

GRAND UNION



London canalside life at its best

Waterview House is the latest collection of apartments at Grand Union, a destination where people and community thrive.

Located in Alperton, close to Wembley and with convenient connections into the West End and City, Grand Union is a place to socialise, relax and play. The new Canalside Piazza offers a café, waterside restaurant and bar as well as an on-site Co-op supermarket and Peapods nursery.

The creation of a state-of-the-art multi-storey industrial hub and workspace makes Grand Union a truly exceptional waterside destination.

14 acres of open space will include landscaped gardens, meadows and riverside walks to be enjoyed by the residents of over 3,350 new homes.

Waterview House

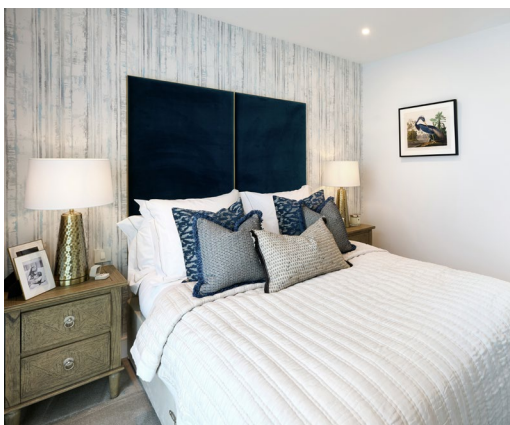




Apartments

Waterview House

TYPE	NUMBER OF HOMES	AVERAGE SQ FT
Manhattan	13	433 sq ft
1 bedroom apartment	59	575 sq ft
2 bedroom apartment	56	804 sq ft
3 bedroom apartment	27	1,052 sq ft



Actual photography is of the Grand Union Showhomes

The Developer

St George West London

Location

Beresford Avenue, Alpertown, HA0 1NW

Local Authority

London Borough of Brent

Tenure

999 year lease from January 2021

Architects

BDP

Landscape Architects

Murdock Wickham

Building Insurance

10 year Build Cover Warranty

2-year St George Warranty

Estimated Completion

Waterview House

Q4 2024/ Q1 2025

Service Charge*

Estimated £3.02 psf

Parking

Car parking available on a right to park basis £25,000

(available on selected homes only)

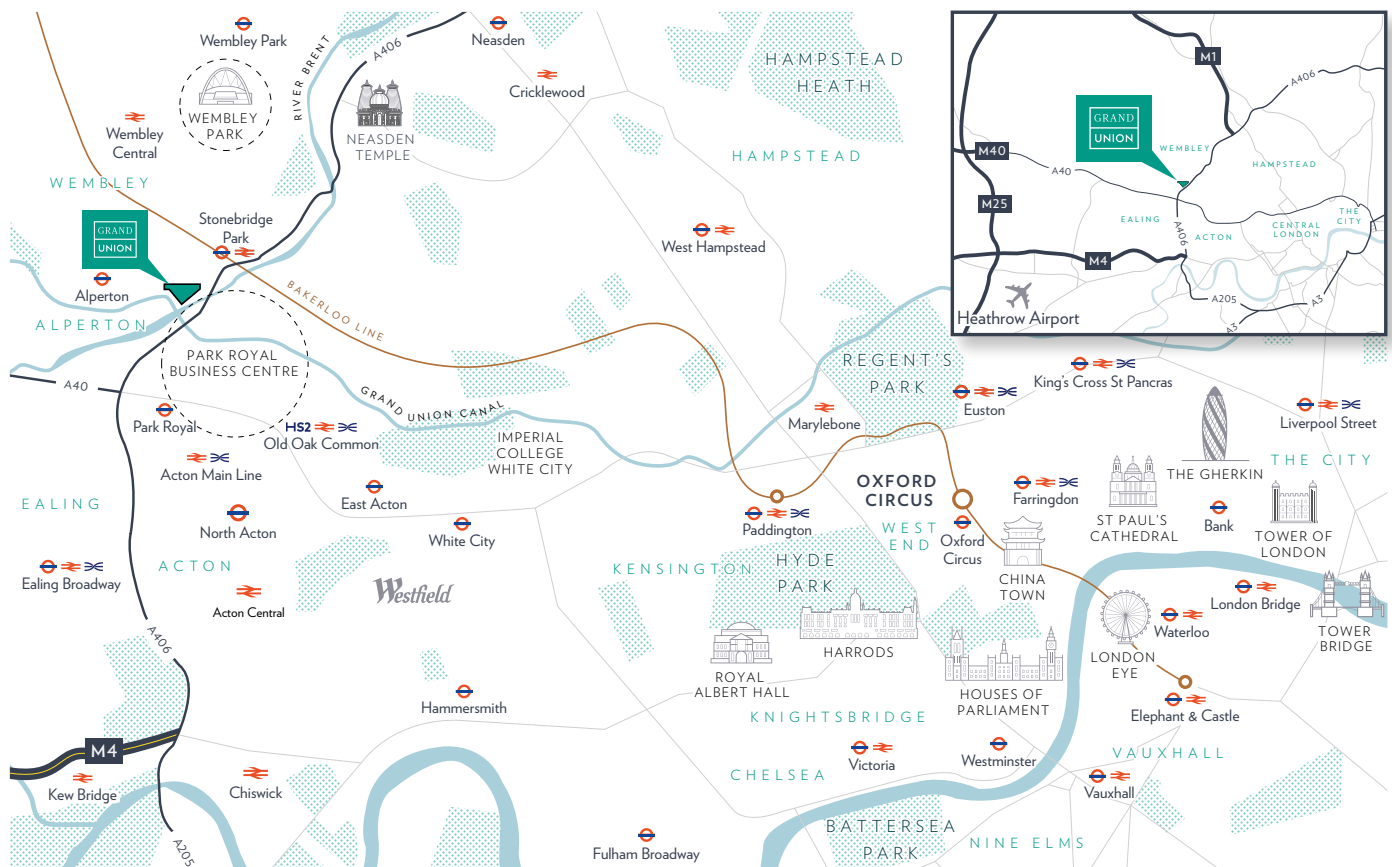
Service charge £262.50 per RTP

*Estimated service charge is an estimate only and subject to change. The estimate is dated 11/2022 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. Date of issue: 11/11/22

The Development

- Located in Alpertown, close to Wembley and with connections into the West End & City
- A café, waterside restaurant and bar as well as a new community centre and gardens
- 3,350 contemporary Manhattan, 1, 2 and 3 bedroom homes
- All homes will have a balcony or terrace
- Contemporary interiors with fully integrated kitchen appliances
- 14 acres of open space including landscaped gardens, meadows and riverside walks
- Car parking**, motorcycle and cycle storage facility available in gated underground car park
- Electric vehicle charging points**
- On-site amenities including 24/7 concierge service, residents' lounge, ten-pin bowling alley, entertainment room, and on-site Anytime Fitness gym, Co-op supermarket, medical centre and Peapods nursery

**Available at additional cost through separate negotiation



Map not to scale and shows approximate locations only.

Grand Union is well connected to the City and West End

With Stonebridge Park Station (Zone 3) 0.6 miles away[†], Paddington a mere 8 stop tube journey[†], Oxford Circus just 13 stops away[†] as well as easy access to the North Circular.

For those wanting to travel at a more leisurely pace, you can cycle 5.1 miles[†] by the canal to Little Venice or 5.6 miles[†] to Paddington.



Education

SCHOOLS

Alperton Community School	0.6 miles [†]
Perivale Primary School	1.4 miles [†]
Wembley High Technology College	2.3 miles [†]
Harrow School	3.8 miles [†]

UNIVERSITIES

Imperial College London	6.5 miles [†]
University of Westminster	6.5 miles [†]
London College of Fashion	4.7 miles [†]
Brunel University London	9.4 miles [†]
University College London	7.3 miles [†]
Central St Martin's	8.1 miles [†]
London School of Economics	8.5 miles [†]
King's College London	8.6 miles [†]

Transport Links

With Stonebridge Park Station 0.6 miles away and Alperton Station 0.7 miles away, Grand Union offers direct links into the West End and City.[†]

BIKE	UNDERGROUND	ROAD	AIR
From Waterview House [†]	From Stonebridge Park (SP) ZONE 3 or Alperton (A) ZONE 4 [†]	From Waterview House [†]	From Waterview House by road [†]
Neasden Temple 1.2 miles	Park Royal 1 stop (A)	Park Royal 1.9 miles	London Heathrow 11.2 miles
London Designer Outlet 1.4 miles	Paddington ZONE 3 8 stops (SP)	Central Middlesex Hospital 1.4 miles	London Luton 27.2 miles
Wembley Stadium 1.7 miles	Oxford Circus 13 stops (SP)	Walpole Park 3.2 miles	London Stansted 40.1 miles
Ealing 13 stops	Westfield London 3 stops (SP)	Westfield London 4.2 miles	London City Airport 16.3 miles
Paddington Basin (VIA GRAND UNION CANAL) 5.6 miles	Knightsbridge 10 stops (A)	Hampstead Heath 5.2 miles	London Gatwick 31.3 miles
	King's Cross 8 stops (SP)	Gunnelsbury Park 3.8 miles	

[†] Source: Citymapper

Computer generated image depicts Grand Union and is indicative only



Ground Rent

For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments.

Council Tax*

Council Tax Band	Council Tax charge for 2023/24
Band A	£1,282.97
Band B	£1,496.79
Band C	£1,710.62
Band D	£1,924.45
Band E	£2,352.11
Band F	£2,779.76
Band G	£3,207.42
Band H	£3,848.90

*Source: www.brent.gov.uk

Reservation Terms

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 million.

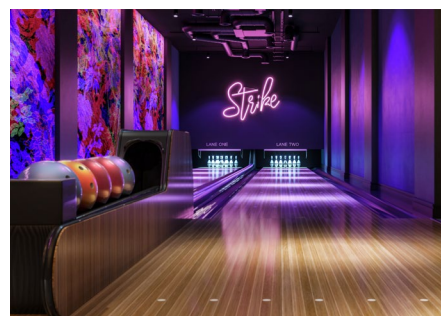
10% of purchase price, less reservation fee already paid, payable on exchange of contracts within 28 days.

A further 10% of purchase price payable 12 months after exchange of contracts.

Balance of 80% payable on completion.

EXCHANGE

28 days



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GRAND UNION MARKETING SUITE

Beresford Avenue, Alperton, HA0 1NW | sales@grandunion.uk | 0808 1788 838 | grandunion.uk

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St George
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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 2021.

Date of issue: 09/02/24