

GRAND
UNION

Waterview House

Your New Canalside
Neighbourhood

ONE BEDROOM FLOORPLANS

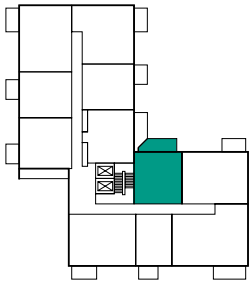


 **Berkeley**
Group

 **St George**
Designed for life

One bedroom home

Apartment	500	522
Floor	10	12



GRAND UNION CANAL

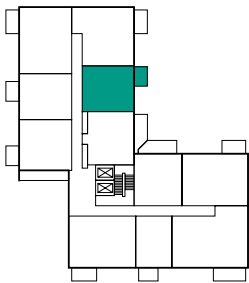
- ◄► Measurement points
- U Utility cupboard
- C Cupboard
- ▬ Privacy screen
- ⊠ Washing machine
- ⊠ Built in appliances



VIEWS ONTO THE CANALSIDE GARDENS AND THE BOULEVARD

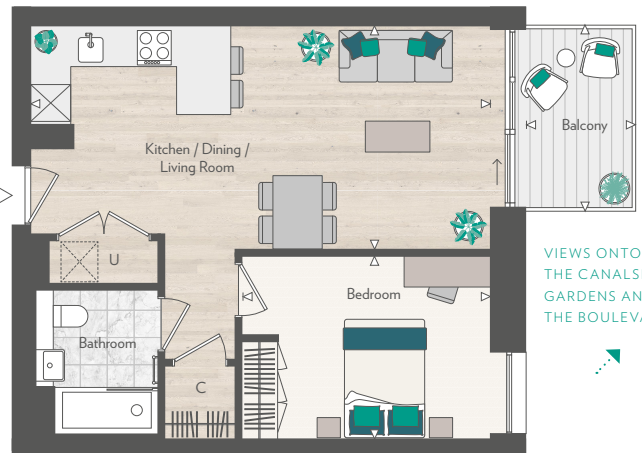
One bedroom home

Apartment	509
Floor	10



GRAND UNION CANAL

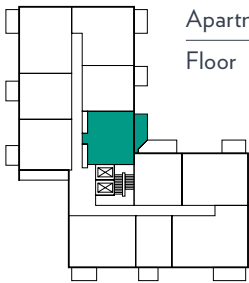
- ◄► Measurement points
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VIEWS ONTO THE CANALSIDE GARDENS AND THE BOULEVARD

One bedroom home

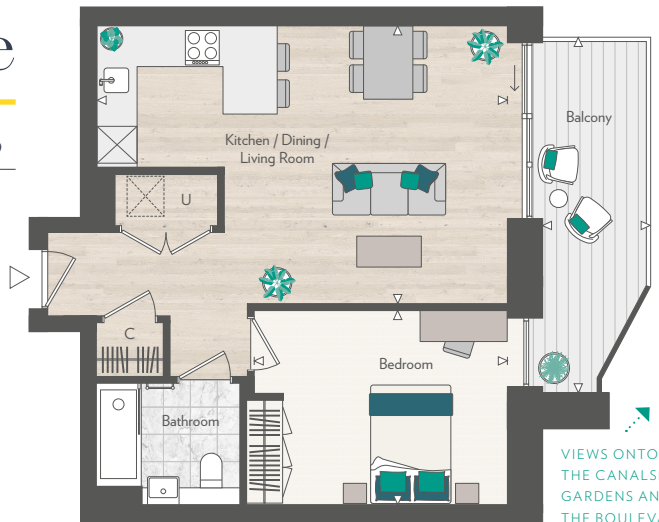
Apartment	466	499	521	532	549
Floor	6	9	11	12	14



GRAND UNION CANAL

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

Apartment 549 has alternative balcony layout

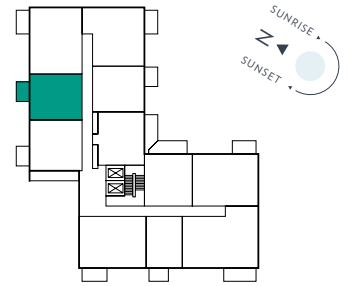
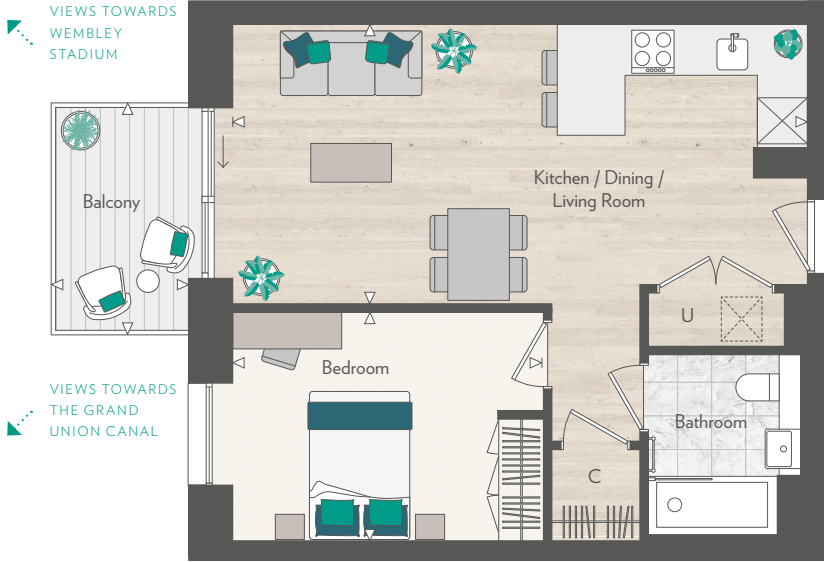


VIEWS ONTO THE CANALSIDE GARDENS AND THE BOULEVARD

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.

One bedroom home

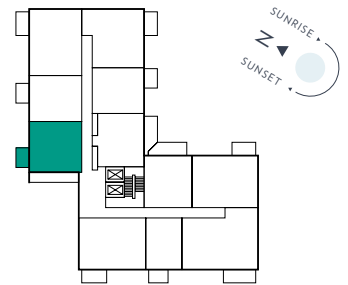
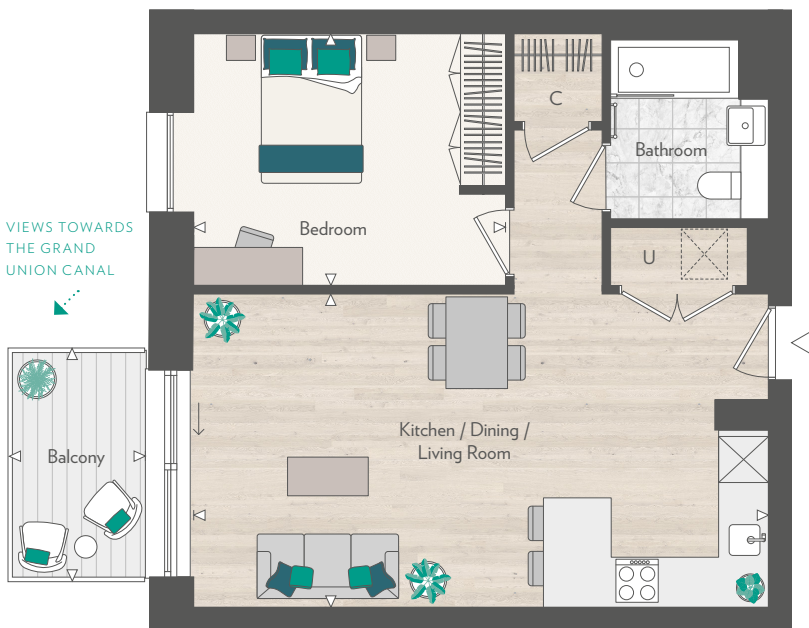
Apartment	429	462	484	539	551
Floor	3	6	8	13	15



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

One bedroom home

Apartment	406
Floor	1



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



Residents' Lounge,
Bowling Alley,
24-hour Concierge
& Screening Room



Co-op Supermarket,
Peapods Nursery &
Anytime Fitness Gym



Canalside Piazza,
Gardens & Waterfall

Waterview House Specification

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

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 £2,000 is payable on properties up to £500,000.
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.

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[Click here for more information](#)

OUR VISION
2030
TRANSFORMING TOMORROW

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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. 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.