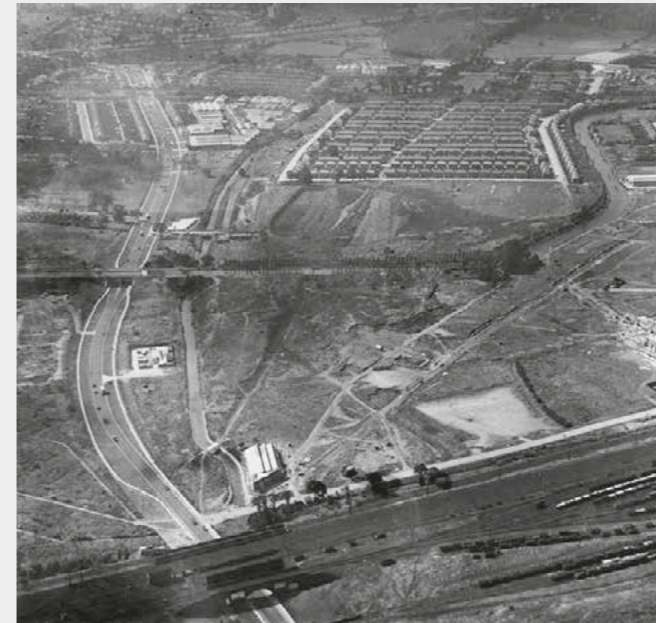
SAY
Hello
TO
GRAND UNION



2

3

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

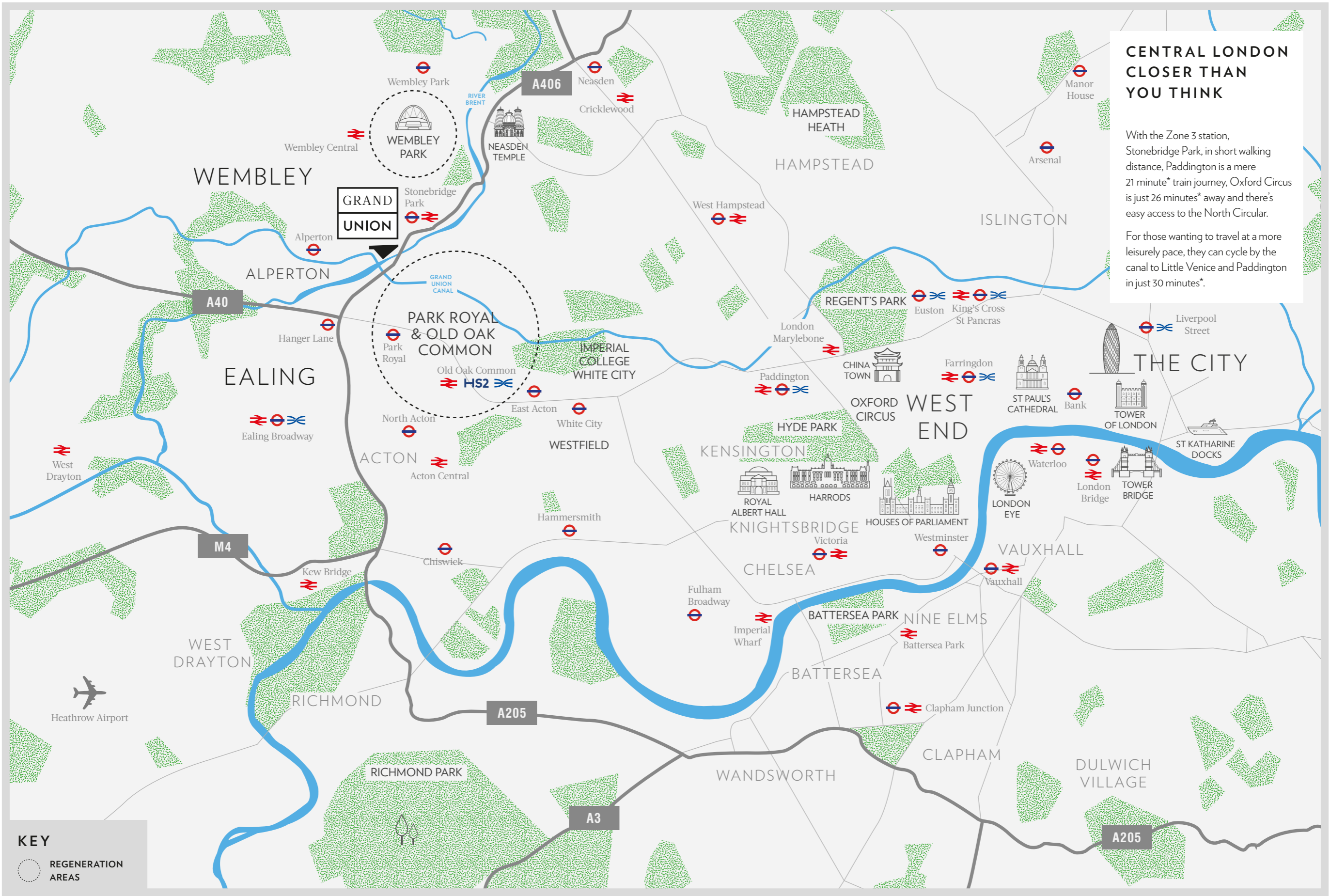
The first phase of Grand Union launched mid 2019

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***

*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.



Reg. user No. 20/A/3521/P

Version A TfL 05.2020

- | | | | | |
|--------------------|-----------------|---|---|-----------------------------|
| Bakerloo | Metropolitan | Emirates Air Line cable car (Special fares apply) | Interchange stations | National Rail |
| Central | Northern | London Overground | Internal interchange | River services interchange |
| Circle | Piccadilly | TFL Rail | Under a 10 minute walk between stations | Victoria Coach Station |
| District | Victoria | London Trams | Step-free from train to street | Emirates Air Line cable car |
| Hammersmith & City | Waterloo & City | District open at weekends and on some public holidays | Step-free from platform to street | |
| Jubilee | DLR | | | |

*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

PERFECTLY LOCATED

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

WALK	BIKE	ROAD
FROM AFFINITY HOUSE*	FROM AFFINITY HOUSE*	FROM AFFINITY HOUSE*
⋮	⋮	⋮
STONEBRIDGE PARK STATION, ZONE 3 7 mins	NEASDEN TEMPLE 7 mins	CENTRAL MIDDLESEX HOSPITAL 12 mins
⋮	⋮	⋮
LYON PARK PRIMARY SCHOOL 8 mins	LONDON DESIGNER OUTLET 9 mins	WALPOLE PARK 16 mins
⋮	⋮	⋮
ALPERTON, ZONE 4 14 mins	WEMBLEY STADIUM 13 mins	GUNNERSBURY PARK 20 mins
⋮	⋮	⋮
PADDINGTON BASIN (VIA GRAND UNION CANAL) 30 mins	⋮	KEW GARDENS 25 mins
⋮	⋮	⋮
TUBE	RAIL	AIR
FROM STONEBRIDGE PARK, ZONE 3 OR ALPERTON, ZONE 4**	FROM STONEBRIDGE PARK**	FROM AFFINITY HOUSE BY ROAD*
⋮	⋮	⋮
PARK ROYAL 2 mins from Alperton	HAMPSTEAD HEATH 23 mins	LONDON HEATHROW 36 mins
⋮	⋮	⋮
SHEPHERD'S BUSH 20 mins from Stonebridge Park	EUSTON 25 mins	LONDON LUTON 40 mins
⋮	⋮	⋮
PADDINGTON 21 mins from Stonebridge Park	WATFORD JUNCTION 27 mins	LONDON STANSTED 1hr 5 mins
⋮	⋮	⋮
OXFORD CIRCUS 26 mins from Stonebridge Park	CLAPHAM JUNCTION 27 mins	LONDON CITY AIRPORT 1hr 10 mins
⋮	⋮	⋮
KNIGHTSBRIDGE 29 mins from Alperton	STRATFORD 53 mins	LONDON GATWICK 1hr 20 mins
⋮	⋮	⋮
KING'S CROSS 30 mins from Stonebridge Park		

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.



Workshops



Community Garden



Classes



Community Kitchen

GREEN OPEN SPACES



20

21

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



Concierge Services



Co-op Supermarket



Bars and Restaurants



On-site Nursery

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

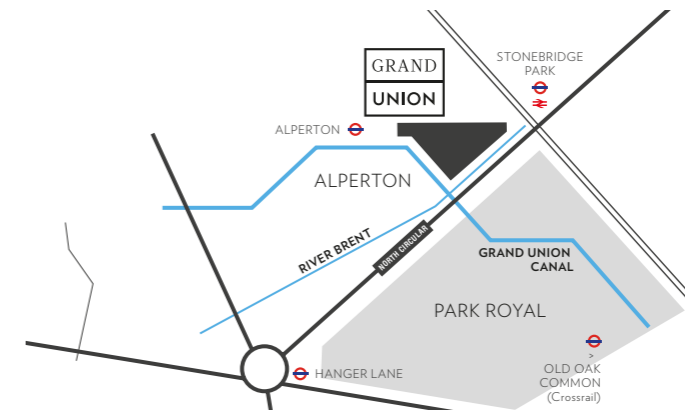
TO

FUTURE OPPORTUNITIES

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.



OVER
1,200
BUSINESSES

EMPLOYING OVER
35,000
WORKERS



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

A THRIVING BUSINESS AT ITS HEART

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.

OPPOSITE
The Generator is an innovative and bespoke industrial hub at Grand Union

RIGHT & BELOW
Artisan businesses will have use of the co-working space

SAY

Hello

TO

THE GENERATOR

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

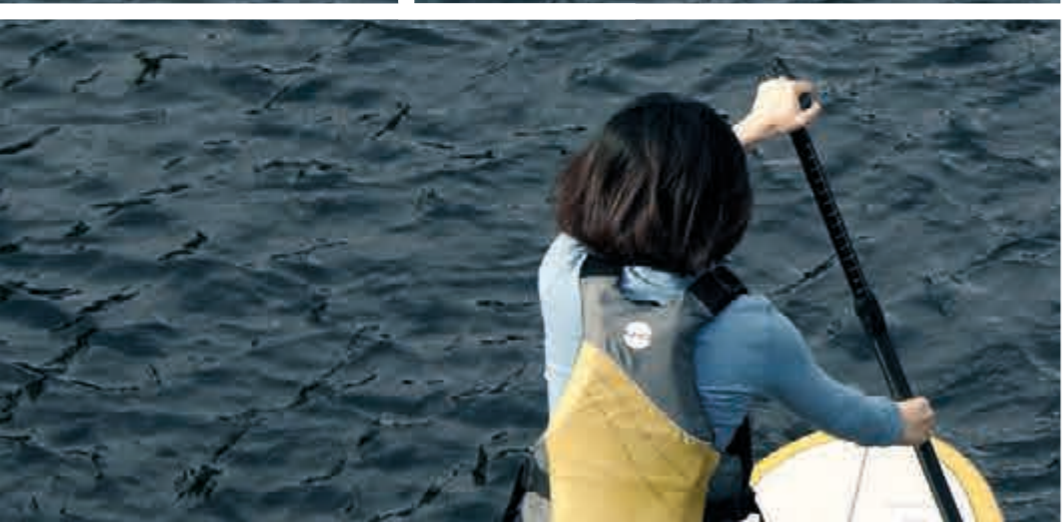


Computer generated image. Indicative only

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



MINUTES FROM
WORLD-CLASS ENTERTAINMENT



RIGHT
Wembley Stadium

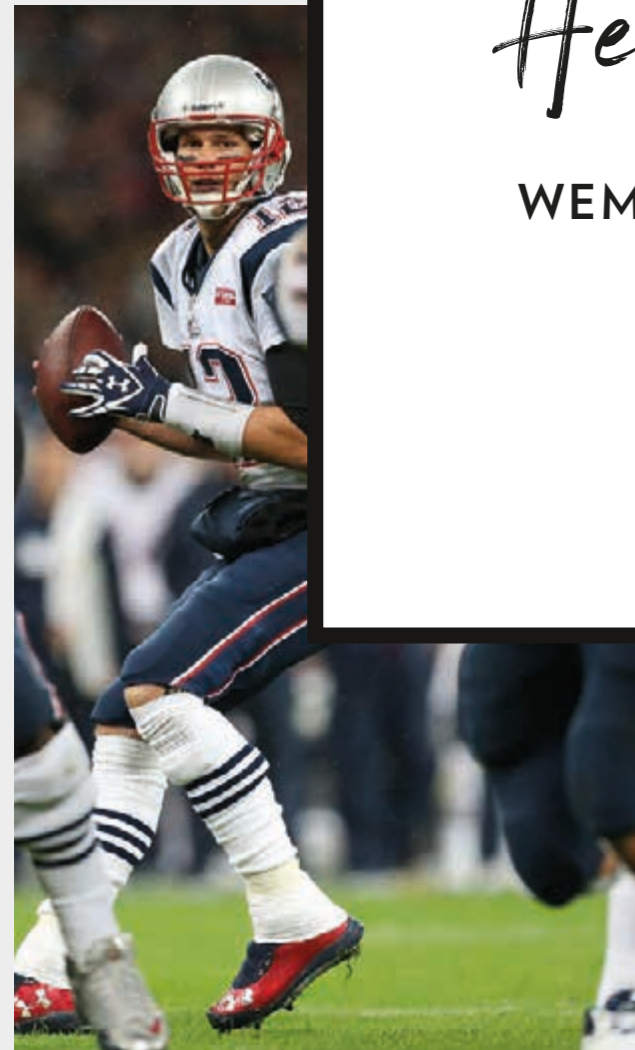
BELOW
Football and NFL at
Wembley Stadium

OPPOSITE
Wembley Stadium
and surrounding area

FAR RIGHT
Wembley Stadium

Hello

WEMBLEY



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

EASY ACCESS TO FIRST CLASS EDUCATION

SCHOOLS & SIXTH FORMS

PERIVALE
PRIMARY SCHOOL

Ofsted rated outstanding school for 3-11 year olds

8 mins by car
1.5 miles*

WEMBLEY HIGH
TECHNOLOGY COLLEGE

Ofsted rated outstanding school for 11-18 year olds

12 mins by car
3.1 miles*

ALPERTON COMMUNITY
SCHOOL

Ofsted rated good school for 11-18 year olds

2 mins by car
11 mins walk
0.6 mile*

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)**

UNIVERSITY OF
WESTMINSTER

Centre of excellence for Media and Communication research and studies

24 mins by tube (Bakerloo)**

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)**

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)**

IMPERIAL COLLEGE LONDON

A global top 10 university with world-class reputation

(White City Campus)

26 mins by overground and tube (Central)**

BRUNEL UNIVERSITY
LONDON

Excellent reputation in Engineering, Science & Technology

26 mins by car*

CENTRAL ST MARTIN'S

Ranked 2nd in the world for Art and Design

41 mins by tube (Bakerloo → Central)**

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)**

Excellence in Education

*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



PHASE 1

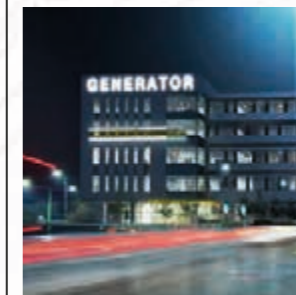
- **UNISON HOUSE**
45 homes – includes community space and nursery
- **AFFINITY HOUSE**
146 homes – pub, café, gym, convenience store, residents' facilities (such as a screening room and bowling alley)
- **AFFINITY TOWER**
95 homes – pub, café, gym, convenience store, residents' facilities (such as a screening room and bowling alley)



CANALSIDE PIAZZA



RIVERSIDE MEADOWS



THE GENERATOR



RIVERSIDE WALK



44

SAY
Hello
TO
CONTEMPORARY
INTERIORS



45

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.



FLOORPLANS

SAY

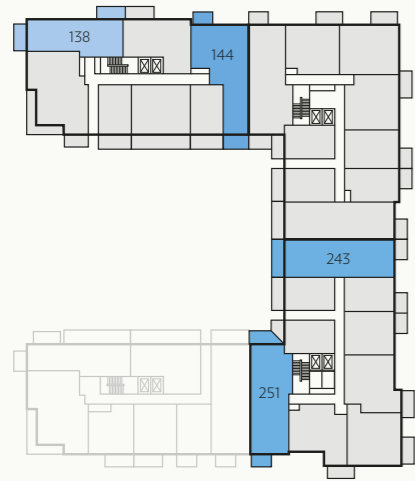
Hello

TO

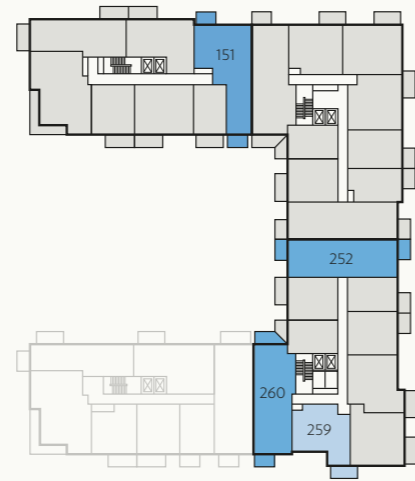
AFFINITY HOUSE

27 beautifully designed
2 and 3 bedroom apartments

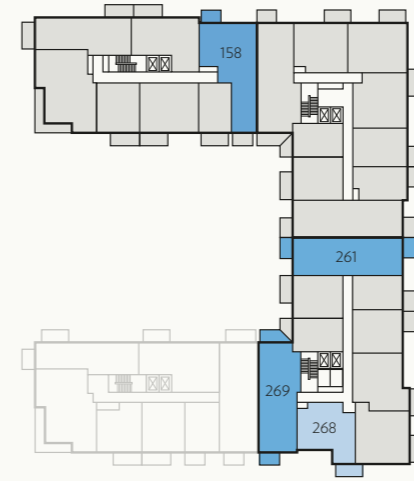
LEVEL 01



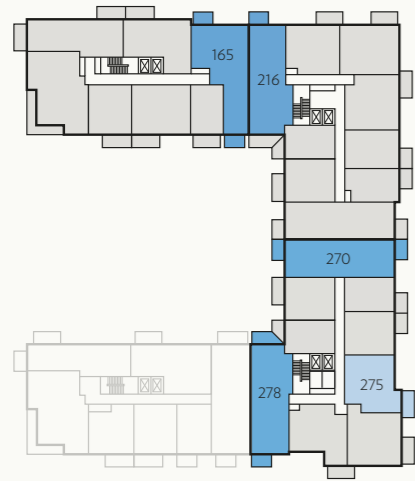
LEVEL 02



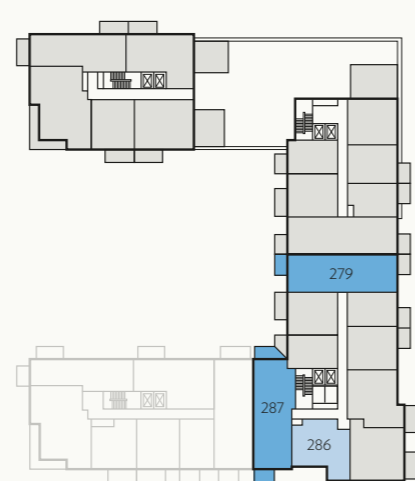
LEVEL 03



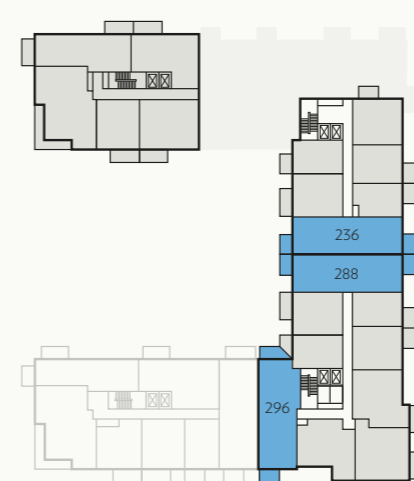
LEVEL 04



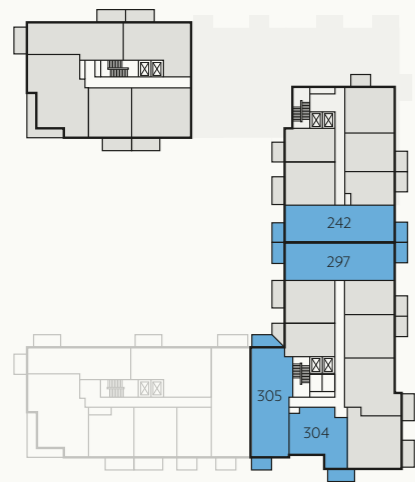
LEVEL 05



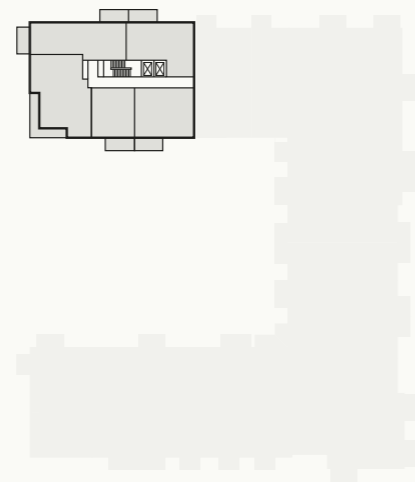
LEVEL 06



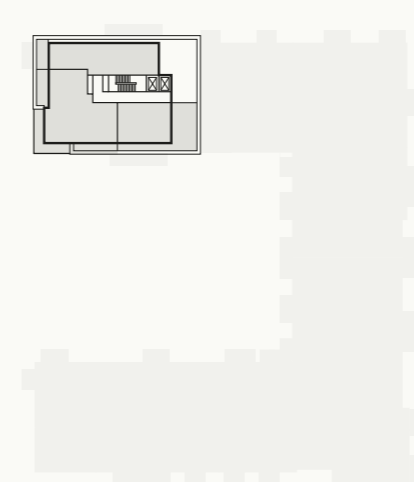
LEVEL 07



LEVEL 08



LEVEL 09



ACCOMMODATION FINDER

APARTMENT NO.	LEVEL	BEDROOMS	PAGE NO.
138	1	2 Bedrooms	56
144	1	3 Bedrooms	61
151	2	3 Bedrooms	62
158	3	3 Bedrooms	62
165	4	3 Bedrooms	62
216	4	3 Bedrooms	60
236	6	3 Bedrooms	63
242	7	3 Bedrooms	63
243	1	3 Bedrooms	64
251	1	3 Bedrooms	66
252	2	3 Bedrooms	65
259	2	2 Bedrooms	58
260	2	3 Bedrooms	67
261	3	3 Bedrooms	65
268	3	2 Bedrooms	58
269	3	3 Bedrooms	67
270	4	3 Bedrooms	65
275	4	2 Bedrooms	57
278	4	3 Bedrooms	67
279	5	3 Bedrooms	65
286	5	2 Bedrooms	58
287	5	3 Bedrooms	67
288	6	3 Bedrooms	65
296	6	3 Bedrooms	67
297	7	3 Bedrooms	65
304	7	2 Bedrooms	58
305	7	3 Bedrooms	67

KEY

- 2 BEDROOM APARTMENTS
- 3 BEDROOM APARTMENTS

Affinity House
2 BEDROOM APARTMENT
 Apartment: 138
 Floor: 01



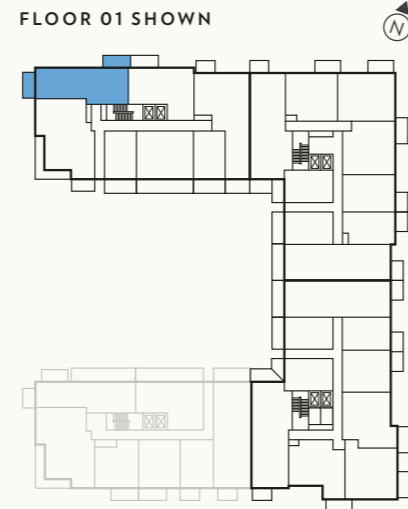
Affinity House
2 BEDROOM APARTMENT
 Apartments: 275
 Floor: 04



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

TOTAL INTERNAL AREA	80 sq.m	861 sq.ft
TOTAL EXTERNAL AREA	14.3 sq.m	154 sq.ft
Kitchen / Dining / Living Room	6.12m x 4.79m	20'1" x 15'8"
Bedroom 1	3.86m x 3.18m	12'8" x 10'5"
Bedroom 2	4.53m x 2.84m	14'10" x 9'4"
Balcony 1	1.81m x 4.23m	5'11" x 13'10"
Balcony 2	1.81m x 4.57m	5'11" x 14'11"

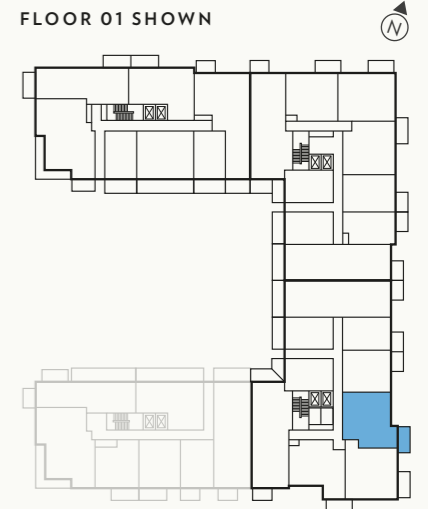
*Not visible from Floor 01
 Floorplans are scaled individually to fit the page and are not necessarily shown at the same scale as other plots. Floorplans shown for Grand Union are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. 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.



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

TOTAL INTERNAL AREA	70 sq.m	755 sq.ft
TOTAL EXTERNAL AREA	7.7 sq.m	83 sq.ft
Kitchen / Dining / Living Room	6.22m x 3.26m	20' 4" x 10' 8"
Bedroom 1	5.18m x 2.75m	16' 12" x 9' 0"
Bedroom 2	3.96m x 2.85m	12' 12" x 9' 4"
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. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.



Affinity House

2 BEDROOM APARTMENT

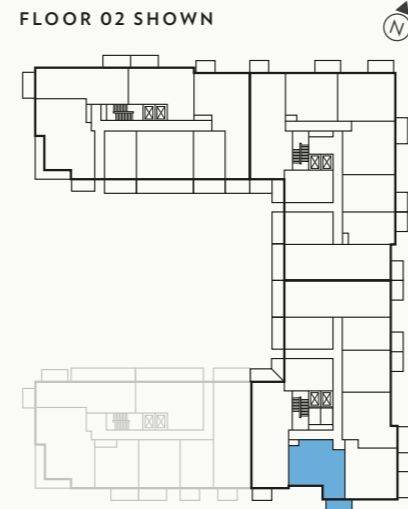
Apartments: 259, 268, 286 & 304

Floors: 02, 03, 05 & 07



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

TOTAL INTERNAL AREA	72 sq.m	771 sq.ft
TOTAL EXTERNAL AREA	7.7 sq.m	83 sq.ft
Kitchen / Dining / Living Room	7.86m x 3.44m	25' 10" x 11' 3"
Bedroom 1	3.37m x 2.92m	11' 0" x 9' 7"
Bedroom 2	4.13m x 2.79m	13' 6" x 9' 1"
Balcony	4.23m x 1.81m	13' 10" x 5' 11"



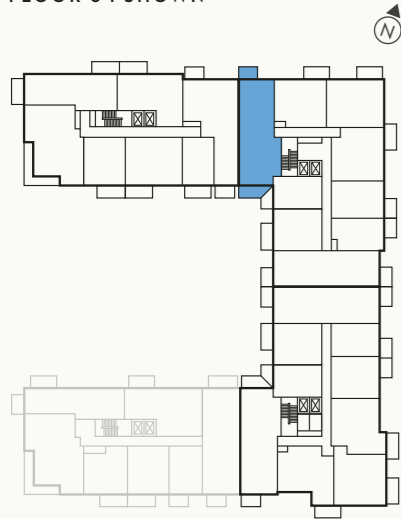
Floorplans are scaled individually to fit the page and are not necessarily shown at the same scale as other plots. Floorplans shown for Grand Union are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.



Photography of the 3 bedroom show apartment, indicative only.

Affinity House
3 BEDROOM APARTMENT
 Apartment: 216
 Floor: 04

FLOOR 04 SHOWN



↑ View towards
Wembley
Stadium



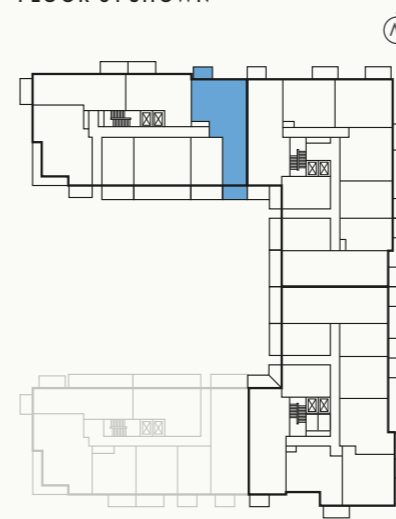
- ◀ ▶ MEASUREMENT POINTS
- U UTILITY CUPBOARD
- C CUPBOARD
- ▬ PRIVACY SCREEN
- ⊠ WASHING MACHINE
- ⊠ FRIDGE FREEZER

TOTAL INTERNAL AREA	106 sq.m	1,141 sq.ft
TOTAL EXTERNAL AREA	15.0 sq.m	161 sq.ft
Kitchen / Dining / Living Room	8.38m x 3.86m	27'6" x 12'8"
Bedroom 1	5.08m x 2.92m	16'8" x 9'7"
Bedroom 2	4.78m x 2.63m	15'8" x 8'7"
Bedroom 3	5.70m x 2.81m	18'8" x 9'2"
Balcony 1	1.81m x 3.11m	5'11" x 10'2"
Balcony 2	1.81m x 5.58m	5'11" x 18'4"

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.

Affinity House
3 BEDROOM APARTMENT
 Apartment: 144
 Floor: 01

FLOOR 01 SHOWN



↓ View onto
Podium Gardens



- ◀ ▶ 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.

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

FLOOR 02 SHOWN



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.

Affinity House
3 BEDROOM APARTMENT
 Apartments: 236 & 242
 Floors: 06 & 07

FLOOR 06 SHOWN



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.

Affinity House
3 BEDROOM APARTMENT
 Apartment: 243
 Floor: 01

FLOOR 01 SHOWN



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.

Affinity House
3 BEDROOM APARTMENT
 Apartments: 252, 261, 270, 279, 288 & 297
 Floors: 02, 03, 04, 05, 06 & 07

FLOOR 02 SHOWN



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.

Affinity House

3 BEDROOM APARTMENT (WHEELCHAIR ADAPTABLE)

Apartment: 251

Floor: 01

FLOOR 01 SHOWN



- ◀ ▶ MEASUREMENT POINTS
- U UTILITY CUPBOARD
- C CUPBOARD
- ▬ PRIVACY SCREEN
- ⊠ WASHING MACHINE
- ⊠ FRIDGE FREEZER

TOTAL INTERNAL AREA	105 sq.m	1,126 sq.ft
TOTAL EXTERNAL AREA	13.3 sq.m	143 sq.ft
Kitchen / Dining / Living Room	9.98m x 3.13m	32' 9" x 10' 3"
Bedroom 1	5.04m x 3.15m	16' 6" x 10' 4"
Bedroom 2	5.0m x 2.55m	16' 6" x 8' 4"
Bedroom 3	4.92m x 3.25m	16' 1" x 10' 8"
Terrace	5.33m x 1.80m	17' 5" 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 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.

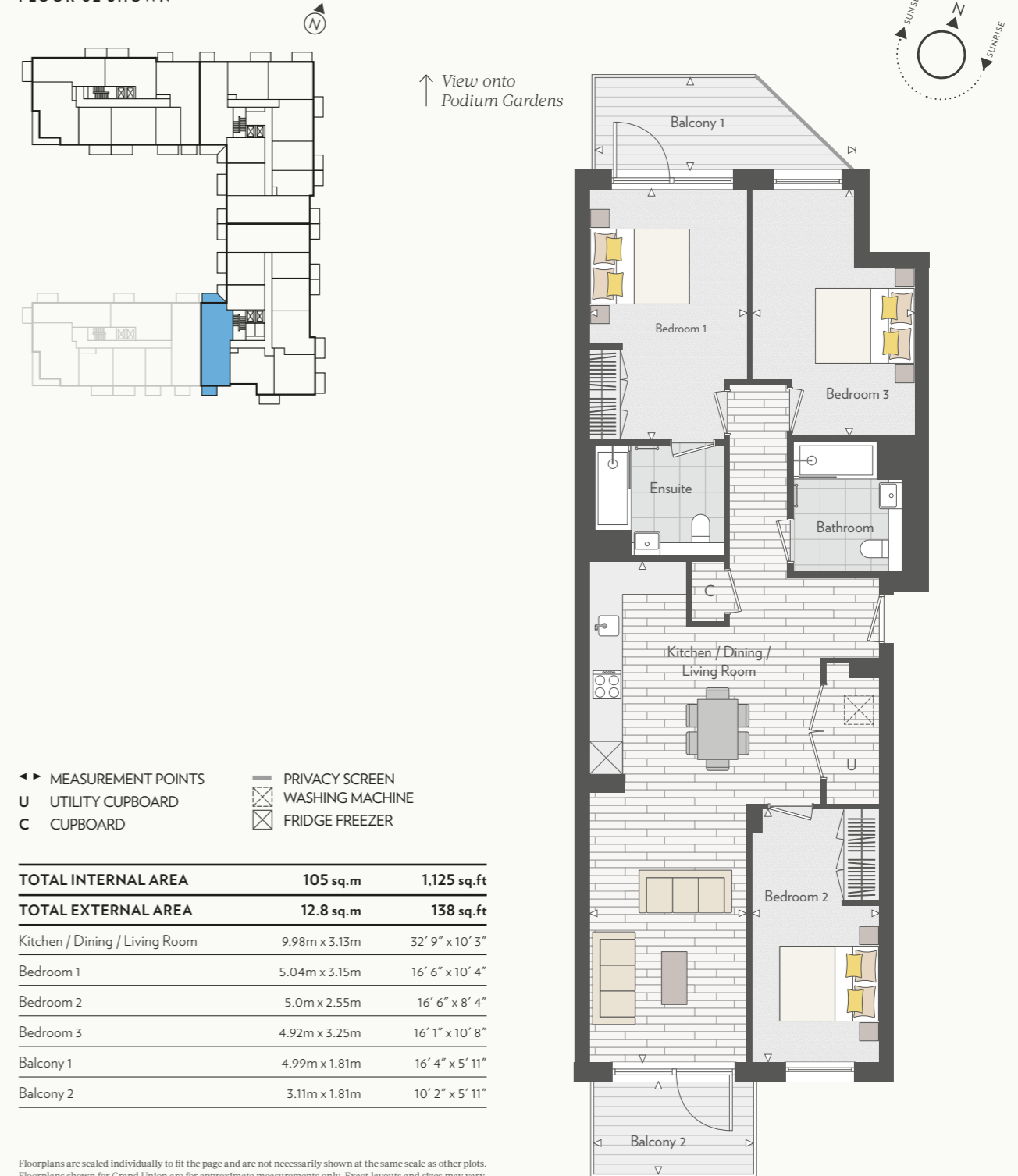
Affinity House

3 BEDROOM APARTMENT (WHEELCHAIR ADAPTABLE)

Apartments: 260, 269, 278, 287, 296 & 305

Floors: 02, 03, 04, 05, 06 & 07

FLOOR 02 SHOWN



- ◀ ▶ MEASUREMENT POINTS
- U UTILITY CUPBOARD
- C CUPBOARD
- ▬ PRIVACY SCREEN
- ⊠ WASHING MACHINE
- ⊠ FRIDGE FREEZER

TOTAL INTERNAL AREA	105 sq.m	1,125 sq.ft
TOTAL EXTERNAL AREA	12.8 sq.m	138 sq.ft
Kitchen / Dining / Living Room	9.98m x 3.13m	32' 9" x 10' 3"
Bedroom 1	5.04m x 3.15m	16' 6" x 10' 4"
Bedroom 2	5.0m x 2.55m	16' 6" x 8' 4"
Bedroom 3	4.92m x 3.25m	16' 1" x 10' 8"
Balcony 1	4.99m x 1.81m	16' 4" 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.

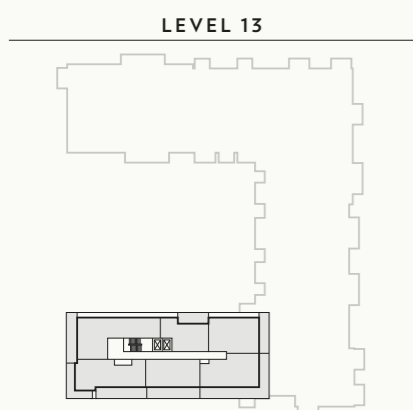
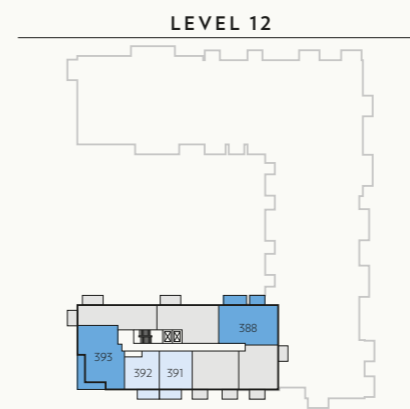
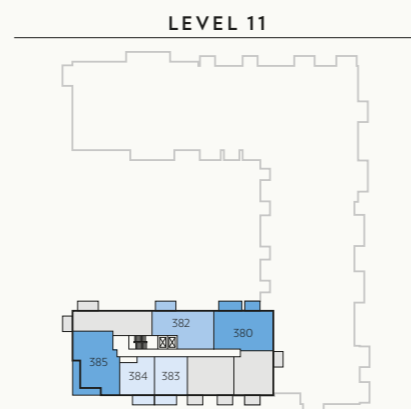
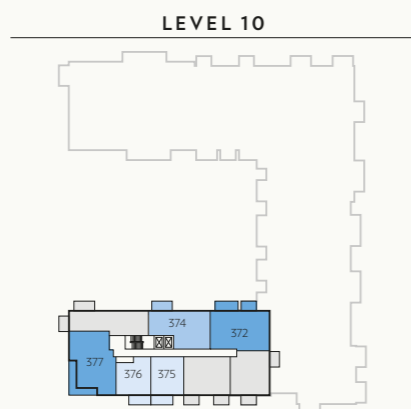
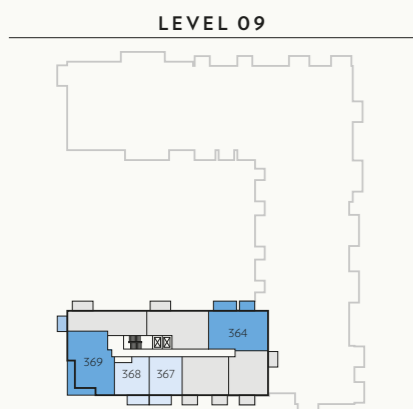
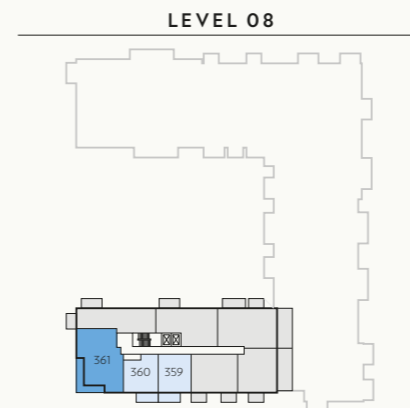
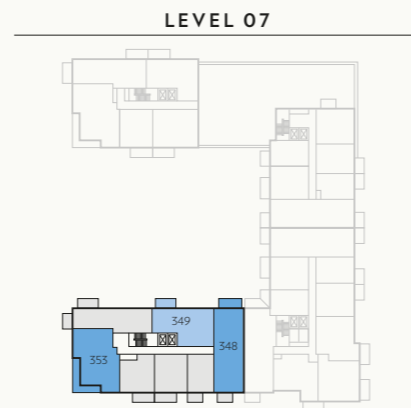
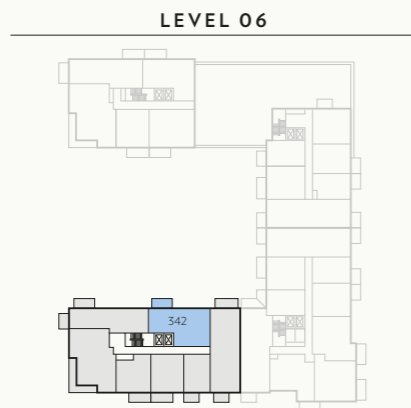
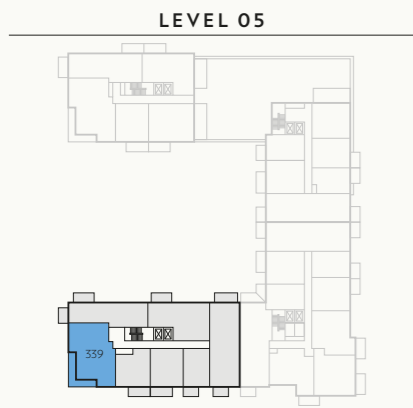
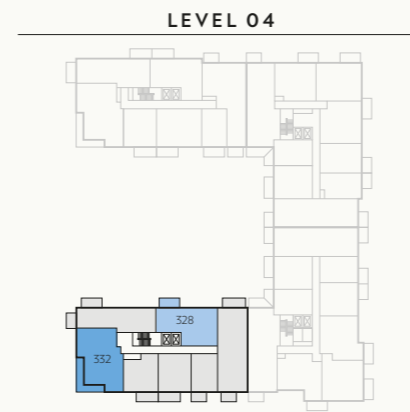
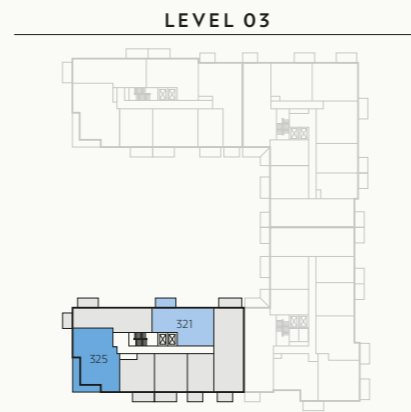
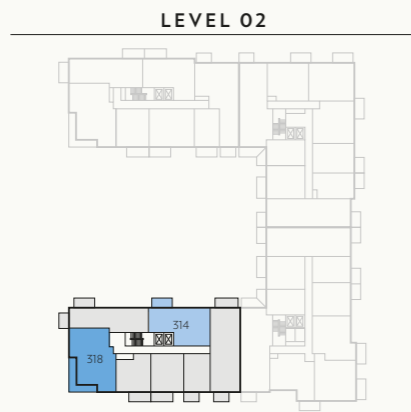
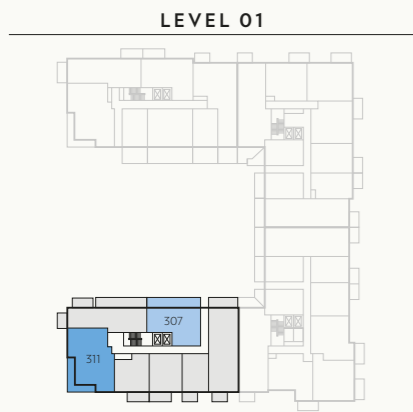
SAY

Hello

TO

AFFINITY TOWER

34 beautifully designed Manhattan,
1, 2 and 3 bedroom apartments



ACCOMMODATION FINDER

APARTMENT NO.	LEVEL	BEDROOMS	PAGE NO.
307	1	3 Bedrooms	74
311	1	3 Bedrooms	80
314	2	2 Bedrooms	75
318	2	3 Bedrooms	80
321	3	2 Bedrooms	75
325	3	3 Bedrooms	80
328	4	2 Bedrooms	76
332	4	3 Bedrooms	80
339	5	3 Bedrooms	80
342	6	2 Bedrooms	76
348	7	3 Bedrooms	82
349	7	2 Bedrooms	76
353	7	3 Bedrooms	80
359	8	1 Bedroom	73
360	8	1 Bedroom	72
361	8	3 Bedrooms	80
364	9	3 Bedrooms	78
367	9	1 Bedroom	73
368	9	1 Bedroom	72
369	9	3 Bedrooms	80
372	10	3 Bedrooms	78
374	10	2 Bedrooms	76
375	10	1 Bedroom	73
376	10	1 Bedroom	72
377	10	3 Bedrooms	80
380	11	3 Bedrooms	78
382	11	2 Bedrooms	76
383	11	1 Bedroom	73
384	11	1 Bedroom	72
385	11	3 Bedrooms	80
388	12	3 Bedrooms	78
391	12	1 Bedroom	73
392	12	1 Bedroom	72
393	12	3 Bedrooms	80

KEY

- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS
- 3 BEDROOM APARTMENTS

Affinity Tower

1 BEDROOM APARTMENT

Apartments: 360, 368, 376, 384 & 392

Floors: 08, 09, 10, 11 & 12

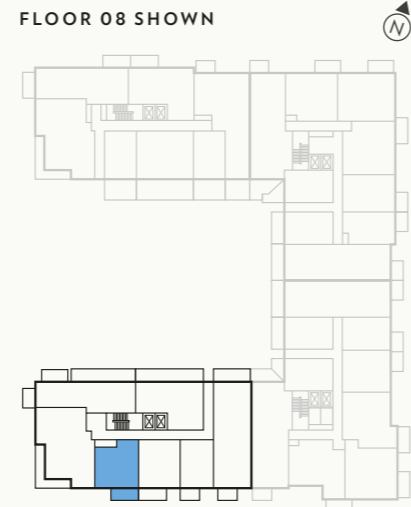


View towards the Grand Union Canal

- ◀▶ 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"

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.



Affinity Tower

1 BEDROOM APARTMENT (WHEELCHAIR ADAPTABLE)

Apartments: 359, 367, 375, 383 & 391

Floors: 08, 09, 10, 11 & 12

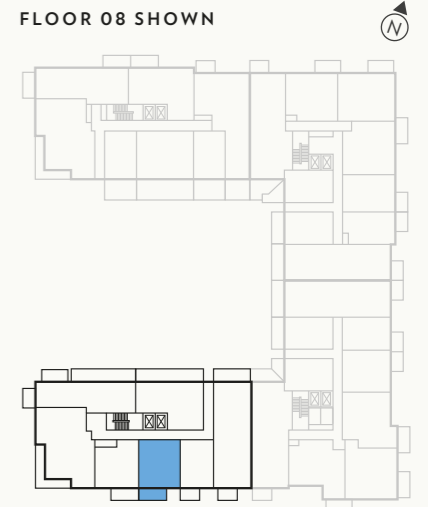


View towards the Grand Union Canal*

- ◀▶ 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"

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.



2 BEDROOM APARTMENT

Apartment: 307

Floor: 01

2 BEDROOM APARTMENT

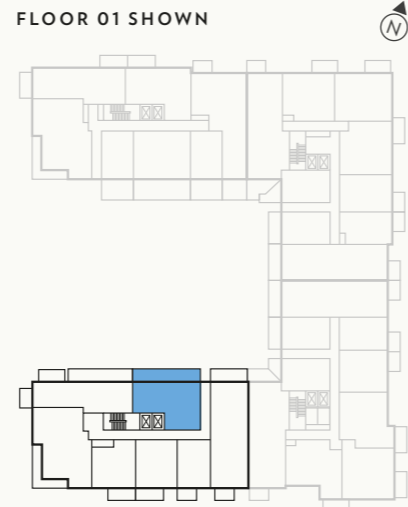
Apartment: 314 & 321

Floor: 02 & 03



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

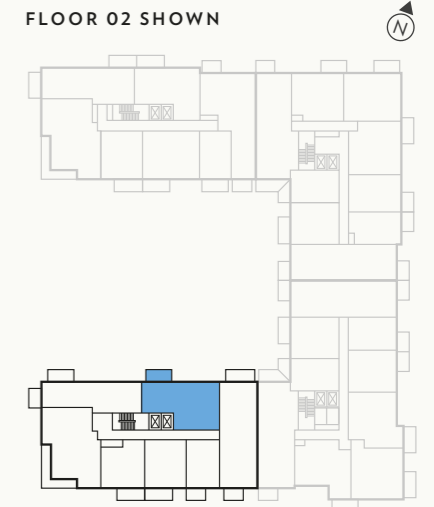
APARTMENT TOTAL INTERNAL AREA	70.1 sq.m	755 sq.ft
APARTMENT TOTAL EXTERNAL AREA	20.1 sq.m	216 sq.ft
Kitchen / Dining / Living Room	5.05m x 4.81m	16' 2" x 15' 9"
Bedroom 1	3.17m x 2.75m	10' 4" x 9' 0"
Bedroom 2	3.18m x 3.17m	10' 4" x 10' 4"
Terrace	11.29m x 1.80m	37' 0" x 5' 10"



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
- PRIVACY SCREEN
- ⊠ WASHING MACHINE
- ⊠ FRIDGE FREEZER

APARTMENT TOTAL INTERNAL AREA	83.1 sq.m	894 sq.ft
APARTMENT TOTAL EXTERNAL AREA	7.7 sq.m	83 sq.ft
Kitchen / Dining / Living Room	6.08m x 4.81m	19' 11" x 15' 9"
Bedroom 1	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.

Affinity Tower

2 BEDROOM APARTMENT (WHEELCHAIR ADAPTABLE)

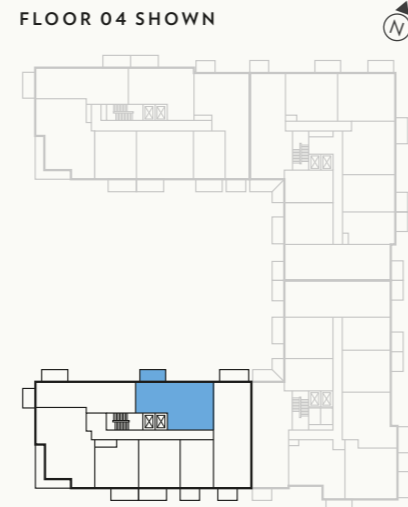
Apartments: 328, 342, 349, 374 & 382

Floors: 04, 06, 07, 10 & 11



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

APARTMENT TOTAL INTERNAL AREA	83.0 sq.m	893 sq.ft
APARTMENT TOTAL EXTERNAL AREA	7.7 sq.m	83 sq.ft
Kitchen / Dining / Living Room	6.08m x 4.81m	19' 11" x 15' 9"
Bedroom 1	4.77m x 3.58m	15' 7" 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.



Photography of the 3 bedroom show apartment, indicative only.

Affinity Tower

3 BEDROOM APARTMENT

Apartments: 364, 372, 380 & 388

Floors: 09, 10, 11 & 12



- ◀▶ MEASUREMENT POINTS
- U UTILITY CUPBOARD
- C CUPBOARD
- ▬ PRIVACY SCREEN
- ⊠ WASHING MACHINE
- ⊠ FRIDGE FREEZER

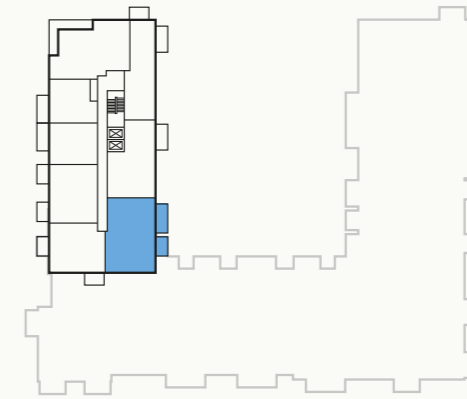
Affinity Tower

3 BEDROOM APARTMENT

Apartments: 364, 372, 380 & 388

Floors: 09, 10, 11 & 12

FLOOR 09 SHOWN



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"

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.

Affinity Tower

3 BEDROOM APARTMENT

Apartments: 311, 318, 325, 332, 339, 353, 361, 369, 377, 385 & 393

Floors: 01, 02, 03, 04, 05, 07, 08, 09, 10, 11 & 12



←
View towards the
Grand Union Canal

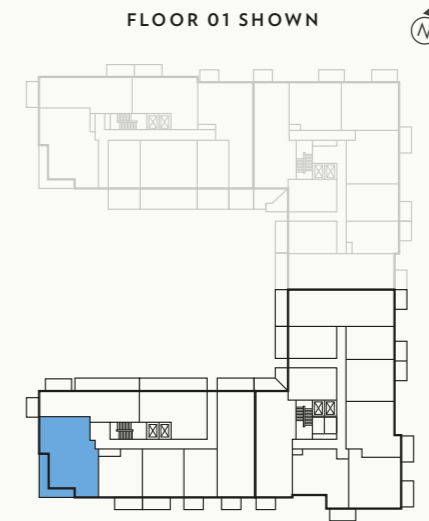
- ▶ MEASUREMENT POINTS
- U UTILITY CUPBOARD
- C CUPBOARD
- PRIVACY SCREEN
- ⊠ WASHING MACHINE
- ⊠ FRIDGE FREEZER

Affinity Tower

3 BEDROOM APARTMENT

Apartments: 311, 318, 325, 332, 339, 353, 361, 369, 377, 385 & 393

Floors: 01, 02, 03, 04, 05, 07, 08, 09, 10, 11 & 12



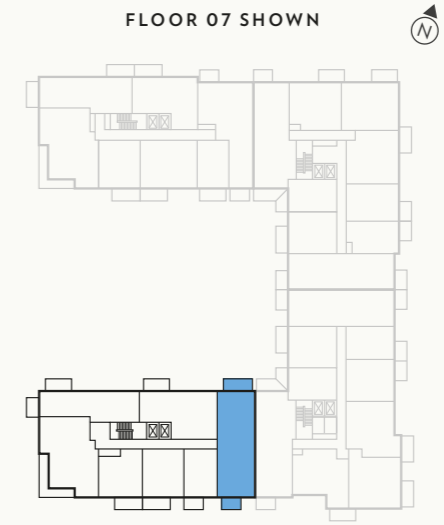
APARTMENT TOTAL INTERNAL AREA	102.5 sq.m	1,103 sq.ft
APARTMENT TOTAL EXTERNAL AREA	17.2 sq.m	185 sq.ft
Kitchen / Dining / Living Room	5.99m x 5.10m	19' 8" x 16' 8"
Bedroom 1	5.58m x 2.82m	18' 3" x 9' 3"
Bedroom 2	3.04m x 2.90m	9' 11" x 9' 6"
Bedroom 3	4.28m x 3.00m	14' 0" x 9' 9"
Balcony	7.20m x 1.50m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

Affinity Tower
3 BEDROOM APARTMENT
 Apartments: 348
 Floor: 07

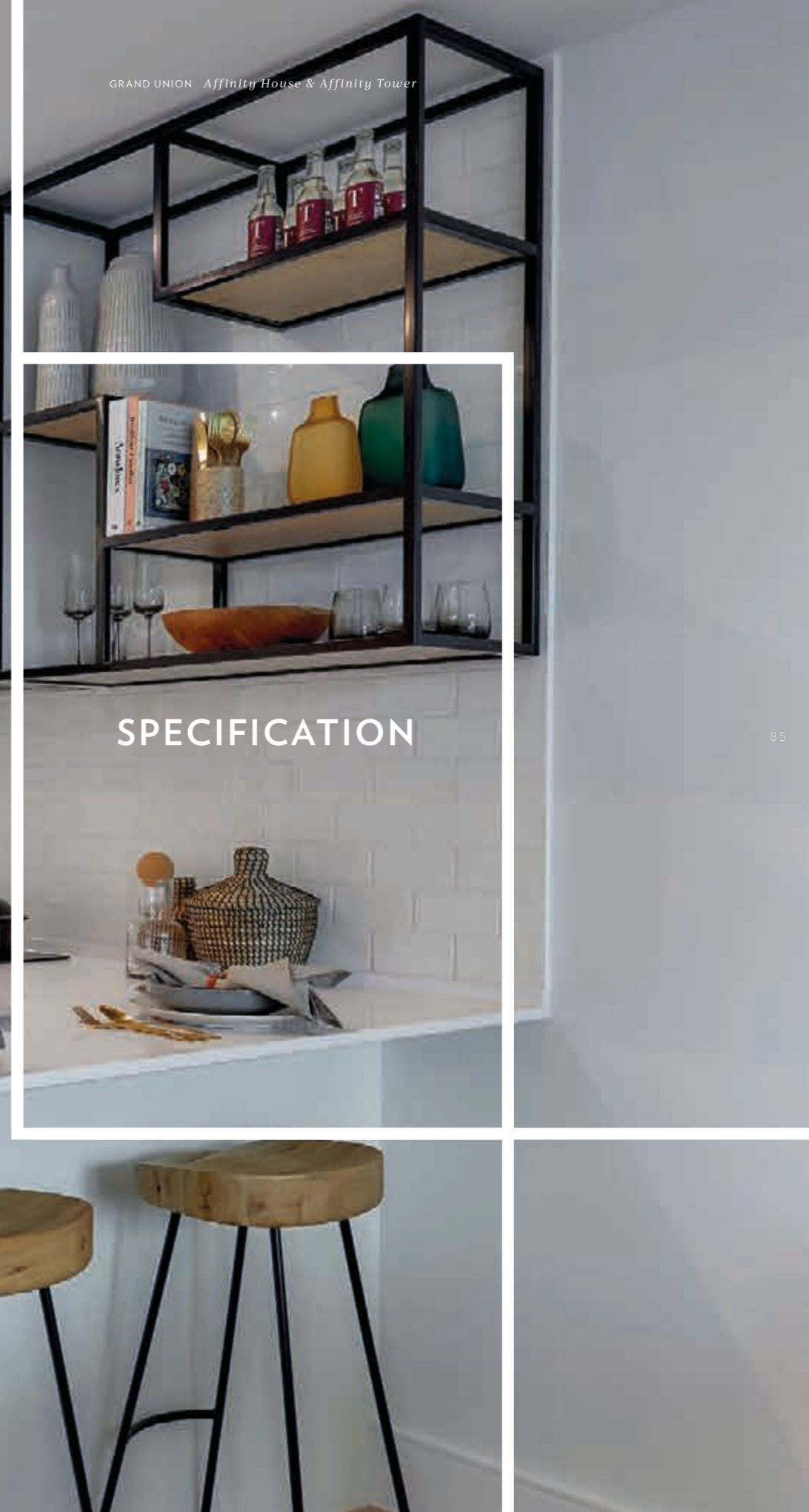


Affinity Tower
3 BEDROOM APARTMENT
 Apartments: 348
 Floor: 07



APARTMENT TOTAL INTERNAL AREA	103.6 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"
Bedroom 1	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"

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.



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



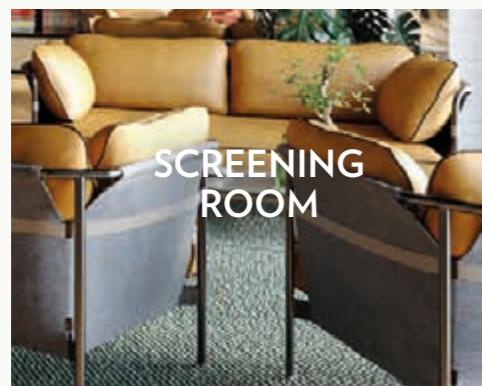
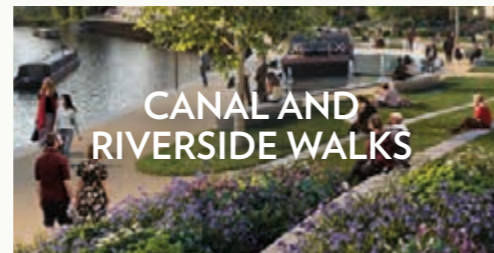
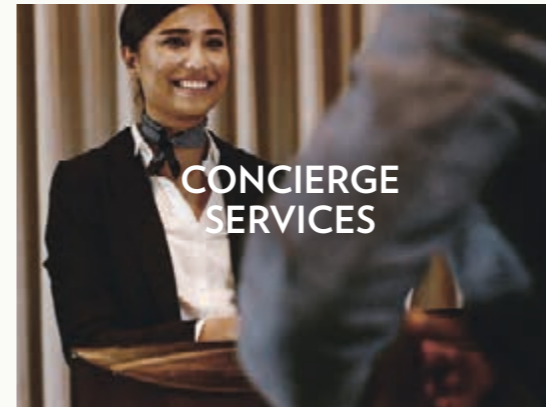
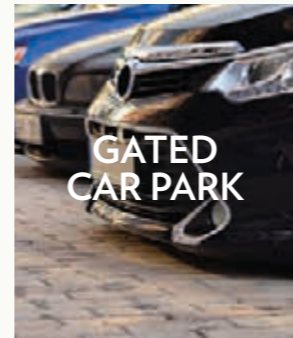
Security & External

- 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



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.

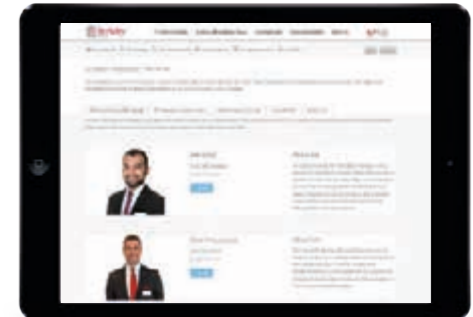
1. FILING CABINET

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

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.



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

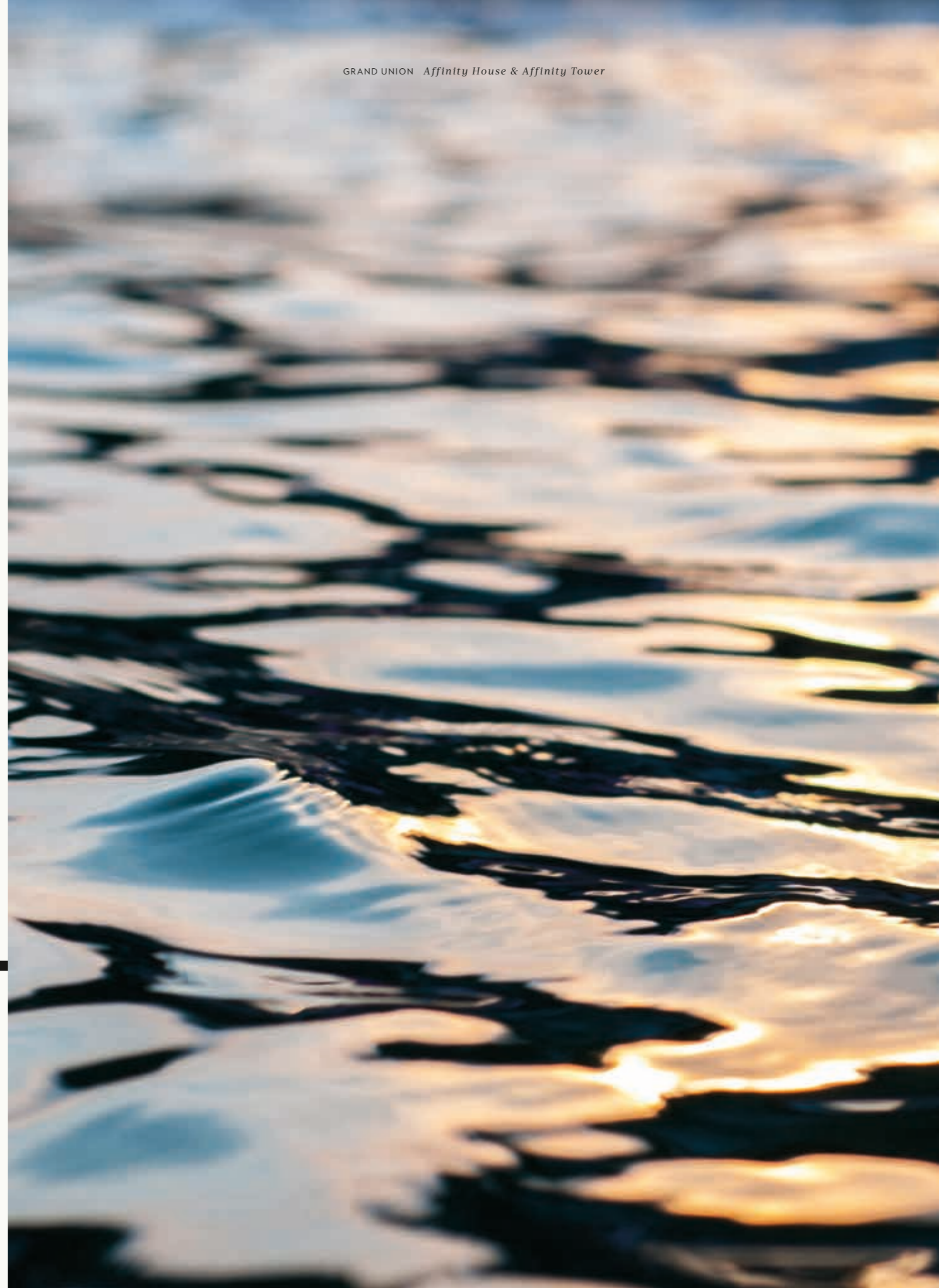
sales@grandunion.uk
T 0808 1788 838

GRANDUNION.UK



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 – 41CA/X705/0323

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.



GRANDUNION.UK

