



GRAND
UNION

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 convenient connections to the West End and City, Grand Union is the perfect place to live, work, play and relax with its resort lifestyle offering.

Find a beautiful canalside piazza overlooking the Grand Union Canal with cafés, restaurants, Peapods nursery, Full of Beans soft play and café, Anytime Fitness gym, shops and Community Hub.

Enjoy 14 acres of open spaces including landscaped gardens, meadows, riverside walks and a 6m waterfall.

PENINSULA HOUSE
GRAND UNION



Computer generated images depict Grand Union and are indicative only

Berkeley
Designed for life



Apartments

Peninsula House

TYPE	NUMBER OF HOMES	AVERAGE SQ FT
Manhattan	8	435 sq ft
1 bedroom apartment	36	579 sq ft
2 bedroom apartment	23	830 sq ft
3 bedroom apartment	5	1,135 sq ft



Computer generated images are indicative only

The Developer

St George West London

Location

Beresford Avenue, Wembley, 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

Peninsula House
July 2026 - September 2026

Service Charge*

Estimated £4.83psf

Parking

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

(available on selected homes only)

Service charge £267.00 per RTP

*Service charge is an estimate only and subject to change. The estimate is dated 2025 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: 28/01/26

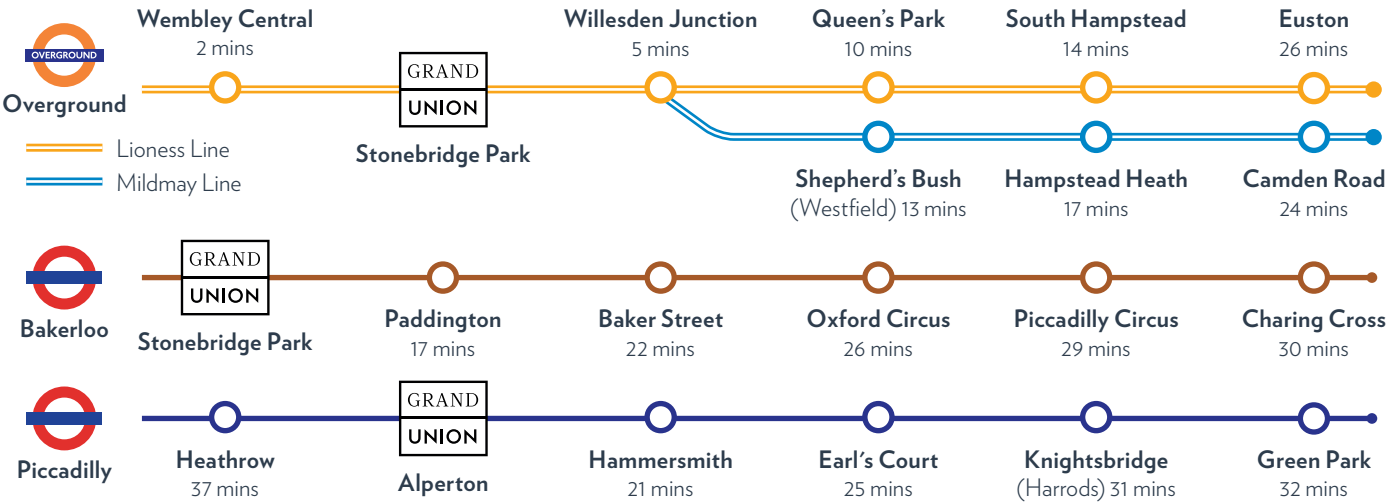
The Development

- Located in Wembley with connections into the West End & City
- 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
- Residents' facilities 'The Lock' with bowling alley, E-darts, lounge, entertainment room, private meeting rooms and 24/7 concierge
- On-site amenities including Anytime Fitness gym, Co-op store, Crepes+Coffee café, Community Hub, Full of Beans soft play and Peapods nursery with more coming soon
- 14 acres of open space including landscaped gardens, meadows and riverside walks
- Car parking,** motorcycle and cycle storage facility available in gated undercroft parking for Peninsula House.
- Electric vehicle charging points**

**Available at additional cost through separate negotiation

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.

Grand Union is well connected to the City and West End

With Stonebridge Park and Alperton Stations (Zone 3) both a short walk 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 0.5 miles away and Alperton Station 0.8 miles away, Grand Union offers direct links into the West End and City.†

BIKE	UNDERGROUND	ROAD	AIR
From Peninsula House†	From Stonebridge Park (SP) ZONE 3 or Alperton (A) ZONE 4†	From Peninsula House†	From Peninsula House by road†
Neasden Temple 1.2 miles	Park Royal 1 stop (A)	Park Royal 0.7 miles	London Heathrow 11.2 miles
London Designer Outlet 1.4 miles	Westfield London 3 stops (SP)	Central Middlesex Hospital 1.4 miles	London Luton 27.2 miles
Wembley Stadium 1.7 miles	King's Cross 8 stops (SP)	Walpole Park 3.2 miles	London Stansted 40.1 miles
Ealing 3.8 miles	Paddington 8 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
	Oxford Circus 13 stops (SP)	Gunnelsbury Park 3.8 miles	

† Source: Citymapper

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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 2025/26
Band A	£1,422.10
Band B	£1,659.12
Band C	£1,896.13
Band D	£2,133.15
Band E	£2,607.18
Band F	£3,081.22
Band G	£3,555.25
Band H	£4,266.30

*Source: www.brent.gov.uk

Reservation Terms

Reservation fee of £2,000 is payable on properties up to £500,000.

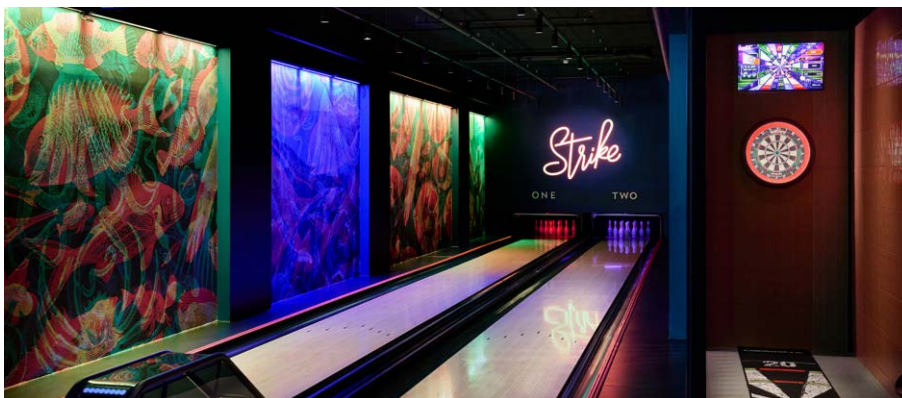
Reservation fee of £5,000 is payable on properties from £500,001 up to £1 million.

PAYMENT STRUCTURE

1. 10% of purchase price, less reservation fee already paid, payable on exchange of contracts within 28 days.
2. A further 10% is payable 12 months after exchange of contracts.
3. A further 5% is payable 18 months after exchange of contracts.
4. Balance of 75% payable on completion.

EXCHANGE

28 days from reservation.



GRAND UNION SALES & MARKETING SUITE

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

OUR VISION
2030
TRANSFORMING TOMORROW

Berkeley
Group
Proud member of the
Berkeley Group

**The Institute of
Customer Service**
MEMBER

Berkeley
Designed for life

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley'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. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Grand Union is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property.

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: 28/01/26