

GRAND
UNION

Waterview House

Your New Canalside
Neighbourhood

THE ABODE COLLECTION



Berkeley
Group



St George
Designed for life

The Abode Collection

A premier selection of homes ideal for investment.

Situated along tranquil landscaped gardens, these homes offer a resort lifestyle within a vibrant new community.

Boasting modern interiors and exceptional city connections, The Abode Collection promises both luxury and convenience.



Colour palettes



Light Palette



Dark Palette



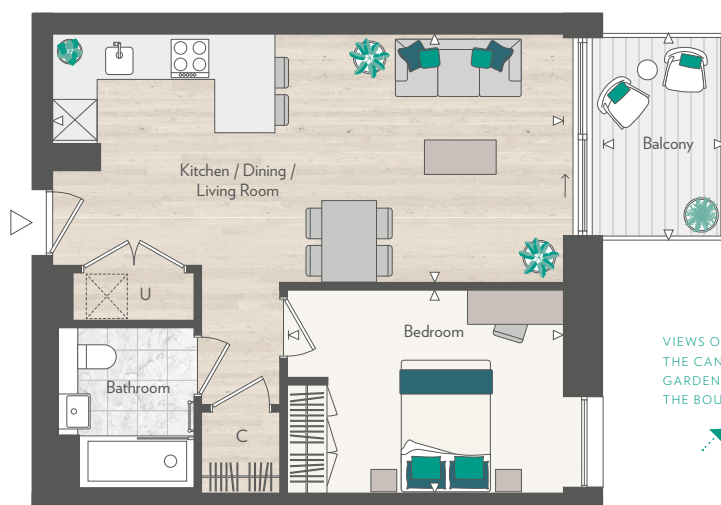
Light Grey Palette



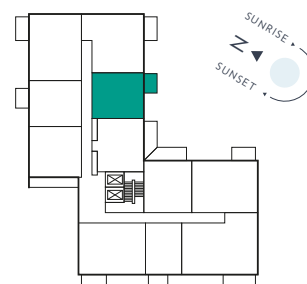
Dark Grey Palette

One bedroom home

Apartment	509	520	531	542	548	554
Floor	10	11	12	13	14	15
Palette	●	●	●	●	●	●



VIEWS ONTO
THE CANALSIDE
GARDENS AND
THE BOULEVARD

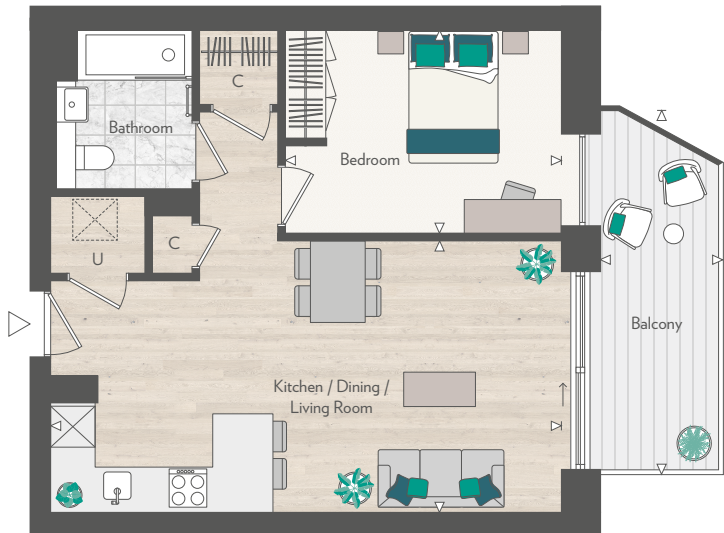


GRAND UNION CANAL

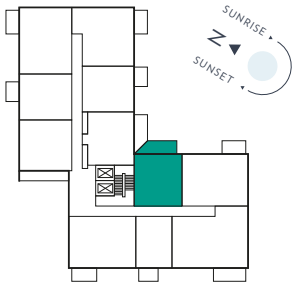
- ▶▶ Measurement points
- U Utility cupboard
- C Cupboard
- Privacy screen
- ⊠ Washing machine
- ⊠ Built in appliances

One bedroom home

Apartment	500	522	533
Floor	10	12	13
Palette	●	●	●



VIEWS TOWARDS
LANDSCAPED
GARDENS



GRAND UNION CANAL

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

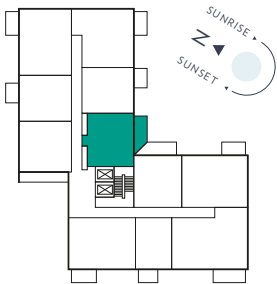
One bedroom home

Apartment	510	521	532	543	549
Floor	10	11	12	13	14
Palette	●	●	●	●	●



VIEWS ONTO
THE CANALSIDE
GARDENS AND
THE BOULEVARD

Apartments 549
& 555 alternative
balcony layout



GRAND UNION CANAL

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



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 £205.26 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. A further 10% of purchase price payable 12 months after exchange of contracts.
4. Balance of 80% payable on completion.

FOR MORE INFORMATION

Grand Union Marketing Suite

Beresford Avenue, Wembley, HAO 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. X707/41CA/1024.

*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.