

GRAND

UNION

Local area guide



St George
Designed for life

Welcome to Grand Union, a new development of canalside apartments.

With easy transport links to the West End and the City, you're never far from the action at Grand Union. Stonebridge Park and Alperton tube stations are just a short walk away, or you can hop on your bike and follow the towpath along the Grand Union Canal and get to Paddington in less than half an hour.

Chosen as the 'London Borough of culture 2020*', Brent offers a rich and diverse arts scene alongside vibrant shops, cafés and restaurants.

[CLICK HERE TO FIND OUT MORE ABOUT
BRENT, LONDON BOROUGH OF CULTURE](#)

Hello

Neighbourhood

Whether you're looking for shopping, historic landmarks or green open spaces, it's all within easy reach.



WALK
from Grand Union

Stonebridge Park
WALK ZONE 3
7 minutes*

Alperton
WALK ZONE 4
14 minutes*

Shopping

- 1 London Designer Outlet
- 2 Box Park
- 3 Amazon Fresh
- 4 V&V, Ealing Road
- 5 Westfield, London
- 6 Oxford Street
- 7 Brent Cross
- 8 Ealing Broadway
- 9 IKEA
- 10 Co-op

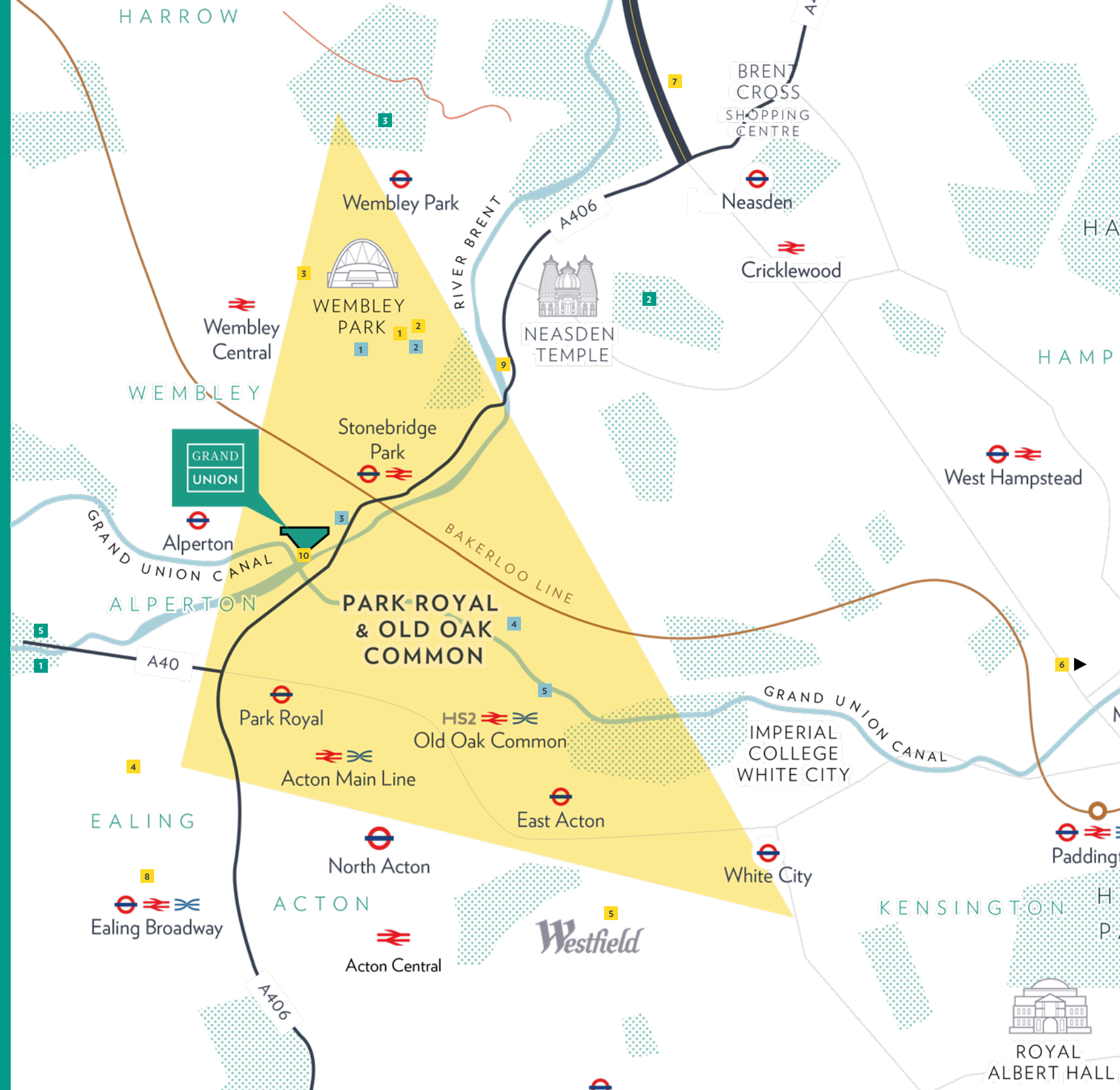
Open Space

- 1 Horsenden Hill Park
- 2 Gladstone Park
- 3 Fryent Park
- 4 Hampstead Heath
- 5 Pitshanger Park

Local Landmarks

- 1 Wembley Stadium
- 2 The SEE Arena
- 3 Ace Café
- 4 Park Royal
- 5 Grand Union Canal

Map not scale. *Walking distances are approximate only and taken from Grand Union. Source: Google Maps.



ROYAL ALBERT HALL

Shopping

London Designer Outlet, Wembley

Next to the world-famous Wembley Stadium, the London Designer Outlet offers year-round discounts on popular brands such as Calvin Klein, Nike, GAP and Superdry. As well as 70 shops, there are lots of cafés and restaurants to choose from. And why not combine a trip here with a visit to Cineworld to take in a film?

Wembley Park Blvd, Wembley HA9 0FD
londondesigneroutlet.com

 10 mins  9 mins   18 mins



Westfield, London

If you want to treat yourself, Westfield is the place to come. A short drive down the Westway will take you to some of the best shopping London has to offer, including luxury fashion brands such as Gucci, Burberry and Prada, and high-end shoe shops including Russell & Bromley, Kurt Geiger and Jimmy Choo.

Ariel Way, Shepherd's Bush W12 7GF
uk.westfield.com/london

 18 mins  25 mins  29 mins

Some of London's best shopping malls are just a short drive away

*Journey times from Grand Union.
Train times from Stonebridge Park (SP) ZONE 3 or Alperton(A) ZONE 4*



IKEA

Furnish your new home at Grand Union with a trip to the Swedish homewares store. From tea lights to sofas, Ikea has it covered. But don't forget to reward yourself with a plate of those famous meatballs before you head home!

2 Drury Way, N Circular Rd NW10 0TH
ikea.com

 8 mins  12 mins   19 mins

Ealing Broadway

Ealing Broadway shopping centre offers a range of high street brands such as Argos, Marks & Spencer and H&M. There's all retail therapy you might need under one roof here, as well as the chance to take a pit stop at Costa Coffee, Wagamama or Itsu.

The Broadway, Ealing, London W5 5JY
ealingbroadwayshopping.co.uk

 13 mins  22 mins   35 mins



Brent Cross

The UK's first ever out-of-town shopping centre* has more than 120 shops on offer, such as The White Company, Anthropologie and department stores like John Lewis and Fenwick, or you can grab a bite to eat at a wide choice of restaurants.

Prince Charles Drive, Hendon NW4 3FP
brentcross.co.uk

 13 mins  37 mins   32 mins

Source: *www.chapmantaylor.com

Amazon Fresh

Online giant Amazon chose Wembley for the site of its second bricks-and-mortar store in London. Use the Amazon app to enter the till-free store, pick what you like from the aisles, and you'll be automatically billed as you leave.

Wembley Park Boulevard,
Wembley HA9 0HP
amzn.to/2OKrNHO

 10 mins  9 mins  31 mins



Restaurants and Bars



Waterside Restaurant

Located on site at Grand Union

Computer generated image, indicative only and subject to change

Rubio

The perfect mix of food and music. Offering a deli-style menu, brunch and award winning pizzas all within a relaxed and enjoyable space with a great soundtrack and monthly live music events.

43 Park Parade, London NW10 4JD
rubio.co.uk

 13 mins  15 mins  30 mins

Journey times from Grand Union
Train times from Stonebridge Park (SP)
ZONE 3 or Alperton(A) ZONE 4



Grand Junction Arms

The Grand Junction Arms is an English pub set on the Grand Union Canal serving delicious food. Sit back and relax with a beer and a meal in one of the two bars or recently refurbished beer garden.

Acton Lane, London NW10 7AD
grandjunctionarmsnw10.co.uk

 9 mins  9 mins  15 mins



Ace Café London

This transport café has been the holy grail for bikers and petrolheads since 1938. Check out the bikes as you enjoy a Full English, bangers and mash or fish and chips.

Ace Corner, N Circular Rd NW10 7UD
london.acecafe.com

 2 mins  2 mins  5 mins



Royal Oak

A family-friendly, refurbished Victorian pub. Outside, the beer garden is the perfect spot for alfresco drinking and dining. A great spot for a Sunday roast.

95 High Street, London NW10 4TS
royaloaknw10.com

 12 mins  15 mins  25 mins



The Island

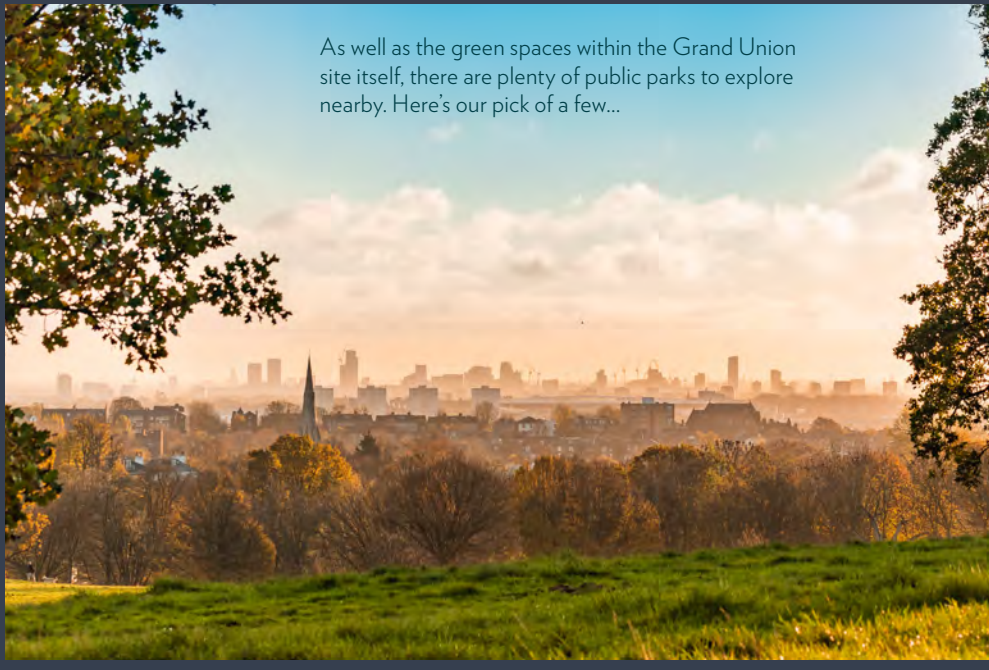
An independent bar and restaurant in the heart of Kensal Rise with good food and great service. With a seasonal menu, real ales and beers from around the country and an extensive wine cellar, this local gem is perfect for meeting, drinking and eating with family and friends.

123 College Road, London NW10 5H
theislandnw10.com

 17 mins  26 mins  27 mins

Open space

As well as the green spaces within the Grand Union site itself, there are plenty of public parks to explore nearby. Here's our pick of a few...



Hampstead Heath

A wild park of woodland and meadows, tucked inside north London's Zone 2 though you'd never know it - with over 800 acres it boasts some of the most spectacular views in the city.

Hampstead, London NW5 1QR

 19 mins  48 mins  39 mins

Horsenden Hill Park

If you're a nature lover, you'll be in your element at Horsenden Hill Park. There are acres of meadows, wetlands and woodland to explore as well as walks alongside the Grand Union Canal. And if you've got kids in tow, they'll have great fun following the Gruffalo Trail.

Perivale, Greenford UB6 7PQ

 10 mins  18 mins  28 mins  50 mins

Fryent Country Park

Fryent Country Park is a green oasis in the London Borough of Brent and has over 100 hectares of meadows, woods, hedgerows and ponds. The park is always open for people to enjoy the wonderful variety of wildlife. It is a great place for walks and picnics plus fun and games for the children.

106 Fryent Way, London NW9 9SE

 11 mins  25 mins  43 mins  50 mins



Grand Union

There are 14 acres of open space including landscaped gardens, riverside meadows, riverside walkways, to explore right here at Grand Union. Cycle along the banks of the Grand Union Canal or head for a picnic in Riverside Meadows. The choice is yours.

Pitshanger Park

Escape from city life at this riverside park with tennis courts, walking routes and a children's playground. As you stroll along the banks of the River Brent, be sure to look out for water voles, kingfishers and other native wildlife

West Ealing, London W5 1LS

 13 mins  14 mins  43 mins



Plenty of space to roam
in the fresh air of the
numerous park areas
Alpertton has to offer

Journey times from Grand Union
Train times from Stonebridge Park (SP) ZONE 3 or Alpertton(A) ZONE 4

Local landmarks

Wembley Stadium

This stadium dominates the local skyline, with its huge arch that can be seen from miles around. The home of English football and the largest venue in the UK, Wembley Stadium has hosted some of the world's most historic sporting events as well as sell-out concerts from the likes of The Spice Girls, Ed Sheeran and Beyoncé.

Wembley HA9 0WS
wembleystadium.com

 12 mins  13 mins  30 mins



Park Royal

London's largest business park* is the site of a huge regeneration project which will see 65,000 new jobs created over the next 30 years. The arrival of HS2 and Crossrail will transform the area, turning it into one of the best connected locations in London.

21 Park Royal Road, Park Royal NW10 7LQ
westlondon.com/park-royal-business-group

 6 mins  11 mins  33 mins

Source: *www.london.gov.uk

You'll never be short
of places to visit
and things to do.

Journey times from Grand Union
Train times from Stonebridge Park (SP) ZONE 3 or Alpertown (A) ZONE 4



Grand Union Canal

A mere stone's throw from your apartment, the Grand Union Canal is the lifeblood and defining landmark of the Grand Union development. With 14 acres of open space including landscaped gardens, riverside meadows and riverside walkways, you can grab a cup of coffee at the Canalside Piazza or go for a walk down the towpath to watch the boats and the wildlife.

The SSE Arena

Adjacent to Wembley Stadium lies the smaller, but no less significant, Wembley Arena. This iconic, 12,500-capacity venue is used for music, comedy, and sport, and is London's second-largest indoor arena after The O2. Its stage has been graced by world-famous artists such as The Rolling Stones, Tina Turner and Madonna.

Arena Square, Engineers Way,
London HA9 0AA
ssearena.co.uk

 12 mins  13 mins  30 mins



Computer generated image, indicative only and subject to change



Education



Source: reports.ofsted.gov.uk
Journey times from Grand Union
Train times from Stonebridge Park (SP) ZONE 3 or Alperton(A) ZONE 4

Harrow School

A boarding school for boys aged 13-18 founded in 1572 under a Royal Charter granted by Queen Elizabeth I. It is located in a leafy 300-acre estate, encompassing much of Harrow-on-the-Hill in north-west London.

5 High Street, Harrow HA1 3HP
harrowschool.org.uk

 16 mins  24 mins  39 mins

West Twyford Primary School

This primary school encourages life-long learning, respect and politeness. It's achieved a 'Good' OFSTED rating and is a warm and welcoming place for your child to learn.

Twyford Abbey Road, London NW10 7DN
west-twyford.ealing.sch.uk

 7 mins  7 mins  25 mins

Elsley Primary School

Close to the stadium, this school welcomes children between the ages of three and 11. The staff are rightly proud of the school's 'Good' OFSTED rating and work hard to maintain high educational standards within a warm and friendly environment.

Tokington Avenue, Wembley HA9 6HT
elsley.brent.sch.uk

 10 mins  9 mins  18 mins

Barham Primary School

This school boasts a well-earned 'Good' OFSTED rating and encourages patience and teamwork among its children. Outdoor activities play a big part of the learning here, thanks to the school's large playing field, playgrounds and nature area.

Danethorpe Road, Wembley HA0 4RQ
lse.ac.uk

 8 mins  8 mins  27 mins

Alperton Community School

This co-educational secondary school with academy status takes pupils aged 11 to 18, encouraging them to think big and achieve their aspirations. OFSTED rates the school as 'Good' with outstanding leadership and management.

Stanley Avenue, Wembley HA0 4JE
alperton.brent.sch.uk

 3 mins  3 mins  9 mins

Ark Elvin Academy

A mixed secondary school and sixth form with a 'Good' OFSTED rating. Footballer Raheem Sterling spent his formative years here when it was known as Copland Community School.

Cecil Avenue, Wembley HA9 7DU
arkelvinacademy.org

 9 mins  9 mins  22 mins



There are plenty of schools to choose from in close proximity

Higher Education

Easy access to
some of London's top
educational facilities.

Journey times from Grand Union
Train times from Stonebridge Park (SP) ZONE 3 or Alperton(A) ZONE 4

University College London

UCL offers courses to 39,000 students from 150 different countries and is internationally recognised for its academic excellence and groundbreaking research.

Gower Street, London WC1E 6BT
ucl.ac.uk

33 mins 47 mins 41 mins

King's College London

Located in the heart of London, but still an easy journey from Grand Union, this prestigious university is known for its world-class degree courses in Medicine, Dentistry and Law.

The Strand, London WC2R 2LS
kcl.ac.uk

45 mins 52 mins 56 mins

Imperial College London (White City campus)

Known for its Science, Engineering, Medicine and Business courses, Imperial College London is ranked as one of the top 10 best universities in the world.*

80 Wood Lane, White City W12 7TA
imperial.ac.uk/white-city-campus

19 mins 24 mins 31 mins

Source: *QS World University Ranking 2020

LSE

This legendary institution offers courses across the social, political and economic sciences. Its famous alumni include Sir David Attenborough.

Houghton Street, Holborn WC2A 2AE
lse.ac.uk

41 mins 54 mins 50 mins

University of Westminster

The Harrow site of the University of Westminster is home to highly-regarded degree courses in subjects including Art & Design, Film & Television and Media & Communication.

Watford Road, Northwick Park Roundabout,
Harrow HA1 3TP
westminster.ac.uk

13 mins 23 mins 34 mins

Central St Martins

At this art school, you can study subjects such as Fashion, Textiles, Fine Art and Photography. Former students include designers Stella McCartney and Matthew Williamson.

1 Granary Square, London N1C 4AA
arts.ac.uk/colleges/central-saint-martins

37 mins 54 mins 51 mins



Local directory

Shops

Co-op
Grand Union, Beresford Avenue,
Wembley HA0 1NW
coop.co.uk

Sainsbury's
360 Ealing Road, Alperton,
Wembley HA0 1PF
stores.sainsburys.co.uk

Londis
406-408 Ealing Road, Alperton,
Wembley HA0 1JU
londis.co.uk

Cinemas

Cineworld
Designer Outlet, London,
Wembley Park Blvd,
Wembley HA9 0RX
cineworld.co.uk

Hairdressers

Eva's Hair & Beauty Centre
The Atlip Centre,
Atlip Rd, Alperton,
Wembley HA0 4LU

Nurseries

On-site Nursery
Grand Union, Beresford Avenue,
Wembley HA0 1NW

Bright Owls Nursery
Community Centre, Heather
Park Dr, Mount Pleasant,
Wembley HA0 1SH
brightowlsnursery.com

Cafés

Ace Café London
Ace Corner, North Circular Road,
NW10 7UD
london.acecafe.com

Alperton Sandwich Bar
7B Glenmore Parade, Mount
Pleasant, Wembley, HA0 4PJ
alpertonsandwichbar.business.site

Costa Coffee
Unit 4, Wembley Central Station,
HA9 7AJ
costa.co.uk

Restaurants & Takeaways

Arena Restaurant
307 Harrow Road, Wembley
HA9 6BD
arenarestaurant.co.uk

Mumbai Local Wembley
141 Ealing Road, Wembley
HA0 4BP
mumbailocal.co.uk

Adam's Pizza
6 Glenmore Parade, Ealing Road,
Wembley HA0 4PJ
adamsonline.co.uk

McDonald's

Quill St, Hanger Lane,
Hanger Hill, London W5 1DN
mcdonalds.com

Hospitals

Central Middlesex Hospital
Acton Lane, Park Royal
NW10 7NS
lnwh.nhs.uk/central-middlesex-hospital

Doctors

Sudbury & Alperton Medical Centre
267 Ealing Road, Alperton,
Wembley HA0 1EU
samc.org.uk

Medical Centre
Ground Floor, Waterview House,
Grand Union, Beresford Avenue,
Wembley HA0 1NW

Dentists

Ealing Road Dental Centre
267A Ealing Road, Alperton,
Wembley HA0 1EU
ealingroaddental.co.uk

SAY

Hello

FOR MORE INFORMATION

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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 2023.

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