



# PENINSULA HOUSE

GRAND UNION



WHERE  
**City Life**

MEETS  
**Waterside  
Serenity**

**Peninsula House offers you the exclusive opportunity to secure a stunning new home nestled between the serene Grand Union Canal and the picturesque banks of the River Brent.**

Located in Wembley with excellent transport links to both the West End and the City, Grand Union offers the ideal blend of work, play and relaxation.

Experience a resort lifestyle in this vibrant community, with a beautiful canalside piazza overlooking the Grand Union Canal. Enjoy a range of amenities, including cafés, restaurants, Peapods nursery, Anytime Fitness gym, Co-op store and a Community Hub.

Spanning 14 acres of open space, the development features beautifully landscaped gardens, peaceful meadows, scenic riverside walks and even a stunning waterfall.

Your new home provides exclusive access to 'The Lock', a residents-only space featuring meeting rooms, an entertainment room, a residents' lounge, an e-darts room and your very own bowling alley—ideal for both work and leisure.





Wembley Stadium

GRAND  
UNION

Peninsula House

Grand Union Canal

River Brent

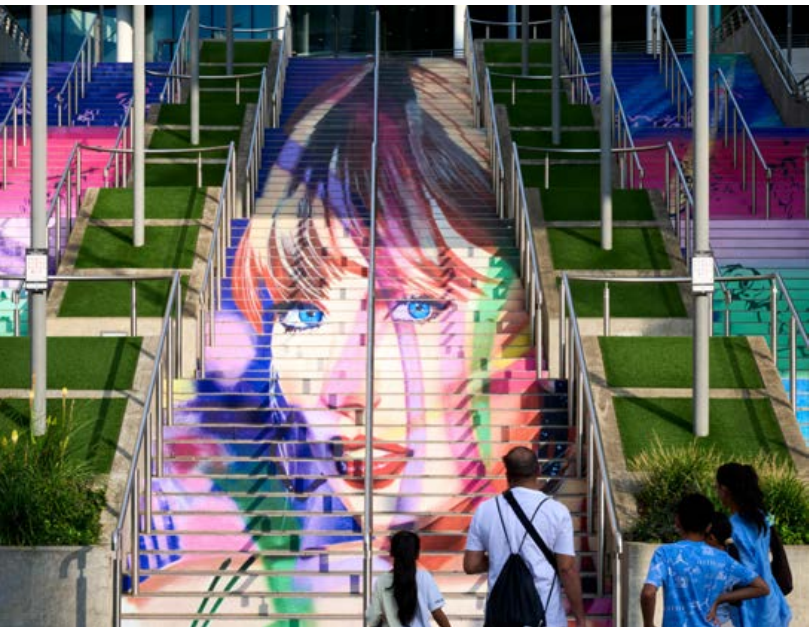
Discover  
waterside living  
in Wembley



# Wembley on your doorstep

At Grand Union, you are moments away from the iconic Wembley Stadium where you can watch the best sporting and music events as well as enjoy exciting spots to eat, drink and shop.

Wembley Stadium hosted global superstars like **TAYLOR SWIFT** and **BRUCE SPRINGSTEEN** in 2024, and will be hosting exciting headliners Oasis and Coldplay for sold out shows in 2025. It's the ultimate destination for unforgettable live performances!



Dive into the lively atmosphere of **BOXPARK**, a dynamic venue for dining and entertainment. Experience the magic of **WEMBLEY THEATRE**, home to exceptional performances. Feel the thrill of live events at the **OVO ARENA**, one of the top venues for spectacular shows.

And just a stone's throw away, **GRAND UNION** offers the perfect balance as a peaceful retreat to escape the hustle and bustle.

READ MORE IN OUR LOCAL AREA GUIDE

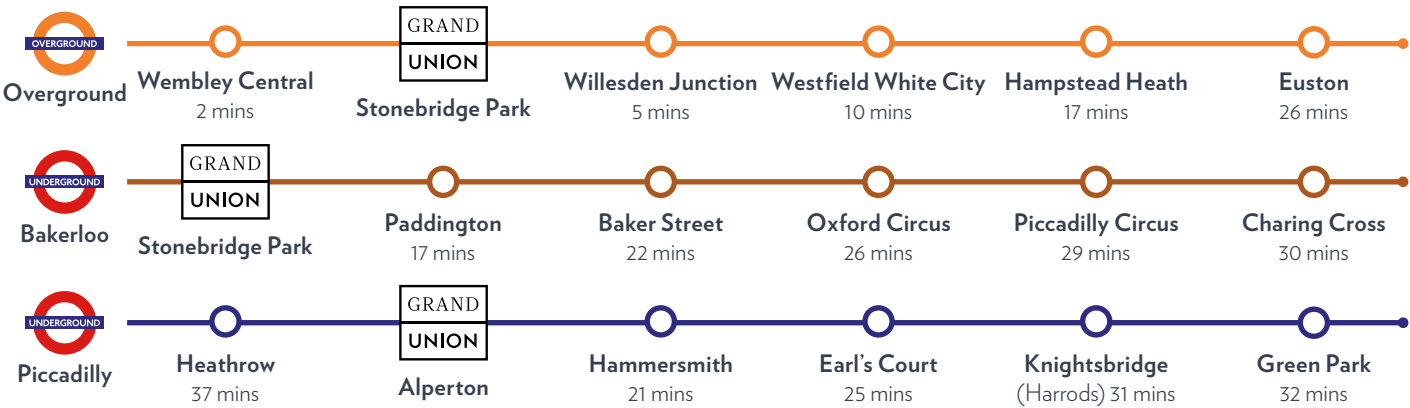


The **LONDON DESIGNER OUTLET** offers year round discounts on popular brands such as Calvin Klein, Nike, GAP and Superdry. As well as over 80 shops, there are lots of cafés and restaurants to choose from. And why not combine a trip here with a visit to Cineworld to take in a film?



# Perfectly connected

Travel seamlessly to the heart of London and beyond with access to two major stations. **STONEBRIDGE PARK STATION**\* connects to both the Overground and Bakerloo lines, while **ALPERTON TUBE STATION**\*\* provides a direct link to the Piccadilly Line.



\*Stonebridge Park Station: 0.5 miles. \*\*Alperton Station: 0.8 miles. Locations are approximate.



With access to **3 TFL LINES**, getting to the **WEST END** or **CITY** is a breeze. Shopaholics will love the easy connections to **WESTFIELD WHITE CITY**, **HARRODS** and **OXFORD STREET**. Busy commuter hubs like **PADDINGTON** and **EUSTON** are a short journey away.

For the avid traveller, **HEATHROW AIRPORT** is just a tube ride away, putting London's major travel hub right at your fingertips for international journeys.

Travelling by car out of London for a weekend break is quick with access to the **A406**.

Plus, enjoy scenic walks or runs along the **GRAND UNION CANAL** to explore more of London on your doorstep!



READ MORE IN OUR GRAND UNION CANAL GUIDE



# West London's Business Hub

Just south of **GRAND UNION** lies London's largest Strategic Industrial Land (SIL). **PARK ROYAL BUSINESS CENTRE** is a thriving powerhouse of opportunity. Whether you're a **RESIDENT** seeking the perfect job or a **LANDLORD** looking for professional tenants, this is the ultimate employment hub to connect with top talent and grow your career or investment.

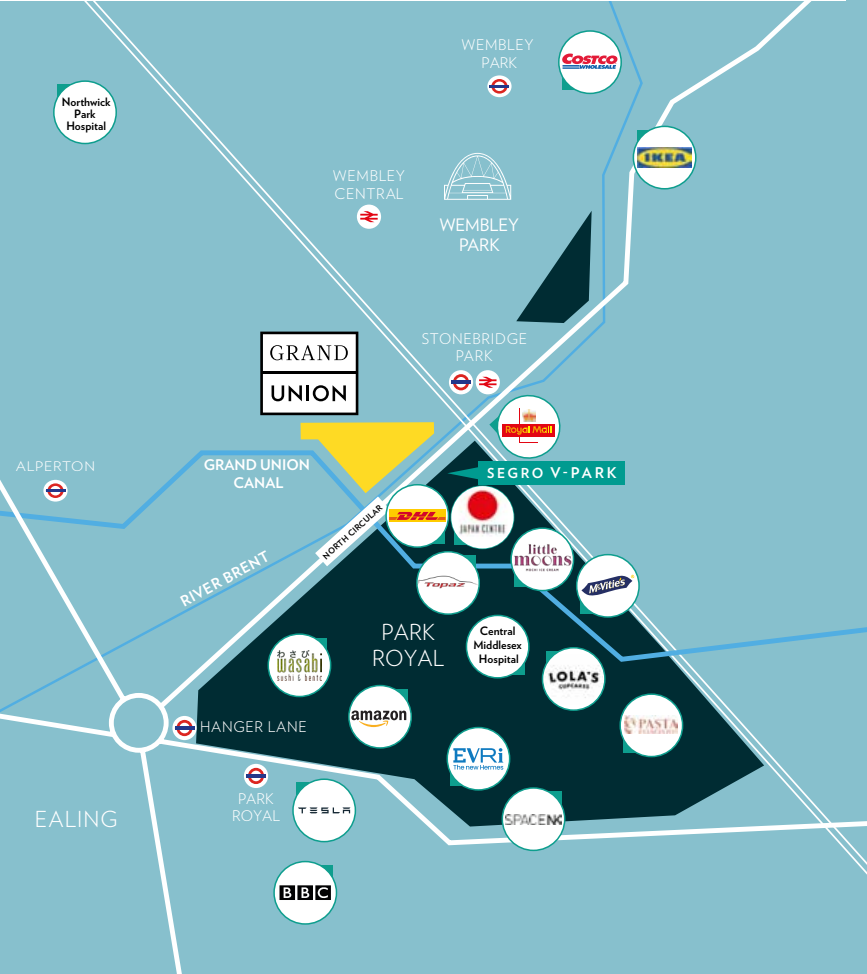
Park Royal stands as one of Europe's largest commercial centres, hosting over 1,700 successful companies and employing 43,100 people. Renowned brands such as Tesla, Royal Mail, Amazon, BBC, Japan Centre, and McVitie's call it home.



# Access to world-class education

**PEAPODS EARLY LEARNING CENTRE** provides top-tier nursery education, offering a nurturing and enriching environment for the youngest residents of **GRAND UNION**. It's the perfect start to their educational journey, right on your doorstep.

Enjoy proximity to exceptional primary schools like **ST AUGUSTINE'S**, and the best secondary schools, including **NOTTING HILL AND EALING HIGH SCHOOL** and **ST PAUL'S GIRLS SCHOOL**.



The **GRAND UNION CANAL** runs right through Park Royal Business Centre, providing seamless, picturesque connections to your workplace. A perfect blend of business and leisure!

READ MORE IN OUR INVESTOR GUIDE



You are just stops away from some of the world's most prestigious universities. Enjoy easy access to **IMPERIAL COLLEGE, UNIVERSITY OF WESTMINSTER, LONDON BUSINESS SCHOOL, REGENT'S UNIVERSITY, UNIVERSITY COLLEGE LONDON**, and more – offering unmatched educational opportunities.



Within a 1-mile radius of Grand Union, there are around 8,500 students.



27% of international students in Wembley attended the University of Westminster in 2021/22. A further 10% of international students attended UCL.



Students choose Wembley because of connectivity to top educational institutions.

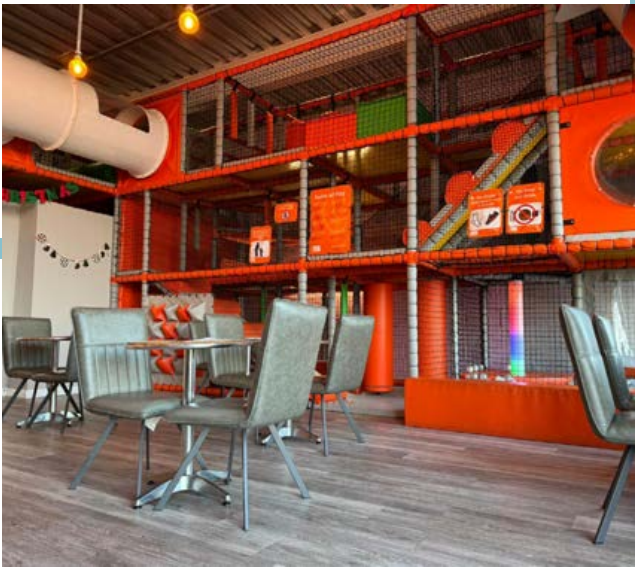
READ MORE IN OUR EDUCATION GUIDE



# Live the resort lifestyle



Eat  
Shop  
Play  
Relax



Exciting **FUTURE PLANS** for **GRAND UNION** include a stunning **WATERFALL**, **AMPHITHEATRE**, a beautiful **WATERSIDE PARK** and a **TRANQUIL POND** – elevating your living experience with the perfect balance of leisure and relaxation spaces.

At Grand Union, residents enjoy more than just exceptional facilities and onsite businesses. With a vibrant calendar of events, there's always something exciting happening! From live music sessions and our thrilling annual boat race to food markets and much more, there's never a dull moment — it's the perfect place to live, work and play!

READ MORE IN OUR  
RESORT LIFESTYLE GUIDE





# PENINSULA HOUSE

GRAND UNION

Peninsula House features a collection of Manhattan, one, two, and three-bedroom apartments, each thoughtfully designed with open-plan layouts, high-quality finishes, and large windows to maximise natural light and stunning views of the surrounding waterways.



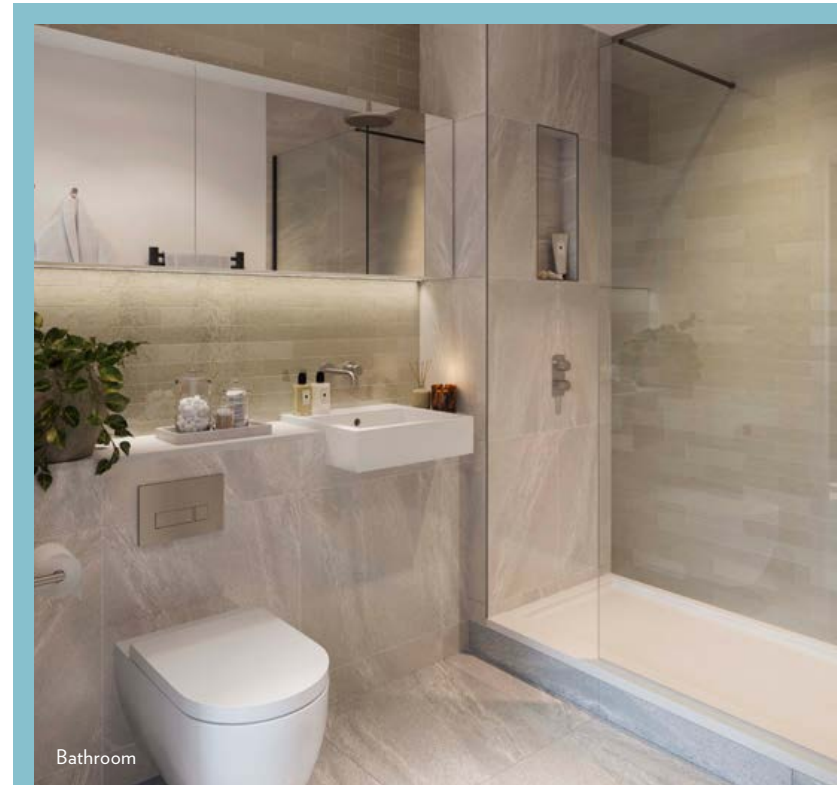


# Choose your Perfect Palette

Personalise your space with the choice of two colour palettes, inspired by the surrounding nature.

## Pecan Palette

A deep, amber-brown hue with subtle golden undertones, creating a warm, inviting ambience.



## Pistachio Palette

The soft, muted pistachio colour brings a refreshing, light green hue, creating a calming, airy atmosphere.



# Peninsula House Floorplans

Peninsula House at  
Grand Union is your  
perfect sanctuary  
offering unparalleled  
serenity between two  
beautiful waterways.

The 7 storey residence gives access to beautiful podium gardens and homes overlooking the Grand Union canal and River Brent, providing a balance of city living and waterfront tranquility.





# Peninsula House

## Ground Floor

2 BEDROOM – APARTMENT 854		
TOTAL INTERNAL AREA	77.3 sq m	832 sq ft
TOTAL EXTERNAL AREA	14.4 sq m	155 sq ft
Kitchen/Living/Dining	7.52m x 3.76m	24' 8" x 12' 4"
Bedroom 1	3.72m x 3.02m	12' 2" x 9' 10"
Bedroom 2	3.72m x 3.02m	12' 2" x 9' 10"
Terrace	1.47m x 9.40m	4' 9" x 30' 10"

1 BEDROOM – APARTMENT 848		
TOTAL INTERNAL AREA	62.7 sq m	675 sq ft
TOTAL EXTERNAL AREA	10.54 sq m	113.45 sq ft
Kitchen	2.16m x 3.38m	7' 1" x 11' 1"
Living/Dining	5.55m x 3.73m	18' 2" x 12' 2"
Bedroom	3.59m x 3.88m	11' 9" x 12' 8"
Terrace	1.35m x 7.82m	4' 5" x 25' 7"

MANHATTAN – APARTMENT 849		
TOTAL INTERNAL AREA	40.4 sq m	435 sq ft
TOTAL EXTERNAL AREA	7.27 sq m	78.25 sq ft
Kitchen/Living/Dining	7.52m x 2.41m	24' 8" x 7' 10"
Bedroom	3.28m x 2.73m	10' 9" x 9' 0"
Terrace	1.35m x 5.39m	4' 6" x 17' 8"

1 BEDROOM – APARTMENT 850		
TOTAL INTERNAL AREA	51.7 sq m	557 sq ft
TOTAL EXTERNAL AREA	10.1 sq m	109 sq ft
Kitchen/Living/Dining	7.52m x 3.51m	24' 8" x 11' 6"
Bedroom	3.95m x 3.14m	13' 0" x 10' 3"
Terrace	1.35m x 7.05m	4' 6" x 23' 1"

1 BEDROOM – APARTMENT 851		
TOTAL INTERNAL AREA	51.7 sq m	557 sq ft
TOTAL EXTERNAL AREA	9.9 sq m	107 sq ft
Kitchen/Living/Dining	7.52m x 3.51m	24' 8" x 11' 6"
Bedroom	3.95m x 3.14m	13' 0" x 10' 3"
Terrace	1.35m x 6.94m	4' 6" x 22' 9"

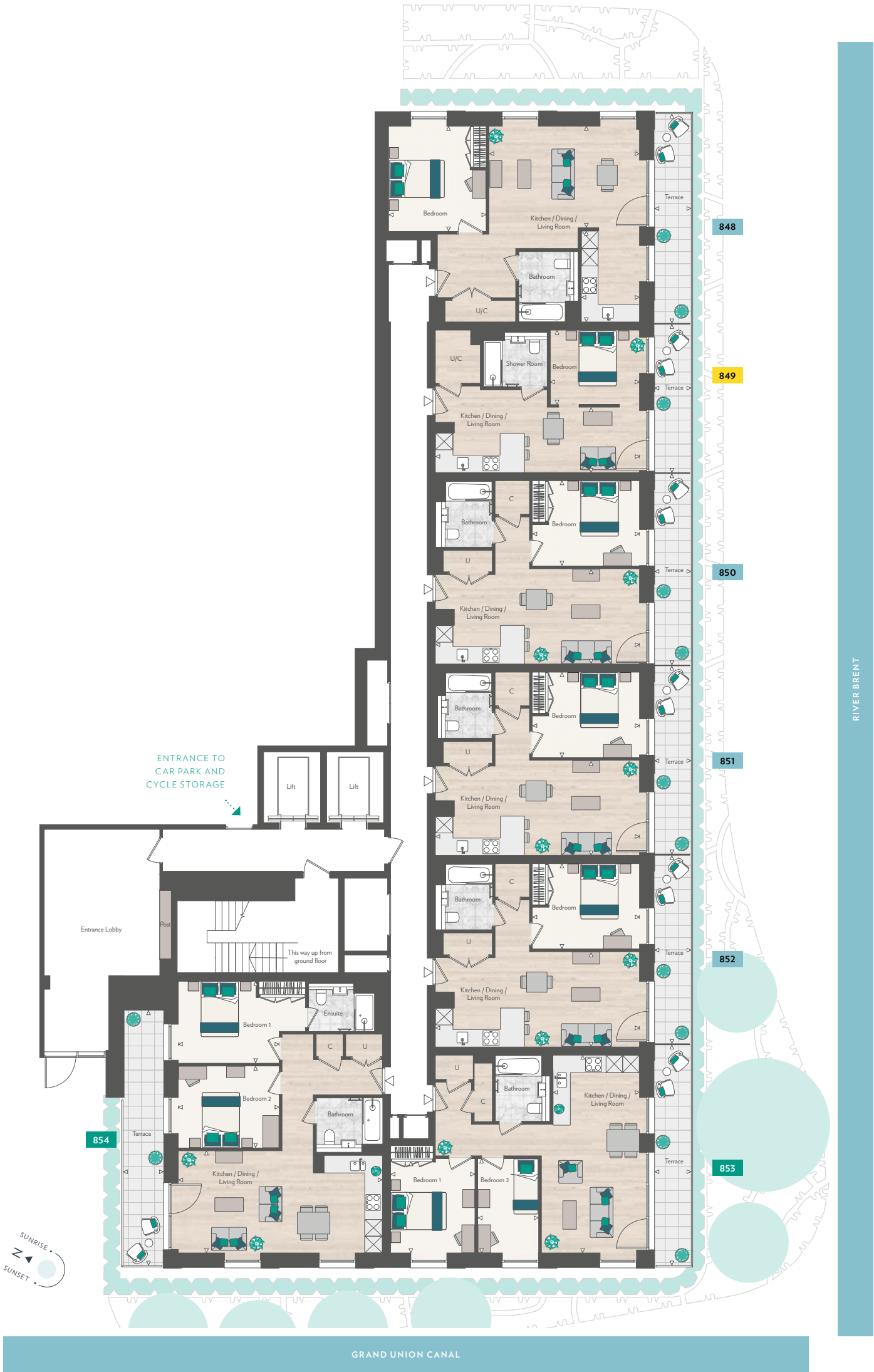
1 BEDROOM – APARTMENT 852		
TOTAL INTERNAL AREA	51.8 sq m	557 sq ft
TOTAL EXTERNAL AREA	9.9 sq m	107 sq ft
Kitchen/Living/Dining	7.52m x 3.51m	24' 8" x 11' 6"
Bedroom	3.95m x 3.14m	13' 0" x 10' 3"
Terrace	1.35m x 6.94m	4' 6" x 22' 9"

2 BEDROOM – APARTMENT 853		
TOTAL INTERNAL AREA	63.7 sq m	685 sq ft
TOTAL EXTERNAL AREA	11.6 sq m	124 sq ft
Kitchen/Living/Dining	3.19m x 7.28m	10' 6" x 23' 10"
Bedroom 1	3.10m x 3.35m	10' 2" x 11' 0"
Bedroom 2	2.24m x 3.47m	7' 4" x 11' 4"
Terrace	1.35m x 8.14m	4' 6" x 26' 8"

KEY	
<div></div>	MANHATTAN APARTMENTS
<div></div>	1 BEDROOM APARTMENTS
<div></div>	2 BEDROOM APARTMENTS

◁▷ Measurement points      U Utility cupboard      C Cupboard      — Privacy screen      ☒ Built in appliances

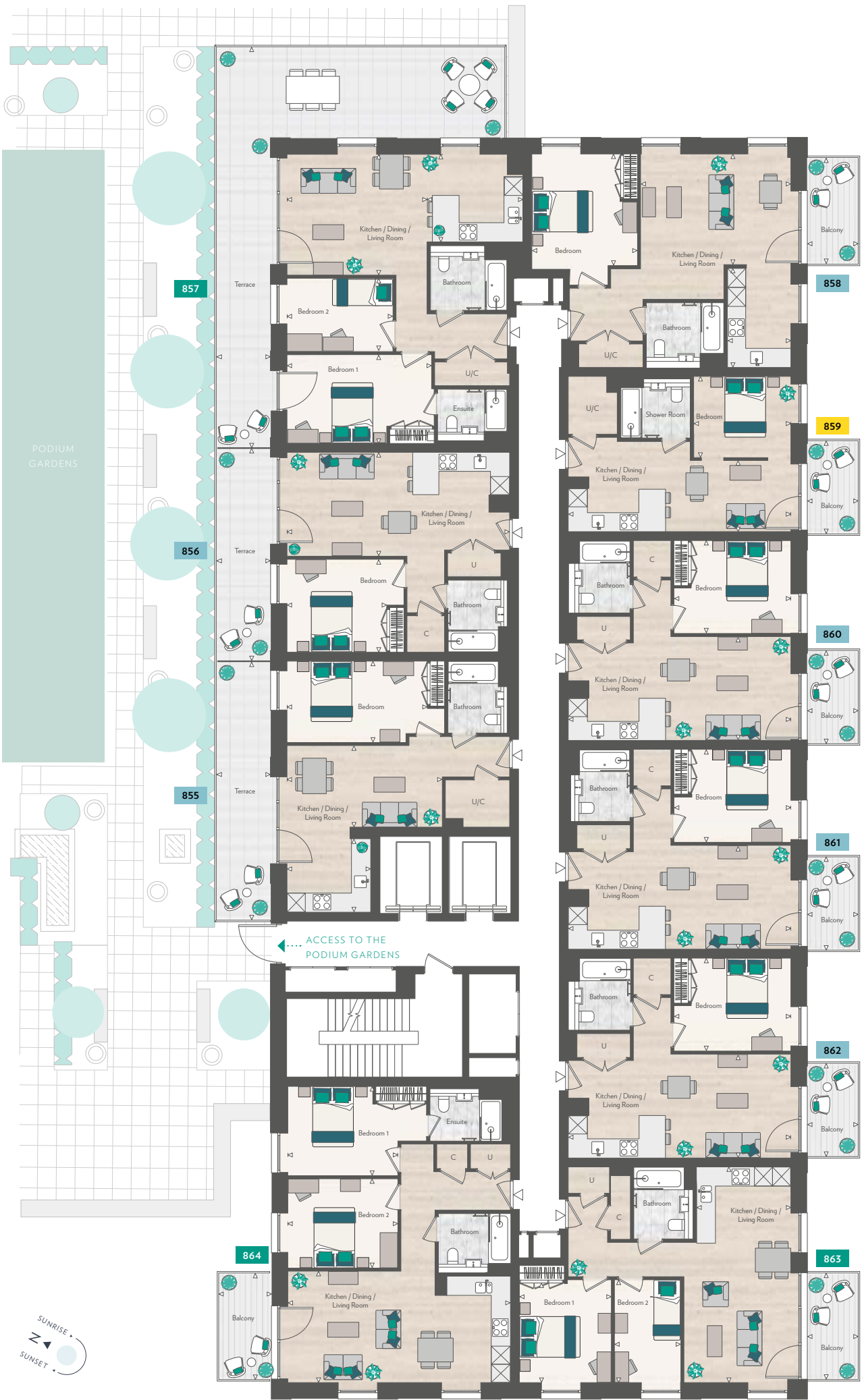
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# Peninsula House

## First Floor



RIVER BRENT

### 2 BEDROOM – APARTMENT 857

TOTAL INTERNAL AREA	77 sq m	828 sq ft
TOTAL EXTERNAL AREA	49.6 sq m	534 sq ft
Kitchen	3.23m x 3.00m	10' 7" x 9' 10"
Living/Dining	4.73m x 4.11m	15' 6" x 13' 6"
Bedroom 1	4.87m x 3.00m	16' 0" x 9' 10"
Bedroom 2	3.59m x 2.45m	11' 9" x 8' 0"
Terrace	1.83m x 13.53m	6' 0" x 44' 4"

### 1 BEDROOM – APARTMENT 856

TOTAL INTERNAL AREA	51.9 sq m	559 sq ft
TOTAL EXTERNAL AREA	13.3 sq m	143 sq ft
Kitchen/Living/Dining	7.52m x 3.51m	24' 8" x 11' 6"
Bedroom	3.35m x 3.14m	11' 0" x 10' 3"
Terrace	1.83m x 7.15m	6' 0" x 23' 6"

### 1 BEDROOM – APARTMENT 855

TOTAL INTERNAL AREA	51.5 sq m	554 sq ft
TOTAL EXTERNAL AREA	16.3 sq m	175 sq ft
Kitchen	2.82m x 2.47m	9' 3" x 8' 1"
Living/Dining	5.24m x 2.75m	17' 2" x 9' 0"
Bedroom	4.72m x 2.75m	15' 6" x 9' 0"
Terrace	1.83m x 8.73m	6' 0" x 28' 7"

### 2 BEDROOM – APARTMENT 864

TOTAL INTERNAL AREA	77.3 sq m	832 sq ft
TOTAL EXTERNAL AREA	6.7 sq m	72 sq ft
Kitchen/Living/Dining	7.52m x 3.76m	24' 8" x 12' 4"
Bedroom 1	3.72m x 3.02m	12' 2" x 9' 10"
Bedroom 2	3.72m x 3.02m	12' 2" x 9' 10"
Balcony	1.73m x 3.58m	5' 8" x 11' 8"

#### KEY

MANHATTAN APARTMENTS

1 BEDROOM APARTMENTS

2 BEDROOM APARTMENTS

### 1 BEDROOM – APARTMENT 858

TOTAL INTERNAL AREA	60.6 sq m	653 sq ft
TOTAL EXTERNAL AREA	6.7 sq m	72 sq ft
Kitchen	2.16m x 3.38m	7' 1" x 11' 1"
Living/Dining	5.05m x 3.73m	16' 6" x 12' 2"
Bedroom	3.56m x 3.76m	11' 8" x 12' 4"
Balcony	1.73m x 3.58m	5' 8" x 11' 8"

### MANHATTAN – APARTMENT 859

TOTAL INTERNAL AREA	40.4 sq m	435 sq ft
TOTAL EXTERNAL AREA	5.9 sq m	63 sq ft
Kitchen/Living/Dining	7.52m x 2.41m	24' 8" x 7' 10"
Bedroom	3.28m x 2.73m	10' 9" x 9' 0"
Balcony	1.73m x 3.13m	5' 8" x 10' 3"

### 1 BEDROOM – APARTMENT 860

TOTAL INTERNAL AREA	51.7 sq m	557 sq ft
TOTAL EXTERNAL AREA	5.9 sq m	63 sq ft
Kitchen/Living/Dining	7.52m x 3.51m	24' 8" x 11' 6"
Bedroom	3.95m x 3.14m	13' 0" x 10' 3"
Balcony	1.73m x 3.13m	5' 8" x 10' 3"

### 1 BEDROOM – APARTMENT 861

TOTAL INTERNAL AREA	51.7 sq m	557 sq ft
TOTAL EXTERNAL AREA	5.9 sq m	63 sq ft
Kitchen/Living/Dining	7.52m x 3.51m	24' 8" x 11' 6"
Bedroom	3.95m x 3.14m	13' 0" x 10' 3"
Balcony	1.73m x 3.13m	5' 8" x 10' 3"

### 1 BEDROOM – APARTMENT 862

TOTAL INTERNAL AREA	51.8 sq m	557 sq ft
TOTAL EXTERNAL AREA	5.9 sq m	63 sq ft
Kitchen/Living/Dining	7.52m x 3.51m	24' 8" x 11' 6"
Bedroom	3.95m x 3.14m	13' 0" x 10' 3"
Balcony	1.73m x 3.13m	5' 8" x 10' 3"

### 2 BEDROOM – APARTMENT 863

TOTAL INTERNAL AREA	63.7 sq m	685 sq ft
TOTAL EXTERNAL AREA	6.7 sq m	72 sq ft
Kitchen/Living/Dining	3.19m x 7.28m	10' 6" x 23' 10"
Bedroom 1	3.11m x 3.36m	10' 2" x 11' 0"
Bedroom 2	2.24m x 3.47m	7' 4" x 11' 6"
Balcony	1.73m x 3.58m	5' 8" x 11' 8"

Measurement points

U Utility cupboard

C Cupboard

Privacy screen

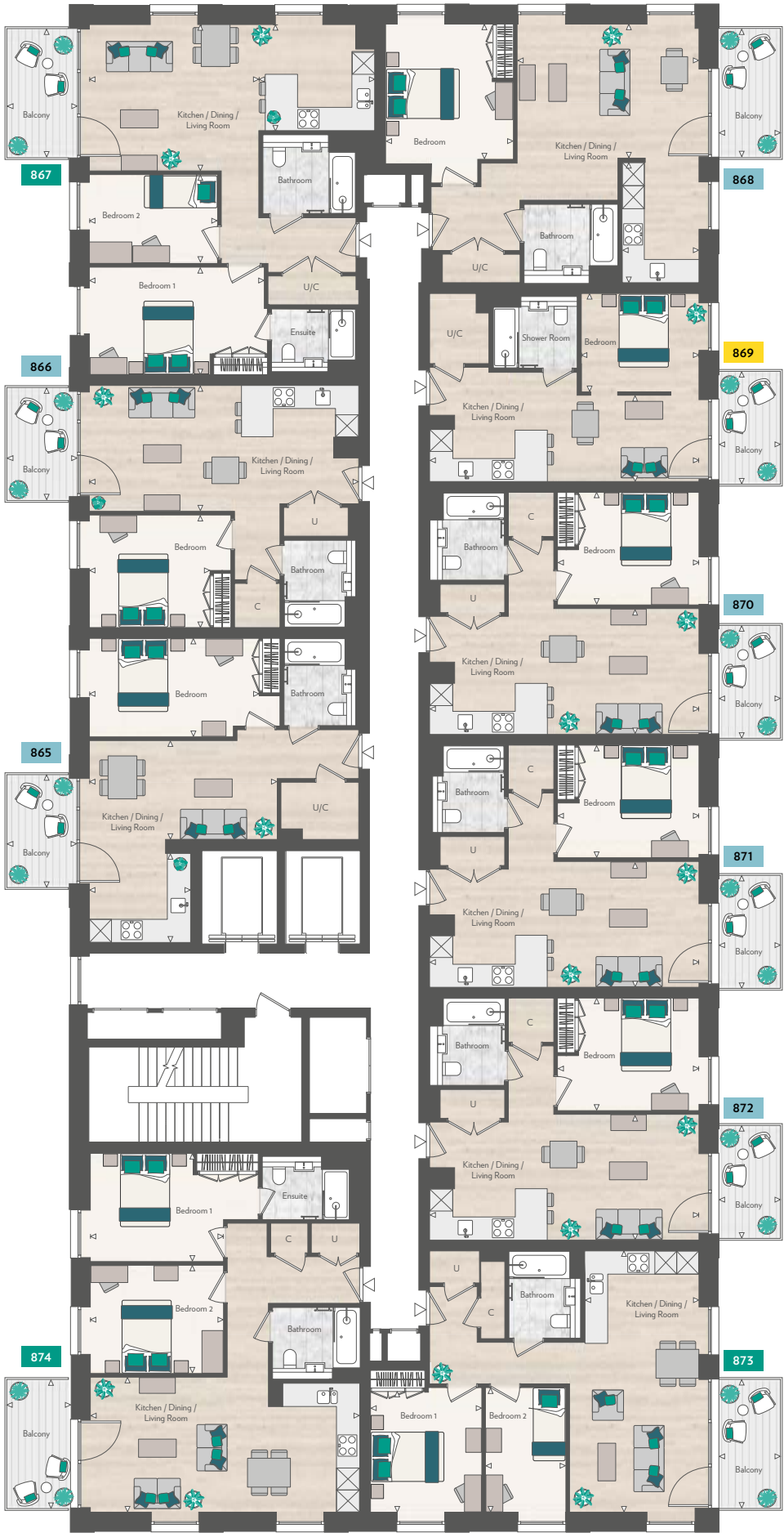
Built in appliances

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# Peninsula House

## Second Floor



2 BEDROOM – APARTMENT 867		
TOTAL INTERNAL AREA	77 sq m	828 sq ft
TOTAL EXTERNAL AREA	6.7 sq m	72 sq ft
Kitchen	3.23m x 3.00m	10' 7" x 9' 10"
Living/Dining	4.73m x 4.11m	13' 6" x 13' 6"
Bedroom 1	4.87m x 3.00m	16' 0" x 9' 10"
Bedroom 2	3.59m x 2.45m	11' 9" x 8' 0"
Balcony	1.73m x 3.58m	5' 8" x 11' 8"

1 BEDROOM – APARTMENT 866		
TOTAL INTERNAL AREA	51.9 sq m	559 sq ft
TOTAL EXTERNAL AREA	5.9 sq m	63 sq ft
Kitchen/Living/Dining	7.52m x 3.51m	24' 8" x 11' 6"
Bedroom	3.35m x 3.14m	11' 0" x 10' 3"
Balcony	1.73m x 3.13m	5' 8" x 10' 3"

1 BEDROOM – APARTMENT 865		
TOTAL INTERNAL AREA	51.5 sq m	554 sq ft
TOTAL EXTERNAL AREA	5.9 sq m	63 sq ft
Kitchen	2.82m x 2.47m	9' 3" x 8' 1"
Living/Dining	5.24m x 2.75m	17' 2" x 9' 0"
Bedroom	4.72m x 2.75m	15' 6" x 9' 0"
Balcony	1.73m x 3.13m	5' 8" x 10' 3"

2 BEDROOM – APARTMENT 874		
TOTAL INTERNAL AREA	77.3 sq m	832 sq ft
TOTAL EXTERNAL AREA	6.7 sq m	72 sq ft
Kitchen/Living/Dining	7.52m x 3.76m	24' 8" x 12' 4"
Bedroom 1	3.72m x 3.02m	12' 2" x 9' 10"
Bedroom 2	3.72m x 3.02m	12' 2" x 9' 10"
Balcony	1.73m x 3.58m	5' 8" x 11' 8"

KEY		
	MANHATTAN APARTMENTS	
	1 BEDROOM APARTMENTS	
	2 BEDROOM APARTMENTS	

1 BEDROOM – APARTMENT 868		
TOTAL INTERNAL AREA	60.6 sq m	653 sq ft
TOTAL EXTERNAL AREA	6.7 sq m	72 sq ft
Kitchen	2.16m x 3.38m	7' 1" x 11' 1"
Living/Dining	5.05m x 3.73m	16' 6" x 12' 2"
Bedroom	3.56m x 3.76m	11' 8" x 12' 4"
Balcony	1.73m x 3.58m	5' 8" x 11' 8"

MANHATTAN – APARTMENT 869		
TOTAL INTERNAL AREA	40.4 sq m	435 sq ft
TOTAL EXTERNAL AREA	5.9 sq m	63 sq ft
Kitchen/Living/Dining	7.52m x 2.41m	24' 8" x 7' 10"
Bedroom	3.28m x 2.73m	10' 9" x 9' 0"
Balcony	1.73m x 3.13m	5' 8" x 10' 3"

1 BEDROOM – APARTMENT 870		
TOTAL INTERNAL AREA	51.7 sq m	557 sq ft
TOTAL EXTERNAL AREA	5.9 sq m	63 sq ft
Kitchen/Living/Dining	7.52m x 3.51m	24' 8" x 11' 6"
Bedroom	3.95m x 3.14m	13' 0" x 10' 3"
Balcony	1.73m x 3.13m	5' 8" x 10' 3"

1 BEDROOM – APARTMENT 871		
TOTAL INTERNAL AREA	51.7 sq m	557 sq ft
TOTAL EXTERNAL AREA	5.9 sq m	63 sq ft
Kitchen/Living/Dining	7.52m x 3.51m	24' 8" x 11' 6"
Bedroom	3.95m x 3.14m	13' 0" x 10' 3"
Balcony	1.73m x 3.13m	5' 8" x 10' 3"

1 BEDROOM – APARTMENT 872		
TOTAL INTERNAL AREA	51.8 sq m	557 sq ft
TOTAL EXTERNAL AREA	5.9 sq m	63 sq ft
Kitchen/Living/Dining	7.52m x 3.51m	24' 8" x 11' 6"
Bedroom	3.95m x 3.14m	13' 0" x 10' 3"
Balcony	1.73m x 3.13m	5' 8" x 10' 3"

2 BEDROOM – APARTMENT 873		
TOTAL INTERNAL AREA	63.7 sq m	685 sq ft
TOTAL EXTERNAL AREA	6.7 sq m	72 sq ft
Kitchen/Living/Dining	3.19m x 7.28m	10' 6" x 23' 10"
Bedroom 1	3.11m x 3.36m	10' 2" x 11' 0"
Bedroom 2	2.24m x 3.47m	7' 4" x 11' 6"
Balcony	1.73m x 3.58m	5' 8" x 11' 8"

Measurement points      U    Utility cupboard      C    Cupboard      Privacy screen      Built in appliances

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# Peninsula House

## Third to Seventh Floor



RIVER BRENT

### 2 BEDROOM - APARTMENTS 877 / 886 / 895 / 904 / 913

TOTAL INTERNAL AREA	77 sq m	828 sq ft
TOTAL EXTERNAL AREA	6.7 sq m	72 sq ft
Kitchen	3.23m x 3.00m	10' 7" x 9' 10"
Living/Dining	4.73m x 4.11m	15' 6" x 13' 6"
Bedroom 1	4.87m x 3.00m	16' 0" x 9' 10"
Bedroom 2	3.59m x 2.45m	11' 9" x 8' 0"
Balcony	1.73m x 3.58m	5' 8" x 11' 8"

### 1 BEDROOM - APARTMENTS 876 / 885 / 894 / 903 / 912

TOTAL INTERNAL AREA	51.9 sq m	559 sq ft
TOTAL EXTERNAL AREA	5.9 sq m	63 sq ft
Kitchen/Living/Dining	7.52m x 3.51m	24' 8" x 11' 6"
Bedroom	3.35m x 3.14m	11' 0" x 10' 3"
Balcony	1.73m x 3.13m	5' 8" x 10' 3"

### 1 BEDROOM - APARTMENTS 875 / 884 / 893 / 902 / 911

TOTAL INTERNAL AREA	51.5 sq m	554 sq ft
TOTAL EXTERNAL AREA	5.9 sq m	63 sq ft
Kitchen	2.82m x 2.47m	9' 3" x 8' 1"
Living/Dining	5.24m x 2.75m	17' 2" x 9' 0"
Bedroom	4.72m x 2.75m	15' 6" x 9' 0"
Balcony	1.73m x 3.13m	5' 8" x 10' 3"

### 2 BEDROOM - APARTMENTS 883 / 892 / 901 / 910 / 919

TOTAL INTERNAL AREA	77.3 sq m	832 sq ft
TOTAL EXTERNAL AREA	6.7 sq m	72 sq ft
Kitchen/Living/Dining	7.52m x 3.76m	24' 8" x 12' 4"
Bedroom 1	3.72m x 3.02m	12' 2" x 9' 10"
Bedroom 2	3.72m x 3.02m	12' 2" x 9' 10"
Balcony	1.73m x 3.58m	5' 8" x 11' 8"

#### KEY

MANHATTAN APARTMENTS

1 BEDROOM APARTMENTS

2 BEDROOM APARTMENTS

3 BEDROOM APARTMENTS

### 1 BEDROOM - APARTMENTS 878 / 887 / 896 / 905 / 914

TOTAL INTERNAL AREA	60.6 sq m	653 sq ft
TOTAL EXTERNAL AREA	6.7 sq m	72 sq ft
Kitchen	2.16m x 3.38m	7' 1" x 11' 1"
Living/Dining	5.05m x 3.73m	16' 6" x 12' 2"
Bedroom	3.56m x 3.76m	11' 8" x 12' 4"
Balcony	1.73m x 3.58m	5' 8" x 11' 8"

### MANHATTAN - APARTMENTS 879 / 888 / 897 / 906 / 915

TOTAL INTERNAL AREA	40.4 sq m	435 sq ft
TOTAL EXTERNAL AREA	5.9 sq m	63 sq ft
Kitchen/Living/Dining	7.52m x 2.41m	24' 8" x 7' 10"
Bedroom	3.28m x 2.73m	10' 9" x 9' 0"
Balcony	1.73m x 3.13m	5' 8" x 10' 3"

### 3 BEDROOM - APARTMENTS 880 / 889 / 898 / 907 / 916

TOTAL INTERNAL AREA	105.4 sq m	1135 sq ft
TOTAL EXTERNAL AREA	11.7 sq m	126 sq ft
Kitchen/Living/Dining	7.52m x 3.60m	24' 8" x 11' 9"
Bedroom 1	3.66m x 3.30m	12' 0" x 10' 9"
Bedroom 2	3.42m x 3.55m	11' 2" x 11' 7"
Bedroom 3	5.10m x 3.04m	16' 8" x 10' 0"
Balcony 1	1.73m x 3.13m	5' 8" x 10' 3"
Balcony 2	1.73m x 3.13m	5' 8" x 10' 3"

### 1 BEDROOM - APARTMENTS 881 / 890 / 899 / 908 / 917

TOTAL INTERNAL AREA	51.8 sq m	557 sq ft
TOTAL EXTERNAL AREA	5.9 sq m	63 sq ft
Kitchen/Living/Dining	7.52m x 3.51m	24' 8" x 11' 6"
Bedroom	3.95m x 3.14m	13' 0" x 10' 3"
Balcony	1.73m x 3.13m	5' 8" x 10' 3"

### 2 BEDROOM - APARTMENTS 882 / 891 / 900 / 909 / 918

TOTAL INTERNAL AREA	63.7 sq m	685 sq ft
TOTAL EXTERNAL AREA	6.7 sq m	72 sq ft
Kitchen/Living/Dining	3.19m x 7.28m	10' 6" x 23' 10"
Bedroom 1	3.11m x 3.36m	10' 2" x 11' 0"
Bedroom 2	2.25m x 3.48m	7' 4" x 11' 6"
Balcony	1.73m x 3.58m	5' 8" x 11' 8"

Measurement points

U Utility cupboard

C Cupboard

Privacy screen

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.



# Specification

## GENERAL SPECIFICATION

- Double glazed external doors and windows
- Timber-effect flooring to entrance hallway, living room and kitchen
- Carpet to bedrooms and within wardrobes of bedrooms<sup>1</sup> (except the Manhattan bedroom which is timber-effect throughout)
- Veneered apartment entrance door
- Stainless steel door handles throughout apartments
- Chamfered skirtings and squared edge architraves with mitred corners
- Bespoke fitted wardrobe to bedroom 1<sup>2</sup>
- Additional built in wardrobe to bedroom 2 in 3 bedroom apartments
- Utility cupboard
- 2-year St George warranty
- 10-year insurance backed building warranty
- 999-year lease from 2021



Pecan Palette Kitchen

## BATHROOMS, ENSUITES & SHOWER ROOMS

- Bath and / or shower, wall mounted WC and basin
- Matt black electric towel rail
- Porcelain floor and wall tiling
- Ceiling mounted showerhead and hand held shower
- White wall hung WC pan with brushed nickel push button dual flush, soft closing seat and concealed cistern
- Custom designed vanity unit above wash hand basin with mirrored door and shelves
- Porcelain brick bond pattern feature tiles to shower / bath (one wall) and to vanity recess
- Feature niche



Pistachio Palette Bathroom

## LIGHTING & ELECTRICAL

- Low energy ceiling downlights throughout
- Television (terrestrial and satellite) points in selected locations
- Telephone points in selected locations
- White electrical fittings at high and low levels

## SECURITY & EXTERNAL

- Video entry phone system
- Smoke detectors to hallway and common areas
- Multi-point high security door locking system to entrance door
- 24/7 Concierge service
- CCTV security system to car park, entrance lobby and development
- Sprinkler system in every apartment
- Evacuation alert system to all apartments

## KITCHENS

- Custom designed kitchens
- Feature timber-effect wall shelving unit<sup>3</sup>
- Composite quartz stone worktop and porcelain tiled splashback
- Stainless steel finish under-mounted sink bowl with single control tap<sup>4</sup>
- Low energy ceiling downlights
- Feature lighting below wall cabinets
- Bosch recirculating canopy cooker hood
- Bosch ceramic glass induction hob
- Bosch oven
- Bosch integrated microwave<sup>5</sup>
- Bosch integrated fridge / freezer
- Bosch integrated multi-function dishwasher
- Integrated wine cooler<sup>6</sup>



Pistachio Palette Kitchen

## HEATING

- Heating and hot water through centralised CHP (Combined Heat & Power) plant, supplied via HIU (Heat Interface Unit)
- Plumbing for washer / dryer within vented utility cupboard
- Underfloor heating, except bathrooms, ensembles and shower rooms which feature an electric towel rail

## SUSTAINABILITY

- Energy efficient LED lighting throughout
- Mechanical ventilation system with heat recovery
- High performance double glazing to all doors and windows



Electric Towel Rail

1. Apart from Manhattan apartments which has timber-effect throughout  
2. Excluding Manhattan apartments  
3. Provision of feature shelving unit is subject to layouts and size may vary  
4. Single sink bowl in Manhattan and 1 bed, 1.5 sink bowl in 2 and 3 bed apartments  
5. Microwave only in 3 bed apartments  
6. Wine cooler only in 3 bed apartments



# Designed for life

At St George we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance well-being and quality of life for residents and visitors. Where people feel a sense of community.

## CUSTOMERS DRIVE ALL OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of nature, amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

## CHOICE AND DIVERSITY

No two St George customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

## QUALITY FIRST TO LAST

Quality is the defining characteristic of St George developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

## GREEN LIVING

We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, promote recycling and enable residents to choose sustainable transport options.

## COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.

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**St James**  
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**St Joseph**  
Designed for life

**St William**  
Designed for life





# Designed to high sustainability standards

This is how we are ensuring sustainability at Grand Union.

## PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Grand Union.

## NATURE AND BIODIVERSITY

Parkland, trees, flowers, living roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone, [even in the heart of the city]. They are all part of our commitment to net biodiversity gain on our developments. Within and around Grand Union, we have created natural habitats that encourage wildlife to flourish. We are working with landscape architects Murdoch Wickham to engage residents in the natural landscapes that we have created.

## WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

## WATER EFFICIENCY

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily. Individual homes and apartment buildings also benefit from rainwater harvesting, which is used in gardens and landscaped areas.

## ENERGY EFFICIENCY

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness, [and have been fitted with mechanical ventilation units with heat recovery (MVHR)]. All lighting is low energy and kitchen appliances are selected to deliver high levels of energy efficiency.

## SUSTAINABLE MATERIALS

We commit to sourcing the materials for the construction of our buildings in a sustainable and responsible way. All timber and wood-based products used to build your home should be certified to either the Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC) scheme. This means it will have come from a responsibly managed forest. Our focus on materials doesn't just stop there – as a business we are committed to measuring and reducing the embodied carbon of our buildings, which where possible, includes sourcing low carbon materials, and those with high levels of recycled content.

## NOISE REDUCTION

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

## CLEAN AIR

It is hard to avoid polluted air, particularly in our cities. Throughout Grand Union we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we provide mechanical ventilation that filters the incoming air.

## SUSTAINABLE TRANSPORT

Nearby Stonebridge Park station provides access to Oxford Circus in only 26 minutes\*.

We also provide secure and convenient cycle storage and car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. These active methods of transport also help encourage healthier lifestyles.

## STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with our managing agent and residents to ensure the development remains in pristine condition.

## FUTURE-PROOF DESIGN

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand how we can adapt to future climate change in our future designs.

\*Journey times are approximate only and represent off peak hours.  
Source: tfl.gov.uk





# Transforming Tomorrow

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives.

We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our 10 year plan which sets out how we will achieve this.



## TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



## TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



## TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



## TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.



# PENINSULA HOUSE

## GRAND UNION

### FOR MORE INFORMATION

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