

GRAND
UNION

Waterview House

Your New Canalside
Neighbourhood

THE VISTA COLLECTION



Berkeley
Group



St George
Designed for life

The Vista Collection

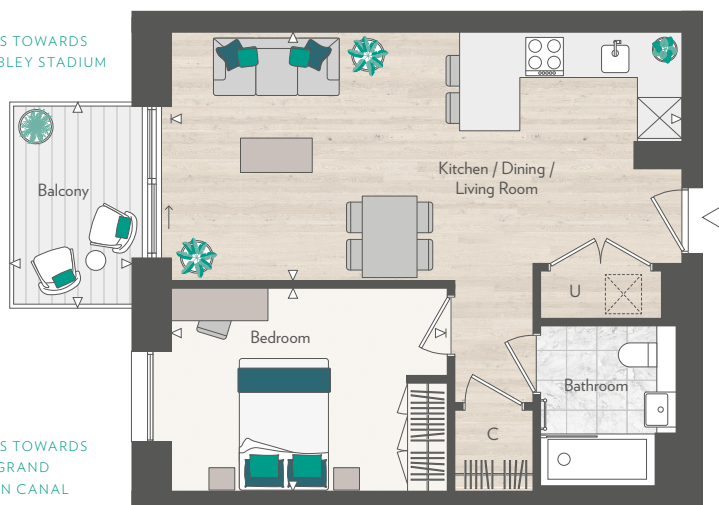
Introducing The Vista Collection, an exclusive array of homes designed for discerning individuals seeking the pinnacle of luxury living.

Nestled along waterside settings, these homes offer a resort lifestyle with unparalleled views of the iconic Wembley Stadium or beautiful Grand Union Canal. Each home features modern interiors, ensuring the highest level of comfort and elegance. With excellent connections to Wembley and the City, The Vista Collection seamlessly blends convenience with opulence, providing an extraordinary living experience for those who demand the very best.

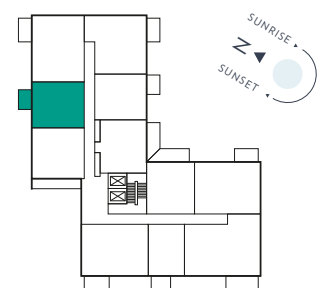
One bedroom home

VIEW TOWARDS
WEMBLEY STADIUM

VIEW TOWARDS
THE GRAND
UNION CANAL



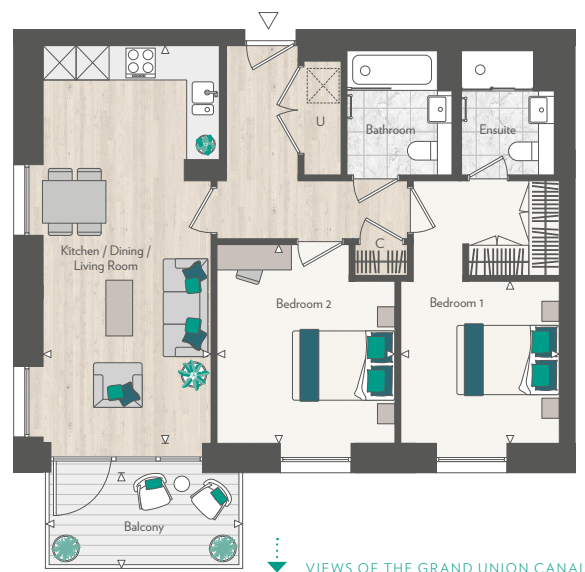
Apartment	539	551
Floor	13	15
Palette	●	●



GRAND UNION CANAL

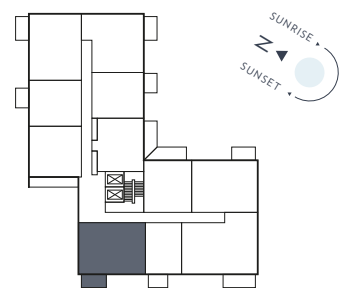
- ◀▶ Measurement points
- U Utility cupboard
- C Cupboard
- Privacy screen
- Washing machine
- Built in appliances

Two bedroom home



VIEW TOWARDS THE GRAND UNION CANAL

Apartment	537
Floor	13
Palette	●



GRAND UNION CANAL

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

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.

Colour palettes



Light Palette



Dark Palette



Light Grey Palette



Dark Grey Palette



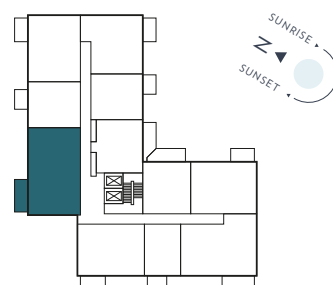
Three bedroom home

VIEWS TOWARDS
THE GRAND
UNION CANAL

VIEWS TOWARDS
WEMBLEY STADIUM



Apartment	505	516	527	538	544
Floor	10	11	12	13	14
Palette					



GRAND UNION CANAL

- Measurement points
- Privacy screen
- Utility cupboard
- Washing machine
- Cupboard
- Built in appliances

Three bedroom home

Apartment	414	425	436	447	458	469	502	513	524	535
Floor	2	3	4	5	6	7	10	11	12	13
Palette										



VIEWS OF THE GRAND UNION CANAL



GRAND UNION CANAL

- Measurement points
- Privacy screen
- Utility cupboard
- Washing machine
- Cupboard
- Built in appliances

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.



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

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.