

GRAND
UNION

Waterview House

Your New Canalside
Neighbourhood

THE ARTISAN COLLECTION



Berkeley
Group



St George
Designed for life

The Artisan Collection

Discover The Artisan Collection, where you can experience canalside living with a resort-style ambiance.

Each home boasts modern interiors with high-quality finishes, designed to provide both style and comfort. Perfectly located with excellent connections to the city during the week and the iconic Wembley Stadium for your weekends, your new neighbourhood offers the perfect blend of convenience and luxury, making it the ideal choice for your first home.



Colour palettes



Light Palette



Dark Palette



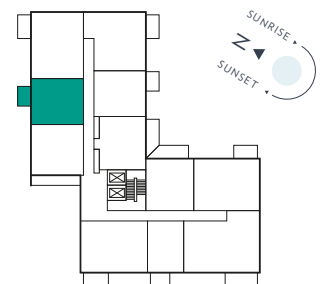
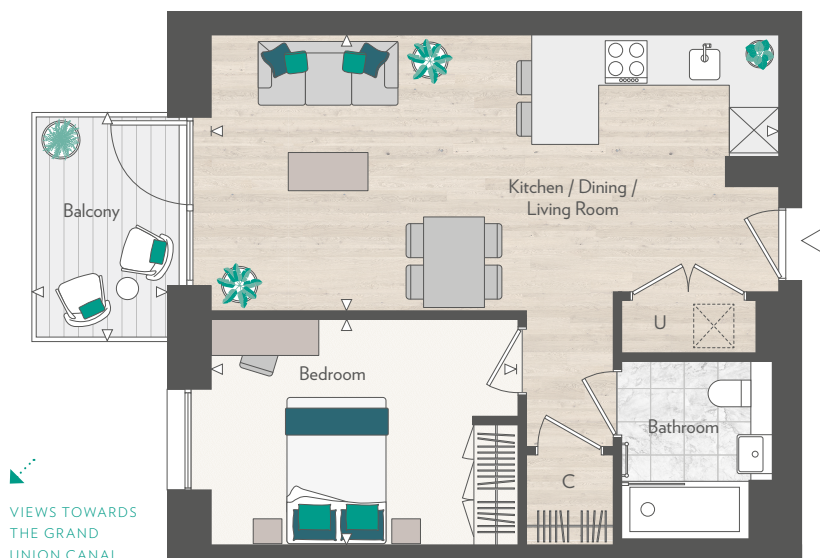
Light Grey Palette



Dark Grey Palette

One bedroom home

Apartment	429	440	462	473	484	495
Floor	3	4	6	7	8	9
Palette						

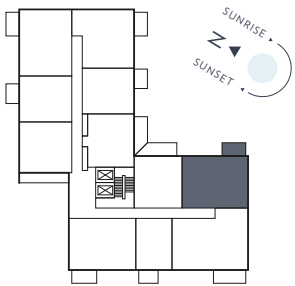


GRAND UNION CANAL

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

Two bedroom home

Apartment	534
Floor	13
Palette	●

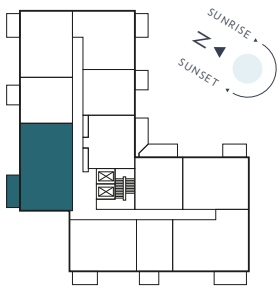
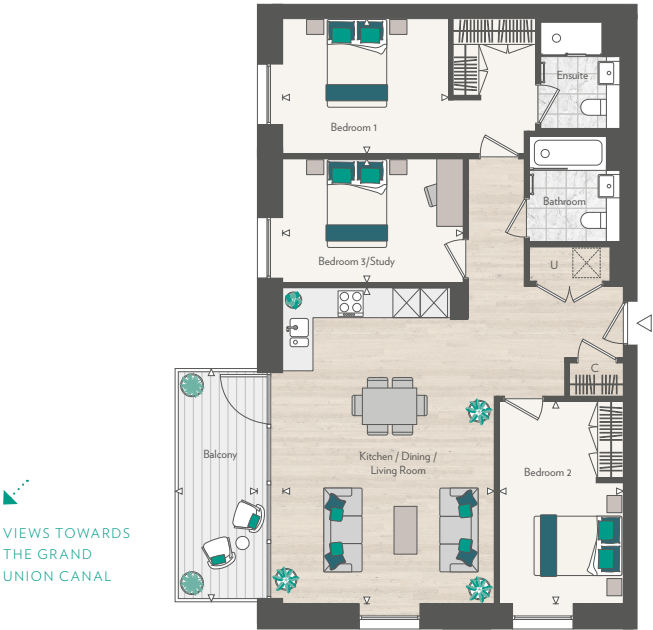


GRAND UNION CANAL

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

Three bedroom home

Apartment	417	428	439	450	461	472	483	494
Floor	2	3	4	5	6	7	8	9
Palette	●	●	●	●	●	●	●	●



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

FOR MORE INFORMATION

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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.