

GRAND
UNION



AFFINITY
TOWER



SAY HELLO TO
GRAND UNION

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**A NEW PLACE TO LIVE,
WORK AND CONNECT**

Grand Union will be a truly pioneering canalside neighbourhood. Located in Alperton, close to Wembley and with great connections into central London, at Grand Union our vision is to create a place where people and community thrive. A new Canalside Piazza will offer a vibrant space animated with cafés, restaurants, bars and new community facilities. 11 acres of public green spaces will be opened up to include stunning landscaped gardens, riverside walks and meadows surrounding over 3,000 beautiful homes of the highest quality. The creation of a state-of-the-art multi-storey industrial hub and high quality workspace rounds off the numerous facilities at Grand Union, making this a unique waterside destination in which to socialise, play and relax.

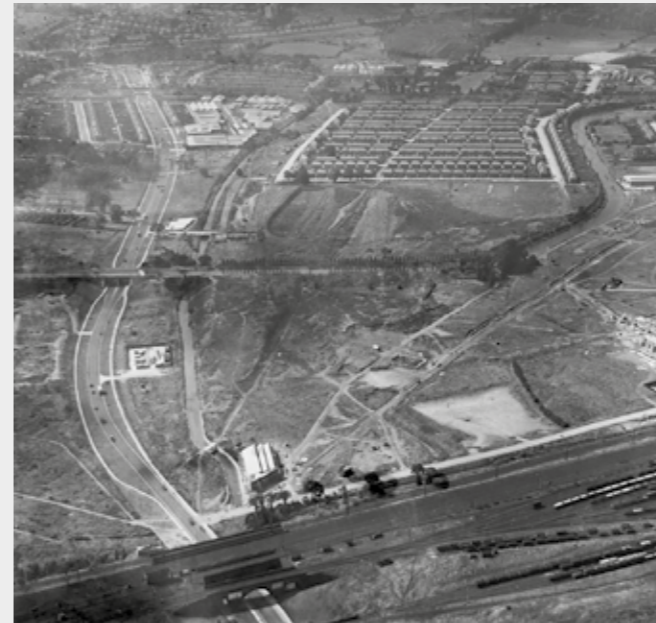
SAY
Hello
TO
GRAND UNION



2

3

INDUSTRY & MOTORBIKES A BRIEF HISTORY OF ALPERTON



1199

1432

1801

1850

1903

1920

1938

1970

2017

2019

Alperton, first recorded in 1199 as 'Alprinton', is likely to have been a farmstead, or 'The Farm of Eahlbeort'

The area was a popular stag hunting location in Tudor and Stuart times. 1432 saw the first wooden bridge over the River Brent, connecting the North and South

The Grand Junction Canal (later renamed The Grand Union Canal) was cut through the area in 1801. Its effect on trade was immediate and began the transformation of the site from agriculture to industry

Established brickworks on the site used the canal for shipping their products by barge, as did remaining farmers with hay for London's horses

Alperton's rail station opened in 1903, later becoming an underground station on the Piccadilly Line in 1932

The construction of the North Circular Road brought more industry in the 1920s and 30s - including the factory of Wooler Motorcycles, rubber and fireproofing industries

The iconic Ace Café opened in 1938 and achieved legendary status as a bikers' hangout in the fifties and sixties, visited by rock 'n' roll luminaries like Gene Vincent and Billy Fury

Ealing Road became known as the Asian Hatton Garden after the many jewellery shops selling gold that established themselves

Berkeley Group acquire the 21 acre site and begin working with the local community to create and regenerate a 21st century development

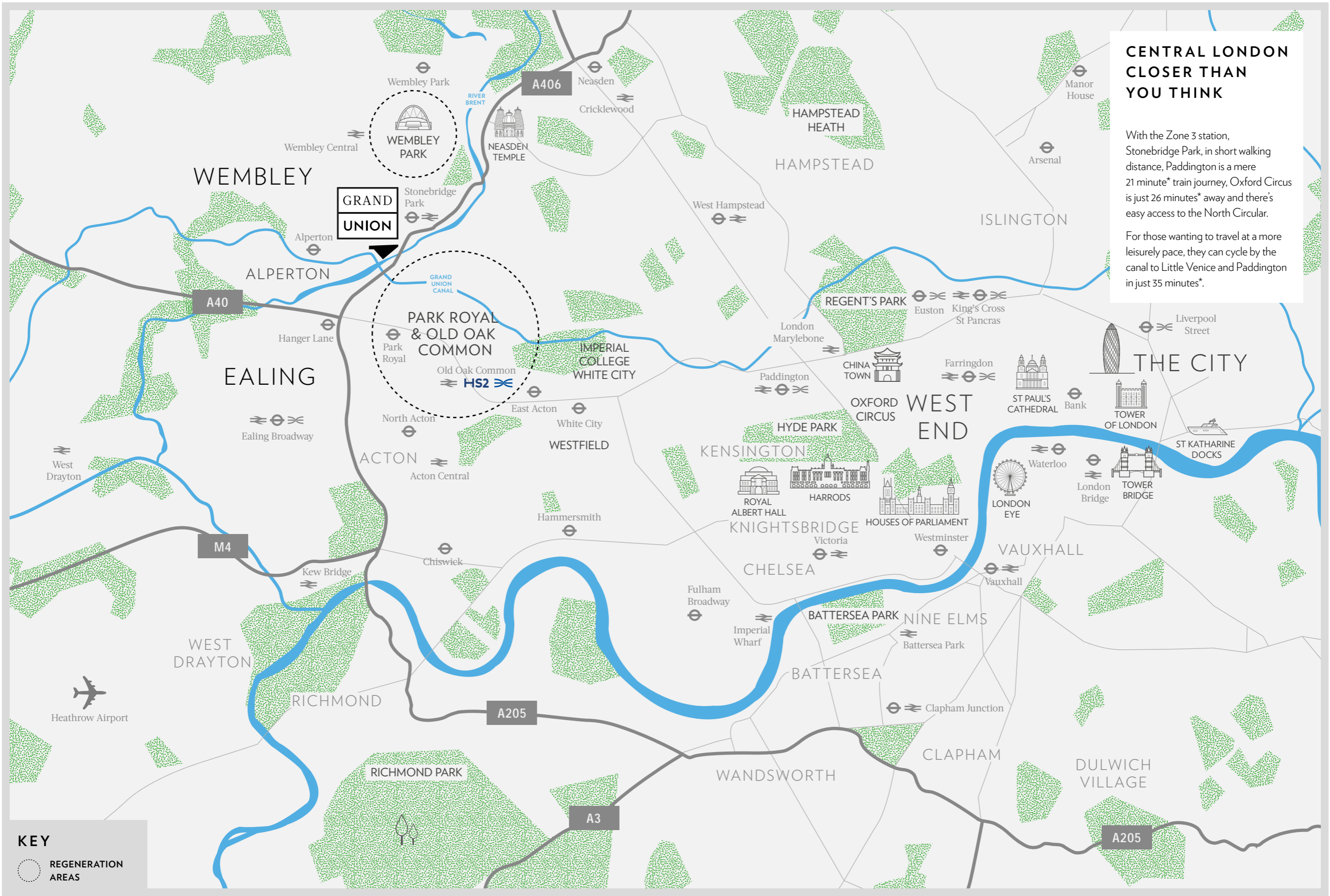
The first phase of Grand Union launched mid 2019

LONDON CANALSIDE
LIFE AT ITS BEST



View of waterside restaurant
Computer generated image. Indicative only.

The bustling Canalside Piazza will provide a superb range of bars, restaurants, shops and cafés.



CENTRAL LONDON CLOSER THAN YOU THINK

With the Zone 3 station, Stonebridge Park, in short walking distance, Paddington is a mere 21 minute* train journey, Oxford Circus is just 26 minutes* away and there's easy access to the North Circular.

For those wanting to travel at a more leisurely pace, they can cycle by the canal to Little Venice and Paddington in just 35 minutes*.

KEY

○ REGENERATION AREAS

*Journey times are approximate only. Source: tfl.go.uk and Google Maps. Map not to scale and shows approximate locations only.



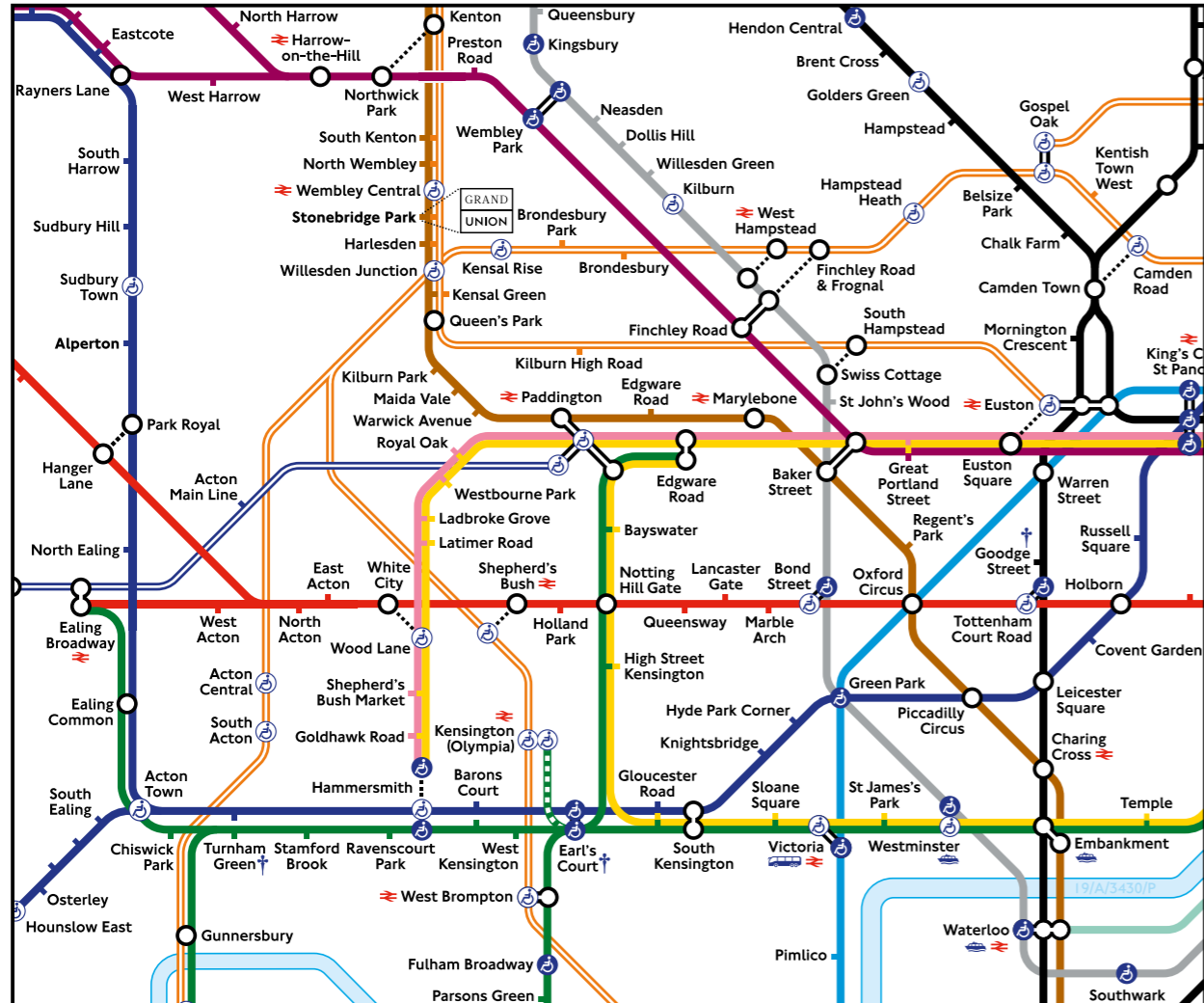
SAY
Hello
TO
OXFORD CIRCUS
IN 26 MINUTES*



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

LONDON UNDERGROUND & OVERGROUND

Stonebridge Park and Alpernton stations are a short walk away, offering direct links into central London.



Reg. user No. 19/A/3430/P Version A TfL 05.2019

- Bakerloo
- Central
- Circle
- District
- Hammersmith & City
- Jubilee
- Metropolitan
- Northern
- Piccadilly
- Victoria
- Waterloo & City
- DLR
- Emirates Air Line cable car (Special fares apply)
- London Overground
- TFL Rail
- London Trams
- District open at weekends and on some public holidays
- Interchange stations
- Internal interchange
- Under a 10 minute walk between stations
- Step-free from train to street
- Step-free from platform to street
- National Rail
- Riverboat services
- Victoria Coach Station
- Emirates Air Line cable car

*Journey times are approximate only. Source: Google Maps. ** Train times based on an estimated average time. Journey times may be longer on weekends and holidays. Rail services correct at time of print. Source: tfl.gov.uk

PERFECTLY LOCATED

Grand Union is well placed, whether it's London, national or international, you can travel in any direction with ease.

| WALK | BIKE | ROAD |
|---|----------------------------------|---------------------------------------|
| FROM AFFINITY TOWER* | FROM AFFINITY TOWER* | FROM AFFINITY TOWER* |
| ⋮ | ⋮ | ⋮ |
| STONEBRIDGE PARK STATION, ZONE 3 7 mins | NEASDEN TEMPLE 7 mins | CENTRAL MIDDLESEX HOSPITAL 12 mins |
| ⋮ | ⋮ | ⋮ |
| LYON PARK PRIMARY SCHOOL 8 mins | LONDON DESIGNER OUTLET 9 mins | WALPOLE PARK 16 mins |
| ⋮ | ⋮ | ⋮ |
| ALPERTON, ZONE 4 14 mins | WEMBLEY STADIUM 13 mins | GUNNERSBURY PARK 20 mins |
| ⋮ | ⋮ | ⋮ |
| PADDINGTON BASIN (VIA GRAND UNION CANAL) 35 mins | ⋮ | KEW GARDENS 25 mins |
| ⋮ | ⋮ | ⋮ |
| TUBE | RAIL | AIR |
| FROM STONEBRIDGE PARK, ZONE 3 OR ALPERTON, ZONE 4** | FROM STONEBRIDGE PARK** | FROM AFFINITY TOWER BY ROAD* |
| ⋮ | ⋮ | ⋮ |
| PARK ROYAL 2 mins from Alpernton | HAMPSTEAD HEATH 23 mins | LONDON HEATHROW 36 mins |
| ⋮ | ⋮ | ⋮ |
| SHEPHERD'S BUSH 20 mins from Stonebridge Park | EUSTON 25 mins | LONDON LUTON 40 mins |
| ⋮ | ⋮ | ⋮ |
| PADDINGTON 21 mins from Stonebridge Park | WATFORD JUNCTION 27 mins | LONDON STANSTED 1hr 5 mins |
| ⋮ | ⋮ | ⋮ |
| OXFORD CIRCUS 26 mins from Stonebridge Park | CLAPHAM JUNCTION 27 mins | LONDON CITY AIRPORT 1hr 10 mins |
| ⋮ | ⋮ | ⋮ |
| KNIGHTSBRIDGE 29 mins from Alpernton | STRATFORD 53 mins | LONDON GATWICK 1hr 20 mins |
| ⋮ | ⋮ | ⋮ |
| KING'S CROSS 30 mins from Stonebridge Park | ⋮ | ⋮ |

SAY

Hello

TO

**A THRIVING
COMMUNITY**

A COMMUNITY CENTRE
AT ITS HEART



View of Canalside Piazza and community centre
Computer generated image, indicative only.

Facing the canalside the community centre will offer classes, workshops, events, community kitchen and landscaped gardens.



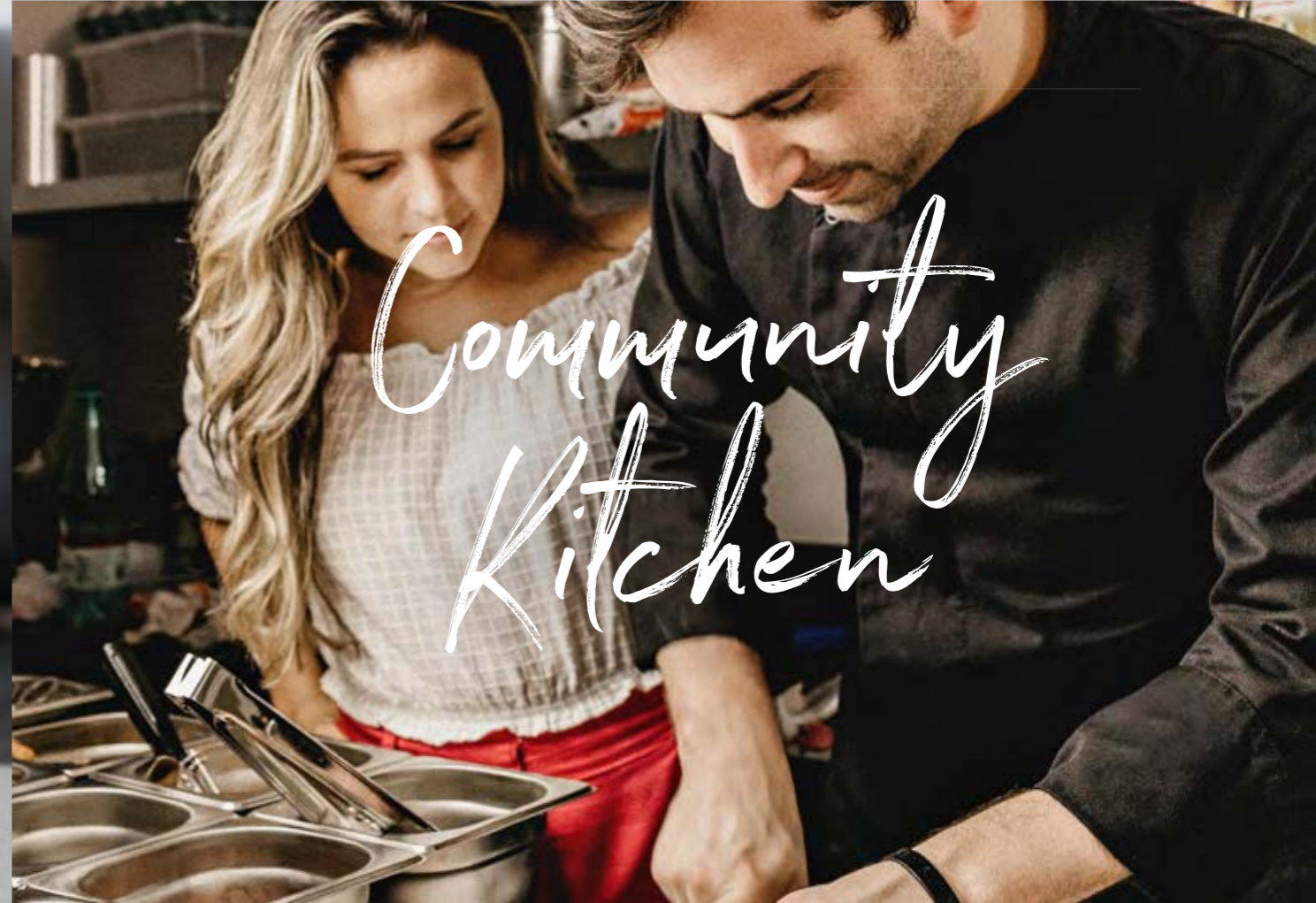
Workshops



Community Garden



Classes



Community Kitchen

GREEN OPEN SPACES



View of central gardens
Computer generated image. Indicative only.

Grand Union will have central gardens and riverside meadows which will form a natural refuge for wildlife and a place for children to experience nature.

ON-SITE AMENITIES

Everything you need on hand
to enjoy life at Grand Union



Concierge
Services



Local
Neighbourhood
Shopping



Bars and
Restaurants



On-site
Medical Centre

good vibes only

Bowling Alley

ENJOY A NIGHT OUT WITH FRIENDS
AT YOUR OWN BOWLING ALLEY

Residents' Lounge

RELAX WITH A COFFEE AND MAKE NEW CONNECTIONS
IN YOUR OWN RESIDENTS' LOUNGE

PARK ROYAL REGENERATION

SAY

Hello

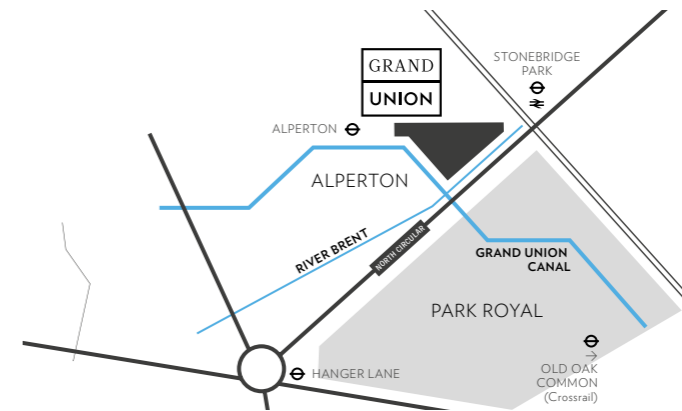
TO

FUTURE OPPORTUNITIES

PARK ROYAL: THE LARGEST BUSINESS PARK IN LONDON, 11 MINUTES' DRIVE* FROM GRAND UNION

Park Royal is the site of London's largest regeneration project, and is set to create 65,000 new jobs over the next 30 years.

The programmed arrival of HS2 and Crossrail will create a 'transport super-hub' at Old Oak Common, just under 3 miles away from Grand Union. It is a prime opportunity area as it is set to be one of the best connected places in London.



OVER 1,200 BUSINESSES

EMPLOYING OVER 35,000 WORKERS



*Journey times are approximate only. Source: Google Maps.



OPPOSITE
The Generator is an innovative and bespoke industrial hub at Grand Union

RIGHT & BELOW
Artisan businesses will have use of the co-working space

SAY

Hello

TO

THE GENERATOR

Over 135,000 sq ft of workspace for a variety of light industrial businesses with shared facilities to support SMEs and encourage co-working and innovation



GRAND UNION *Affinity Tower*

A THRIVING BUSINESS AT ITS HEART

To the south of the River Brent, a bespoke multi-storey industrial hub known as The Generator, the first of its kind in the UK, will provide workspace for a variety of light industrial businesses.



Computer generated image. Indicative only

The co-working space will feature everything from tech start-ups to creative studios to artisans. The hub will benefit from shared facilities and its occupiers will be able to share ideas, collaborate and get inspiration from like-minded people all under the same roof.





SAY
Hello
TO
THE
NEIGHBOURHOOD





RIGHT
Wembley Stadium

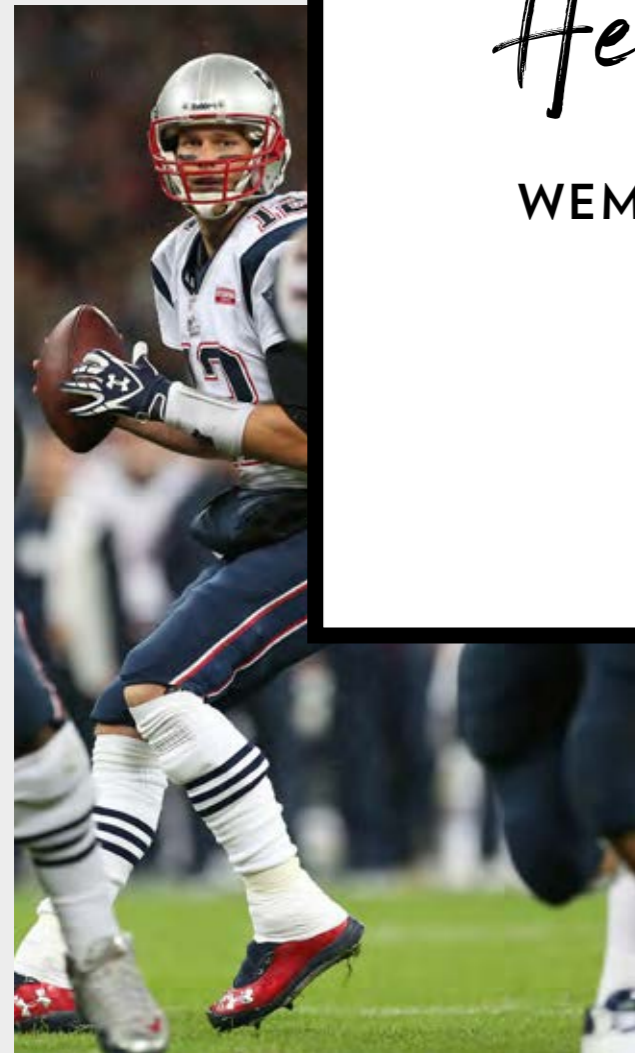
BELOW
Football and NFL at
Wembley Stadium

OPPOSITE
Wembley Stadium
and surrounding area

FAR RIGHT
Wembley Stadium

Hello

WEMBLEY



GRAND UNION Affinity Tower

MINUTES FROM
WORLD-CLASS ENTERTAINMENT



GRAND
UNION



Bang Bang Oriental Foodhall, Edgware



ALPERTON, WEMBLEY & EALING - ALL WITHIN 20 MINUTES' DRIVE

Stroll along the canalside to discover a range of eateries, or venture a little further to find boutique shops, fine dining and a designer outlet. You're in a prime location for the best global events held at Wembley Stadium and the SSE Arena.



Walpole Park, Ealing



Turtle Bay, Ealing



London Designer Outlet, shopping & leisure, Wembley Park



Boxpark, A 'pop-up mall', Wembley



Boutique fashion shops, Ealing

EASY ACCESS TO FIRST CLASS EDUCATION

SCHOOLS & SIXTH FORMS

PERIVALE
PRIMARY SCHOOL

Ofsted rated outstanding school for 3-11 year olds

8 mins by car
1.5 miles*

WEMBLEY HIGH
TECHNOLOGY COLLEGE

Ofsted rated outstanding school for 11-18 year olds

12 mins by car
3.1 miles*

ALPERTON COMMUNITY
SCHOOL

Ofsted rated good school for 11-18 year olds

2 mins by car
11 mins walk
0.6 mile*

HARROW SCHOOL

A full boarding school for boys aged 13-18, founded in 1572

15 mins by car
4 miles*

UNIVERSITIES

LONDON COLLEGE OF FASHION

Nurturing creative talent for over a century

28 mins by tube (Bakerloo)**

UNIVERSITY OF
WESTMINSTER

Centre of excellence for Media and Communication research and studies

24 mins by tube (Bakerloo)**

UNIVERSITY COLLEGE
LONDON

29 Nobel Prizes have been awarded to people who are, or were, students or academics at UCL

35 mins overground (Stonebridge Park)**

LONDON SCHOOL OF ECONOMICS
AND POLITICAL SCIENCE

International centre of academic excellence, ranked 2nd in the world for social sciences and management

43 mins by tube (Piccadilly)**

IMPERIAL COLLEGE LONDON

A global top 10 university with world-class reputation

(White City Campus)

26 mins by overground and tube (Central)**

BRUNEL UNIVERSITY
LONDON

Excellent reputation in Engineering, Science & Technology

26 mins by car*

CENTRAL ST MARTIN'S

Ranked 2nd in the world for Art and Design

41 mins by tube (Bakerloo → Central)**

KING'S COLLEGE
LONDON

Ranked 7th in the UK, world-renowned King's is internationally acclaimed for cutting edge research

44 mins by tube (Piccadilly)**

Excellence in Education

*Distances and journey times are approximate only. Source: Google Maps. ** Train times based on an estimated average time.

Journey times may be longer on weekends and holidays. Rail services correct at time of print. Source: tfl.gov.uk.

Ofsted inspection reports - Perivale Primary School June 2017, Alperton Community School June 2016 and Wembley High Technology College September 2009

SAY

Hello

TO

AFFINITY TOWER




95 beautifully designed Manhattan,
1, 2 and 3 bedroom apartments

DEVELOPMENT LAYOUT



44

45

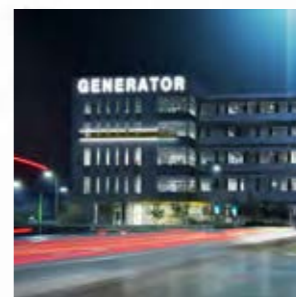
-  **PHASE 1**
-  **UNISON HOUSE**
45 homes - includes community space and nursery
-  **AFFINITY TOWER**
95 homes - pub, café, gym, convenience store, residents' facilities (such as a screening room and bowling alley)



CANALSIDE PIAZZA



RIVERSIDE MEADOWS



THE GENERATOR



RIVERSIDE WALK

Map not to scale and shows approximate locations only.



SAY

Hello

TO

CONTEMPORARY
INTERIORS



“ We’ve redefined luxury to promote wellbeing for London’s new and exciting neighbourhood. Calming colours to reflect the river and industrial finishes to honour the rich heritage of the landscape. A mix of iconic, vintage and contemporary furniture encourage the notion of mindful consumption. ”

LAUREN COLQUHOUN INTERIOR DESIGNER
A.LONDON

KITCHEN



THIS PAGE
Indigo colour palette
LEFT HAND PAGE
White colour palette

BATHROOM

THIS PAGE
White colour palette
RIGHT HAND PAGE
Indigo colour palette



Photography of Grand Union show apartment. Indicative only.



Photography of Grand Union show apartment. Indicative only.

LIVING ROOM



54

55

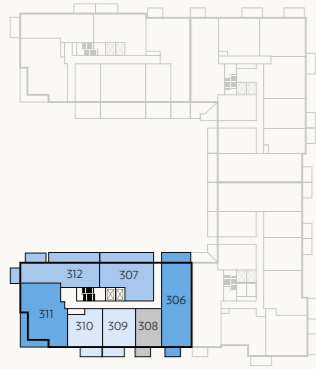


FLOORPLANS

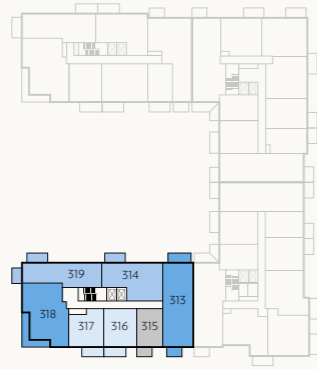
56

57

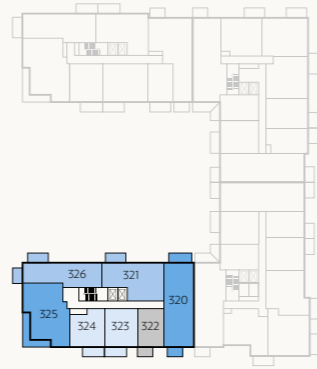
LEVEL 01



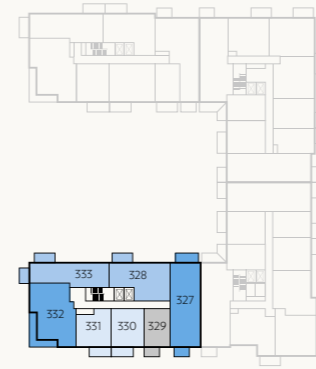
LEVEL 02



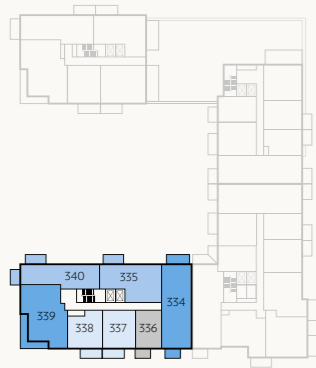
LEVEL 03



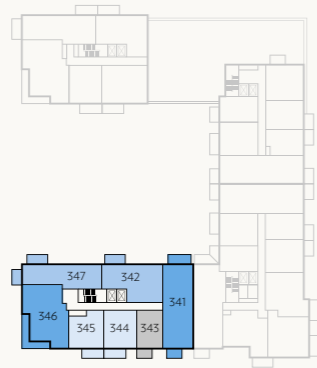
LEVEL 04



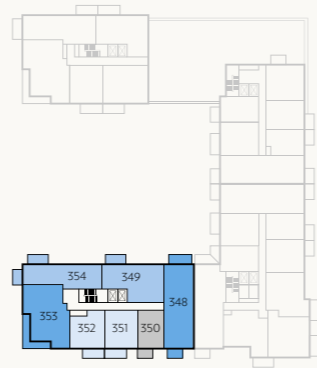
LEVEL 05



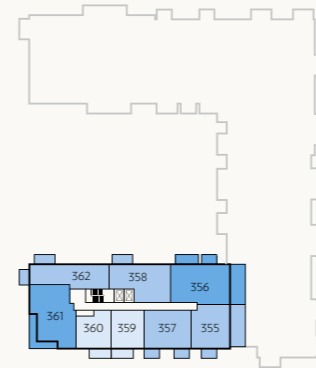
LEVEL 06



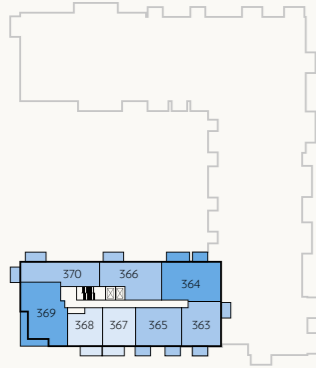
LEVEL 07



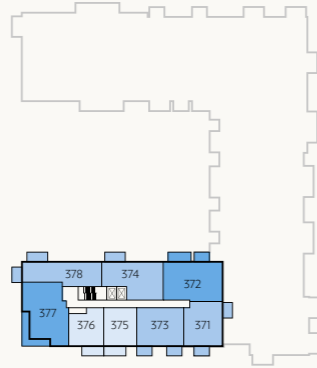
LEVEL 08



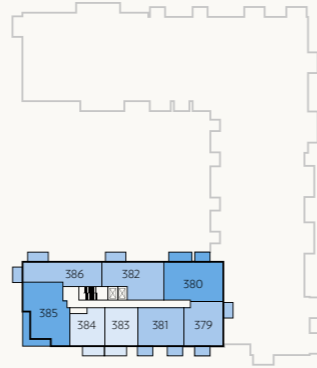
LEVEL 09



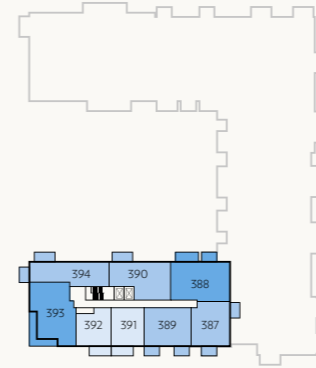
LEVEL 10



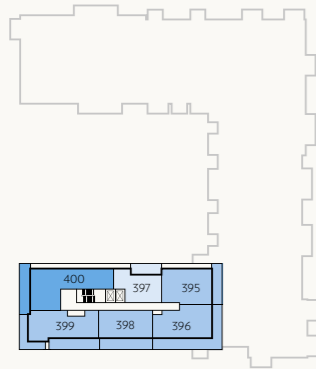
LEVEL 11



LEVEL 12



LEVEL 13



ACCOMMODATION FINDER

| APARTMENT NO. | LEVEL | BEDS | PAGE NO. | APARTMENT NO. | LEVEL | BEDS | PAGE NO. |
|---------------|-------|------------|----------|---------------|-------|------------|----------|
| 306 | 1 | 3 Bedrooms | 84 | 354 | 7 | 2 Bedrooms | 71 |
| 307 | 1 | 2 Bedrooms | 65 | 355 | 8 | 2 Bedrooms | 66 |
| 308 | 1 | Manhattan | 60 | 356 | 8 | 3 Bedrooms | 76 |
| 309 | 1 | 1 Bedroom | 63 | 357 | 8 | 2 Bedrooms | 68 |
| 310 | 1 | 1 Bedroom | 61 | 358 | 8 | 2 Bedrooms | 74 |
| 311 | 1 | 3 Bedrooms | 82 | 359 | 8 | 1 Bedroom | 63 |
| 312 | 1 | 2 Bedrooms | 70 | 360 | 8 | 1 Bedroom | 61 |
| 313 | 2 | 3 Bedrooms | 86 | 361 | 8 | 3 Bedrooms | 82 |
| 314 | 2 | 2 Bedrooms | 75 | 362 | 8 | 2 Bedrooms | 71 |
| 315 | 2 | Manhattan | 60 | 363 | 9 | 2 Bedrooms | 67 |
| 316 | 2 | 1 Bedroom | 63 | 364 | 9 | 3 Bedrooms | 78 |
| 317 | 2 | 1 Bedroom | 61 | 365 | 9 | 2 Bedrooms | 68 |
| 318 | 2 | 3 Bedrooms | 82 | 366 | 9 | 2 Bedrooms | 74 |
| 319 | 2 | 2 Bedrooms | 71 | 367 | 9 | 1 Bedroom | 63 |
| 320 | 3 | 3 Bedrooms | 86 | 368 | 9 | 1 Bedroom | 61 |
| 321 | 3 | 2 Bedrooms | 75 | 369 | 9 | 3 Bedrooms | 82 |
| 322 | 3 | Manhattan | 60 | 370 | 9 | 2 Bedrooms | 71 |
| 323 | 3 | 1 Bedroom | 63 | 371 | 10 | 2 Bedrooms | 67 |
| 324 | 3 | 1 Bedroom | 61 | 372 | 10 | 3 Bedrooms | 78 |
| 325 | 3 | 3 Bedrooms | 82 | 373 | 10 | 2 Bedrooms | 68 |
| 326 | 3 | 2 Bedrooms | 71 | 374 | 10 | 2 Bedrooms | 74 |
| 327 | 4 | 3 Bedrooms | 86 | 375 | 10 | 1 Bedroom | 63 |
| 328 | 4 | 2 Bedrooms | 74 | 376 | 10 | 1 Bedroom | 61 |
| 329 | 4 | Manhattan | 60 | 377 | 10 | 3 Bedrooms | 82 |
| 330 | 4 | 1 Bedroom | 63 | 378 | 10 | 2 Bedrooms | 71 |
| 331 | 4 | 1 Bedroom | 61 | 379 | 11 | 2 Bedrooms | 67 |
| 332 | 4 | 3 Bedrooms | 82 | 380 | 11 | 3 Bedrooms | 78 |
| 333 | 4 | 2 Bedrooms | 71 | 381 | 11 | 2 Bedrooms | 68 |
| 334 | 5 | 3 Bedrooms | 86 | 382 | 11 | 2 Bedrooms | 74 |
| 335 | 5 | 2 Bedrooms | 74 | 383 | 11 | 1 Bedroom | 63 |
| 336 | 5 | Manhattan | 60 | 384 | 11 | 1 Bedroom | 61 |
| 337 | 5 | 1 Bedroom | 63 | 385 | 11 | 3 Bedrooms | 82 |
| 338 | 5 | 1 Bedroom | 61 | 386 | 11 | 2 Bedrooms | 71 |
| 339 | 5 | 3 Bedrooms | 82 | 387 | 12 | 2 Bedrooms | 67 |
| 340 | 5 | 2 Bedrooms | 71 | 388 | 12 | 3 Bedrooms | 78 |
| 341 | 6 | 3 Bedrooms | 86 | 389 | 12 | 2 Bedrooms | 68 |
| 342 | 6 | 2 Bedrooms | 74 | 390 | 12 | 2 Bedrooms | 74 |
| 343 | 6 | Manhattan | 60 | 391 | 12 | 1 Bedroom | 63 |
| 344 | 6 | 1 Bedroom | 63 | 392 | 12 | 1 Bedroom | 61 |
| 345 | 6 | 1 Bedroom | 61 | 393 | 12 | 3 Bedrooms | 82 |
| 346 | 6 | 3 Bedrooms | 82 | 394 | 12 | 2 Bedrooms | 71 |
| 347 | 6 | 2 Bedrooms | 71 | 395 | 13 | 2 Bedrooms | 69 |
| 348 | 7 | 3 Bedrooms | 86 | 396 | 13 | 2 Bedrooms | 72 |
| 349 | 7 | 2 Bedrooms | 74 | 397 | 13 | 1 Bedroom | 62 |
| 350 | 7 | Manhattan | 60 | 398 | 13 | 2 Bedrooms | 64 |
| 351 | 7 | 1 Bedroom | 63 | 399 | 13 | 2 Bedrooms | 73 |
| 352 | 7 | 1 Bedroom | 61 | 400 | 13 | 3 Bedrooms | 80 |
| 353 | 7 | 3 Bedrooms | 82 | | | | |

KEY

- MANHATTAN APARTMENTS
- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS
- 3 BEDROOM APARTMENTS

MANHATTAN APARTMENT

Apartments: 308, 315, 322, 329, 336, 343 & 350

Floors: 01, 02, 03, 04, 05, 06 & 07



1 BEDROOM APARTMENT

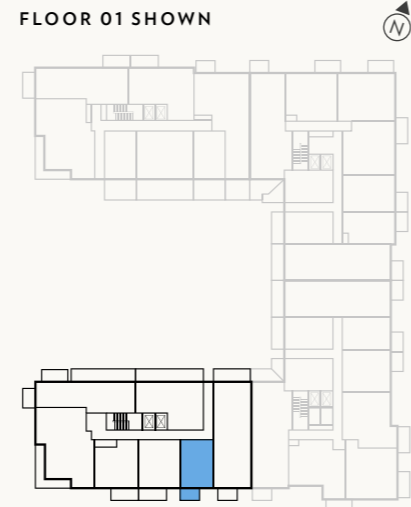
Apartments: 310, 317, 324, 331, 338, 345, 352, 360, 368, 376, 384 & 392

Floors: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11 & 12



- ◀▶ MEASUREMENT POINTS
- U UTILITY CUPBOARD
- C CUPBOARD
- PRIVACY SCREEN
- WASHING MACHINE
- FRIDGE FREEZER

| | | |
|--|------------------|------------------|
| APARTMENT TOTAL INTERNAL AREA | 39.7 sq.m | 427 sq.ft |
| APARTMENT TOTAL EXTERNAL AREA | 5.6 sq.m | 60 sq.ft |
| Kitchen / Dining / Living Room / Bedroom | 7.73m x 5.36m | 25' 4" x 17' 7" |
| Balcony | 3.11m x 1.81m | 10' 2" x 5' 11" |

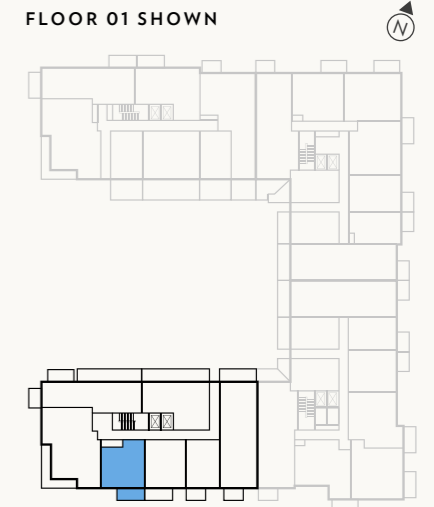


*Not visible from Floor 01
 Floorplans are scaled individually to fit the page and are not necessarily shown at the same scale as other plots. Floorplans shown for Grand Union are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. 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.

- ◀▶ MEASUREMENT POINTS
- U UTILITY CUPBOARD
- C CUPBOARD
- PRIVACY SCREEN
- WASHING MACHINE
- FRIDGE FREEZER

| | | |
|--------------------------------------|------------------|-------------------|
| APARTMENT TOTAL INTERNAL AREA | 50.2 sq.m | 540 sq.ft |
| APARTMENT TOTAL EXTERNAL AREA | 8.3 sq.m | 89 sq.ft |
| Kitchen / Dining / Living Room | 6.30m x 3.66m | 20' 8" x 12' 0" |
| Bedroom | 3.34m x 3.30m | 10' 11" x 10' 10" |
| Balcony | 4.57m x 1.81m | 14' 12" x 5' 11" |

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.



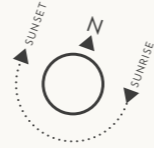
1 BEDROOM APARTMENT

Apartment: 397

Floor: 13



↑ View onto
Podium Gardens



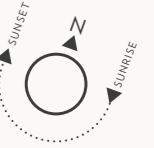
1 BEDROOM APARTMENT (WHEELCHAIR ADAPTABLE)

Apartments: 309, 316, 323, 330, 337, 344, 351, 359, 367, 375, 383 & 391

Floors: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11 & 12



← View towards the
Grand Union Canal*



◀ ▶ MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

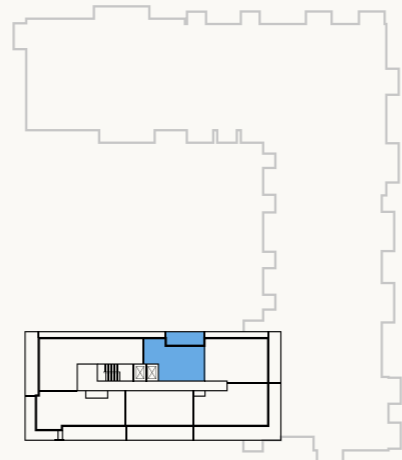
— PRIVACY SCREEN

⊠ WASHING MACHINE

⊠ FRIDGE FREEZER

| | | |
|--------------------------------|---------------|-------------------|
| APARTMENT TOTAL INTERNAL AREA | 50.5 sq.m | 544 sq.ft |
| APARTMENT TOTAL EXTERNAL AREA | 11.9 sq.m | 128 sq.ft |
| Kitchen / Dining / Living Room | 6.42m x 5.32m | 21' 1" x 17' 5" |
| Bedroom | 3.95m x 3.31m | 12' 11" x 10' 10" |
| Terrace | 5.90m x 2.01m | 19' 4" x 6' 7" |

FLOOR 13 SHOWN



◀ ▶ MEASUREMENT POINTS

U UTILITY CUPBOARD

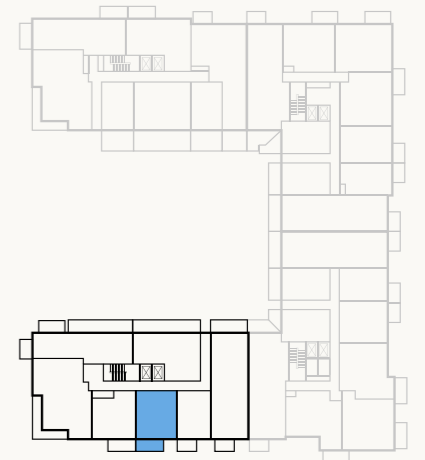
— PRIVACY SCREEN

⊠ WASHING MACHINE

⊠ FRIDGE FREEZER

| | | |
|--------------------------------|---------------|------------------|
| APARTMENT TOTAL INTERNAL AREA | 51.3 sq.m | 552 sq.ft |
| APARTMENT TOTAL EXTERNAL AREA | 8.3 sq.m | 89 sq.ft |
| Kitchen / Dining / Living Room | 6.00m x 3.55m | 19' 8" x 11' 7" |
| Bedroom | 4.93m x 3.00m | 16' 2" x 9' 10" |
| Balcony | 4.57m x 1.81m | 14' 12" x 5' 11" |

FLOOR 01 SHOWN



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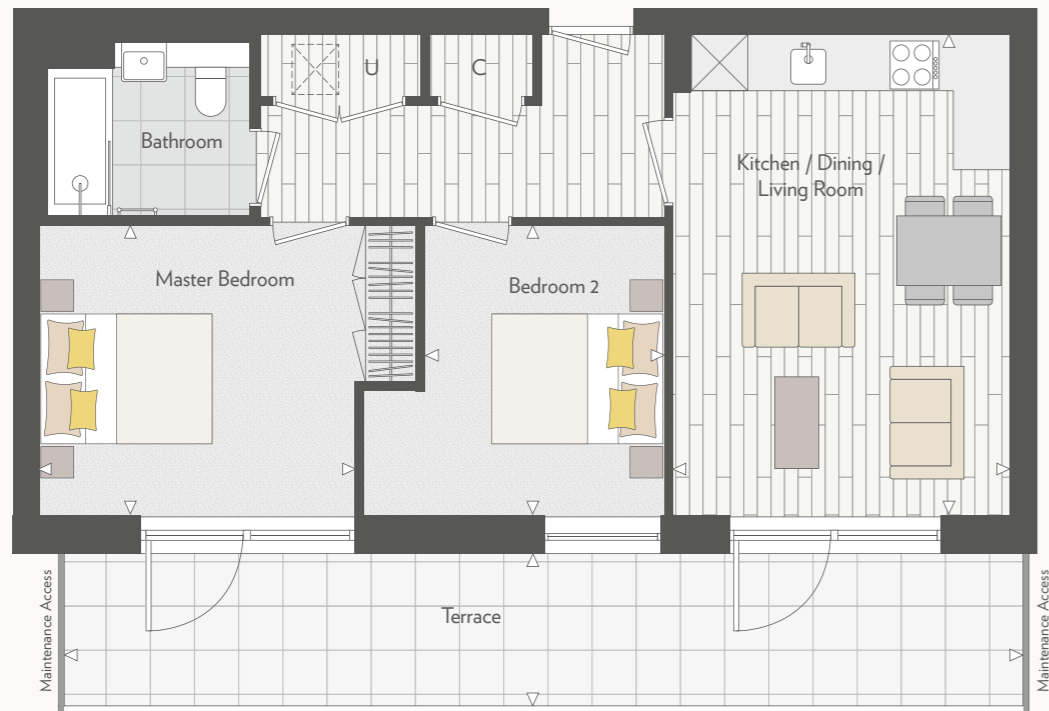
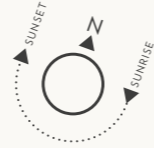
*Not visible from Floor 01

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2 BEDROOM APARTMENT

Apartment: 398

Floor: 13



View towards the Grand Union Canal

MEASUREMENT POINTS

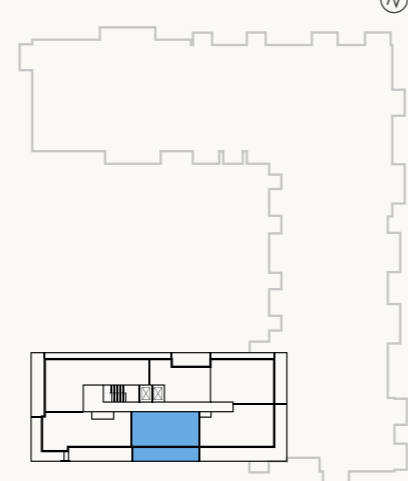
- U UTILITY CUPBOARD
- C CUPBOARD

- PRIVACY SCREEN
- WASHING MACHINE
- FRIDGE FREEZER

| | | |
|--------------------------------|----------------|------------------|
| APARTMENT TOTAL INTERNAL AREA | 61.7 sq.m | 664 sq.ft |
| APARTMENT TOTAL EXTERNAL AREA | 19.2 sq.m | 207 sq.ft |
| Kitchen / Dining / Living Room | 5.53m x 3.88m | 18' 1" x 12' 8" |
| Master Bedroom | 3.66m x 3.33m | 12' 1" x 10' 11" |
| Bedroom 2 | 3.33m x 2.75m | 10' 11" x 9' 0" |
| Terrace | 11.07m x 1.75m | 36' 3" x 5' 8" |

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FLOOR 13 SHOWN

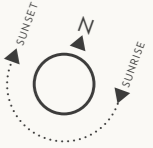


2 BEDROOM APARTMENT

Apartment: 307

Floor: 01

View onto Podium Gardens



MEASUREMENT POINTS

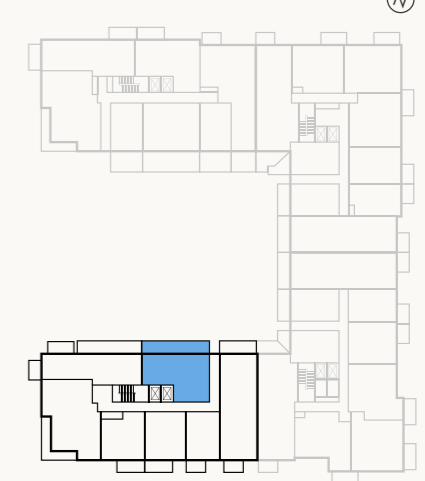
- U UTILITY CUPBOARD
- C CUPBOARD

- PRIVACY SCREEN
- WASHING MACHINE
- FRIDGE FREEZER

| | | |
|--------------------------------|----------------|-----------------|
| APARTMENT TOTAL INTERNAL AREA | 70.1 sq.m | 755 sq.ft |
| APARTMENT TOTAL EXTERNAL AREA | 20.1 sq.m | 216 sq.ft |
| Kitchen / Dining / Living Room | 5.05m x 4.81m | 16' 2" x 15' 9" |
| Master Bedroom | 3.17m x 2.75m | 10' 4" x 9' 0" |
| Bedroom 2 | 3.18m x 3.17m | 10' 4" x 10' 4" |
| Terrace | 11.29m x 1.80m | 37' 0" x 5' 10" |

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FLOOR 01 SHOWN



2 BEDROOM APARTMENT

Apartment: 355

Floor: 08

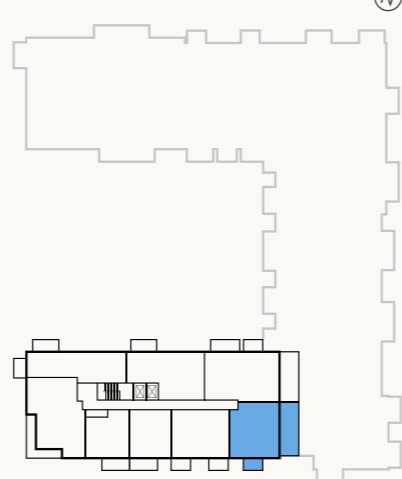


- ◄ ► MEASUREMENT POINTS
- U UTILITY CUPBOARD
- C CUPBOARD
- PRIVACY SCREEN
- ⊠ WASHING MACHINE
- ⊠ FRIDGE FREEZER

| | | |
|--------------------------------------|------------------|------------------|
| APARTMENT TOTAL INTERNAL AREA | 70.4 sq.m | 758 sq.ft |
| APARTMENT TOTAL EXTERNAL AREA | 27.3 sq.m | 294 sq.ft |
| Kitchen / Dining / Living Room | 6.04m x 4.33m | 19' 9" x 14' 2" |
| Master Bedroom | 5.60m x 2.90m | 18' 4" x 9' 6" |
| Bedroom 2 | 4.24m x 2.72m | 13' 11" x 8' 11" |
| Terrace | 9.05m x 2.40m | 29' 8" x 7' 10" |
| Balcony | 3.11m x 1.81m | 10' 2" x 5' 11" |

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FLOOR 08 SHOWN



2 BEDROOM APARTMENT

Apartments: 363, 371, 379 & 387

Floors: 09, 10, 11 & 12

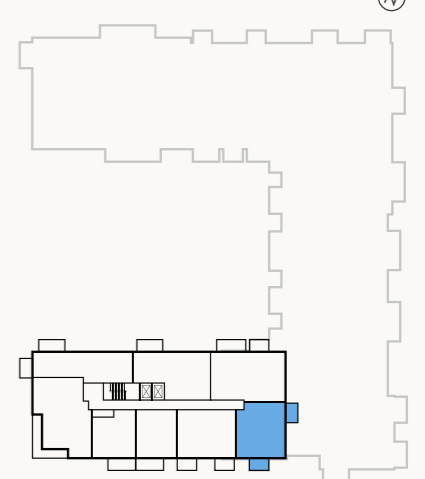


- ◄ ► MEASUREMENT POINTS
- U UTILITY CUPBOARD
- C CUPBOARD
- PRIVACY SCREEN
- ⊠ WASHING MACHINE
- ⊠ FRIDGE FREEZER

| | | |
|--------------------------------------|------------------|------------------|
| APARTMENT TOTAL INTERNAL AREA | 70.4 sq.m | 758 sq.ft |
| APARTMENT TOTAL EXTERNAL AREA | 11.2 sq.m | 121 sq.ft |
| Kitchen / Dining / Living Room | 6.04m x 4.33m | 19' 9" x 14' 2" |
| Master Bedroom | 5.60m x 2.90m | 18' 4" x 9' 6" |
| Bedroom 2 | 4.24m x 2.72m | 13' 11" x 8' 11" |
| Balcony 1 | 3.11m x 1.81m | 10' 2" x 5' 11" |
| Balcony 2 | 3.11m x 1.81m | 10' 2" x 5' 11" |

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FLOOR 09 SHOWN



2 BEDROOM APARTMENT

Apartments: 357, 365, 373, 381 & 389

Floors: 08, 09, 10, 11 & 12

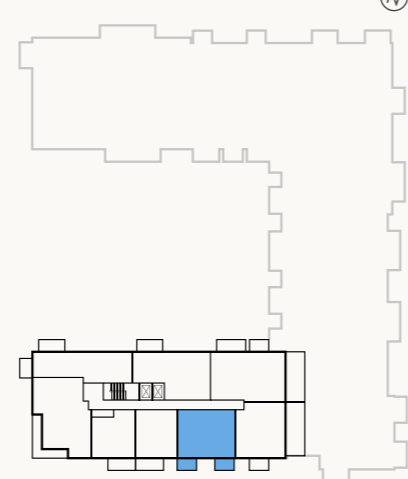


- ◄ ► MEASUREMENT POINTS
- U UTILITY CUPBOARD
- C CUPBOARD
- ▬ PRIVACY SCREEN
- ⊠ WASHING MACHINE
- ⊠ FRIDGE FREEZER

| | | |
|--------------------------------------|------------------|------------------|
| APARTMENT TOTAL INTERNAL AREA | 71.3 sq.m | 767 sq.ft |
| APARTMENT TOTAL EXTERNAL AREA | 11.2 sq.m | 121 sq.ft |
| Kitchen / Dining / Living Room | 7.73m x 3.44m | 25' 4" x 11' 3" |
| Master Bedroom | 5.18m x 2.98m | 17' 0" x 9' 9" |
| Bedroom 2 | 3.98m x 2.87m | 13' 0" x 9' 5" |
| Balcony 1 | 3.11m x 1.81m | 10' 2" x 5' 11" |
| Balcony 2 | 3.11m x 1.81m | 10' 2" x 5' 11" |

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FLOOR 08 SHOWN



2 BEDROOM APARTMENT

Apartment: 395

Floor: 13

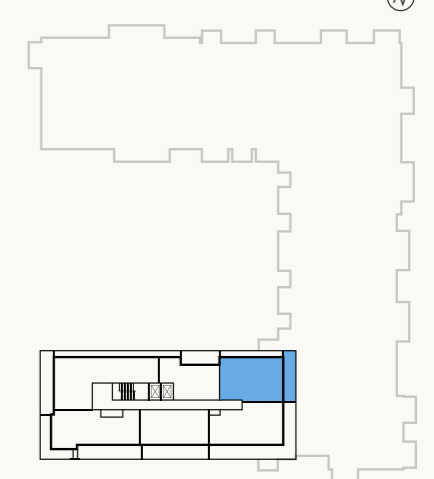


- ◄ ► MEASUREMENT POINTS
- U UTILITY CUPBOARD
- C CUPBOARD
- ▬ PRIVACY SCREEN
- ⊠ WASHING MACHINE
- ⊠ FRIDGE FREEZER

| | | |
|--------------------------------------|------------------|------------------|
| APARTMENT TOTAL INTERNAL AREA | 72.8 sq.m | 784 sq.ft |
| APARTMENT TOTAL EXTERNAL AREA | 11.9 sq.m | 128 sq.ft |
| Kitchen / Dining / Living Room | 6.83m x 3.78m | 22' 4" x 12' 4" |
| Master Bedroom | 4.47m x 3.33m | 14' 8" x 10' 11" |
| Bedroom 2 | 3.43m x 2.78m | 11' 3" x 9' 1" |
| Terrace | 8.20m x 1.50m | 26' 11" x 4' 8" |

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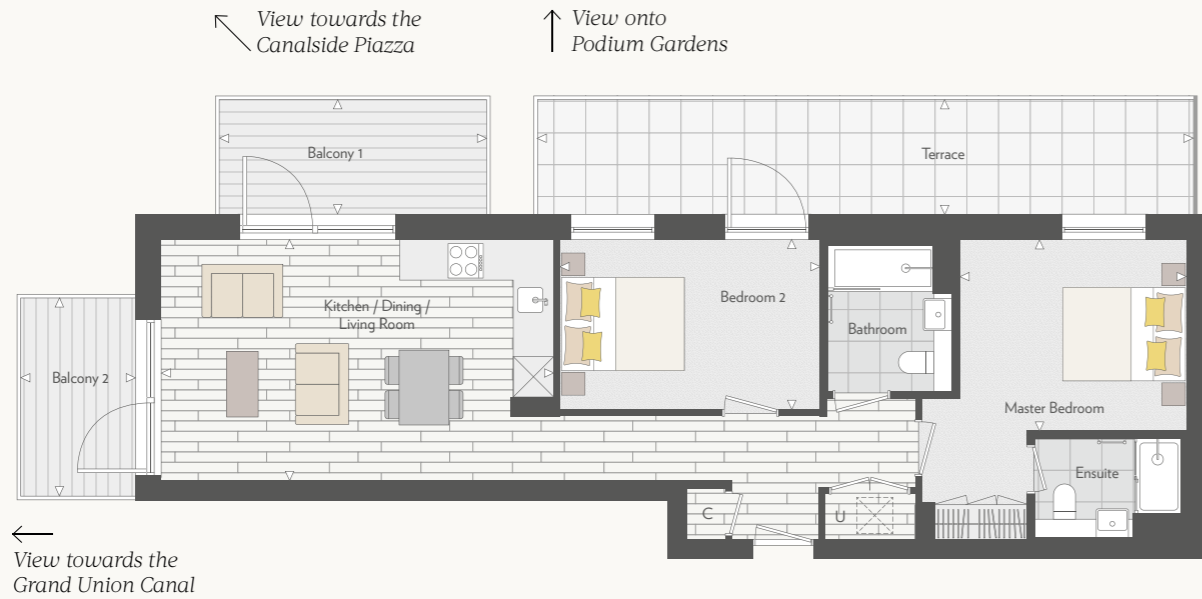
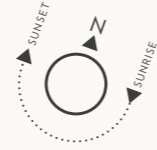
FLOOR 13 SHOWN



2 BEDROOM APARTMENT

Apartment: 312

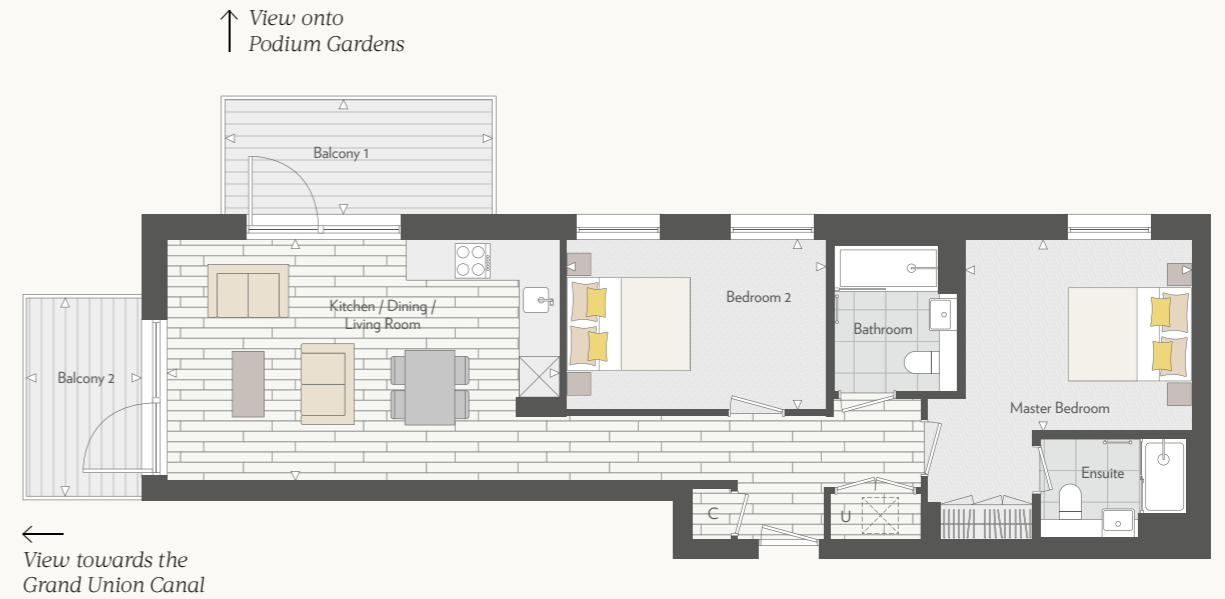
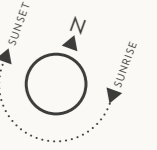
Floor: 01



2 BEDROOM APARTMENT (WHEELCHAIR ADAPTABLE)

Apartments: 319, 326, 333, 340, 347, 354, 362, 370, 378, 386 & 394

Floors: 02, 03, 04, 05, 06, 07, 08, 09, 10, 11 & 12

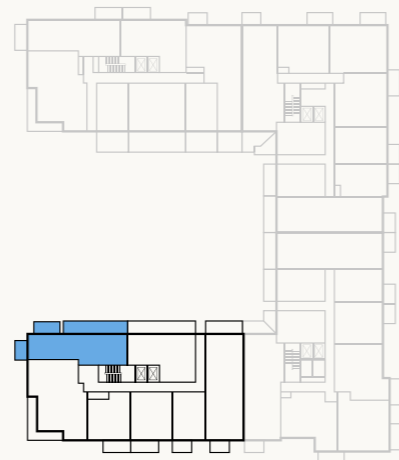


- ◀▶ MEASUREMENT POINTS
- U UTILITY CUPBOARD
- C CUPBOARD
- PRIVACY SCREEN
- WASHING MACHINE
- FRIDGE FREEZER

| | | |
|--------------------------------------|------------------|------------------|
| APARTMENT TOTAL INTERNAL AREA | 71.7 sq.m | 772 sq.ft |
| APARTMENT TOTAL EXTERNAL AREA | 32.2 sq.m | 347 sq.ft |
| Kitchen / Dining / Living Room | 6.30m x 3.89m | 20' 8" x 12' 9" |
| Master Bedroom | 3.64m x 3.09m | 11' 11" x 10' 1" |
| Bedroom 2 | 4.18m x 2.75m | 13' 8" x 9' 0" |
| Terrace | 10.52m x 1.80m | 34' 6" x 5' 10" |
| Balcony 1 | 4.23m x 1.81m | 13' 10" x 5' 11" |
| Balcony 2 | 3.11m x 1.81m | 10' 12" x 5' 11" |

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FLOOR 01 SHOWN

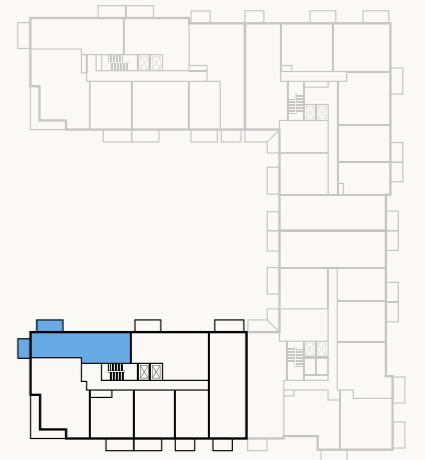


- ◀▶ MEASUREMENT POINTS
- U UTILITY CUPBOARD
- C CUPBOARD
- PRIVACY SCREEN
- WASHING MACHINE
- FRIDGE FREEZER

| | | |
|--------------------------------------|------------------|------------------|
| APARTMENT TOTAL INTERNAL AREA | 71.7 sq.m | 772 sq.ft |
| APARTMENT TOTAL EXTERNAL AREA | 13.3 sq.m | 143 sq.ft |
| Kitchen / Dining / Living Room | 6.30m x 3.89m | 20' 8" x 12' 9" |
| Master Bedroom | 3.64m x 3.09m | 11' 11" x 10' 1" |
| Bedroom 2 | 4.18m x 2.75m | 13' 8" x 9' 0" |
| Terrace | 4.23m x 1.81m | 13' 10" x 5' 11" |
| Balcony 1 | 3.11m x 1.81m | 10' 12" x 5' 11" |

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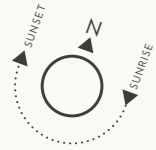
FLOOR 02 SHOWN



2 BEDROOM APARTMENT

Apartment: 396

Floor: 13

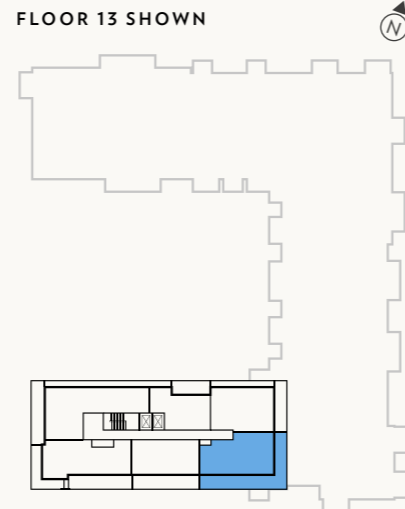


View towards the Grand Union Canal
←

- ◀▶ MEASUREMENT POINTS
- U UTILITY CUPBOARD
- C CUPBOARD
- PRIVACY SCREEN
- WASHING MACHINE
- FRIDGE FREEZER

| | | |
|--------------------------------|----------------|-----------------|
| APARTMENT TOTAL INTERNAL AREA | 74.1 sq.m | 798 sq.ft |
| APARTMENT TOTAL EXTERNAL AREA | 37.0 sq.m | 398 sq.ft |
| Kitchen / Dining / Living Room | 6.83m x 4.02m | 22' 4" x 13' 2" |
| Master Bedroom | 4.57m x 3.43m | 15' 0" x 11' 3" |
| Bedroom 2 | 3.43m x 3.36m | 11' 3" x 11' 0" |
| Terrace | 14.14m x 1.75m | 46' 5" x 5' 8" |

FLOOR 13 SHOWN

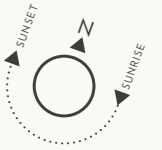


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2 BEDROOM APARTMENT

Apartment: 399

Floor: 13

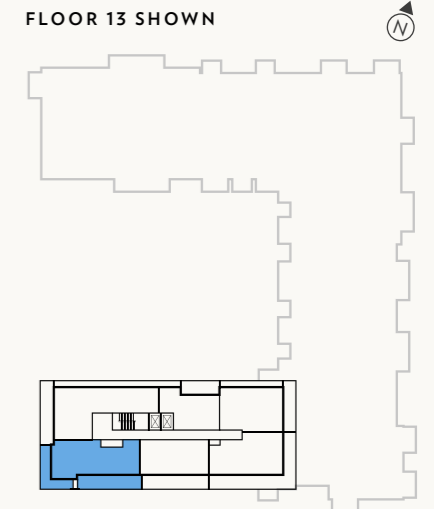


View towards the Grand Union Canal
←

- ◀▶ MEASUREMENT POINTS
- U UTILITY CUPBOARD
- C CUPBOARD
- PRIVACY SCREEN
- WASHING MACHINE
- FRIDGE FREEZER

| | | |
|--------------------------------|----------------|-----------------|
| APARTMENT TOTAL INTERNAL AREA | 77.7 sq.m | 836 sq.ft |
| APARTMENT TOTAL EXTERNAL AREA | 36.4 sq.m | 392 sq.ft |
| Kitchen / Dining / Living Room | 6.10m x 4.47m | 20' 0" x 14' 8" |
| Master Bedroom | 3.73m x 3.09m | 12' 2" x 10' 2" |
| Bedroom 2 | 3.92m x 2.75m | 12' 10" x 9' 0" |
| Terrace | 10.75m x 1.75m | 35' 3" x 5' 8" |
| Balcony | 7.08m x 1.50m | 23' 3" x 5' 0" |

FLOOR 13 SHOWN



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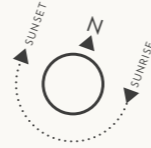
2 BEDROOM APARTMENT (WHEELCHAIR ADAPTABLE)

Apartments: 328, 335, 342, 349, 358, 366, 374, 382 & 390

Floors: 04, 05, 06, 07, 08, 09, 10, 11 & 12

View towards the
Canalside Piazza

View onto
Podium Gardens

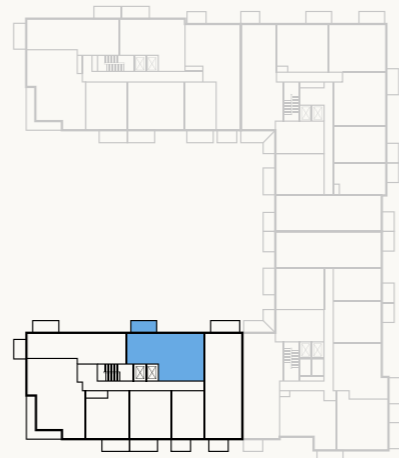


- ◀▶ MEASUREMENT POINTS
- U UTILITY CUPBOARD
- C CUPBOARD
- PRIVACY SCREEN
- WASHING MACHINE
- FRIDGE FREEZER

| | | |
|--------------------------------|---------------|------------------|
| APARTMENT TOTAL INTERNAL AREA | 83.0 sq.m | 893 sq.ft |
| APARTMENT TOTAL EXTERNAL AREA | 7.7 sq.m | 83 sq.ft |
| Kitchen / Dining / Living Room | 6.08m x 4.81m | 19' 11" x 15' 9" |
| Master Bedroom | 4.77m x 3.58m | 15' 7" x 11' 9" |
| Bedroom 2 | 3.50m x 3.00m | 11' 5" x 9' 10" |
| Balcony | 4.23m x 1.81m | 13' 10" x 5' 11" |

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FLOOR 04 SHOWN



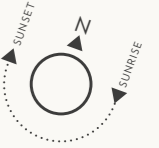
2 BEDROOM APARTMENT

Apartment: 314 & 321

Floor: 02 & 03

View towards the
Canalside Piazza

View onto
Podium Gardens

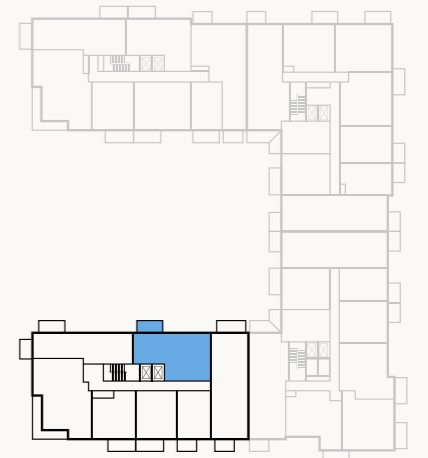


- ◀▶ MEASUREMENT POINTS
- U UTILITY CUPBOARD
- C CUPBOARD
- PRIVACY SCREEN
- WASHING MACHINE
- FRIDGE FREEZER

| | | |
|--------------------------------|---------------|------------------|
| APARTMENT TOTAL INTERNAL AREA | 83.1 sq.m | 894 sq.ft |
| APARTMENT TOTAL EXTERNAL AREA | 7.7 sq.m | 83 sq.ft |
| Kitchen / Dining / Living Room | 6.08m x 4.81m | 19' 11" x 15' 9" |
| Master Bedroom | 5.02m x 3.58m | 16' 6" x 11' 9" |
| Bedroom 2 | 3.50m x 3.00m | 11' 5" x 9' 10" |
| Balcony | 4.23m x 1.81m | 13' 10" x 5' 11" |

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FLOOR 02 SHOWN



3 BEDROOM APARTMENT

Apartment: 356

Floor: 08



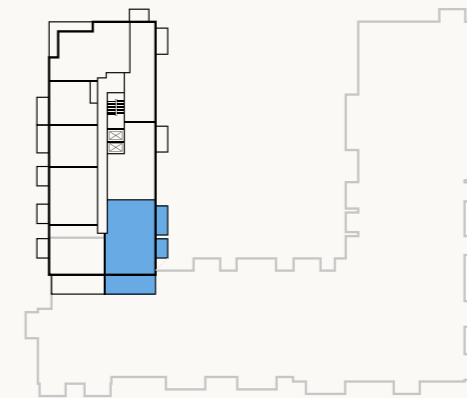
- ◀▶ MEASUREMENT POINTS
- U UTILITY CUPBOARD
- C CUPBOARD
- ▬ PRIVACY SCREEN
- ⊠ WASHING MACHINE
- ⊠ FRIDGE FREEZER

3 BEDROOM APARTMENT

Apartment: 356

Floor: 08

FLOOR 08 SHOWN



| APARTMENT TOTAL INTERNAL AREA | 95.3 sq.m | 1,026 sq.ft |
|--------------------------------|---------------|-----------------|
| APARTMENT TOTAL EXTERNAL AREA | 35.4 sq.m | 381 sq.ft |
| Kitchen / Dining / Living Room | 5.90m x 4.98m | 19' 4" x 16' 4" |
| Master Bedroom | 5.02m x 2.90m | 16' 5" x 9' 6" |
| Bedroom 2 | 5.28m x 2.99m | 17' 3" x 9' 9" |
| Bedroom 3 | 3.78m x 3.15m | 12' 4" x 10' 4" |
| Terrace | 8.38m x 2.40m | 27' 6" x 7' 10" |
| Balcony 1 | 5.36m x 1.81m | 17' 7" x 5' 11" |
| Balcony 2 | 3.11m x 1.81m | 10' 2" x 5' 11" |

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3 BEDROOM APARTMENT

Apartments: 364, 372, 380 & 388

Floors: 09, 10, 11 & 12

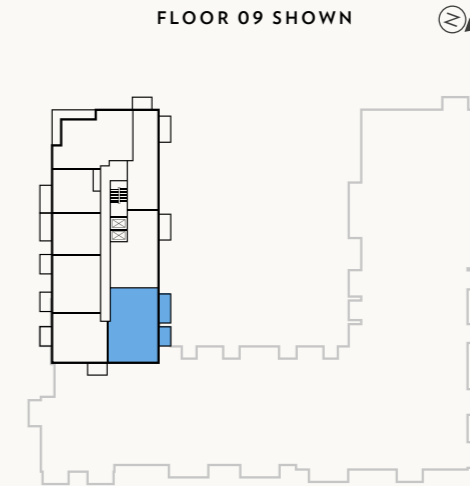


- ◀▶ MEASUREMENT POINTS
- U UTILITY CUPBOARD
- C CUPBOARD
- ▬ PRIVACY SCREEN
- ⊠ WASHING MACHINE
- ⊠ FRIDGE FREEZER

3 BEDROOM APARTMENT

Apartments: 364, 372, 380 & 388

Floors: 09, 10, 11 & 12



| APARTMENT TOTAL INTERNAL AREA | 95.3 sq.m | 1,026 sq.ft |
|--------------------------------|---------------|-----------------|
| APARTMENT TOTAL EXTERNAL AREA | 15.3 sq.m | 165 sq.ft |
| Kitchen / Dining / Living Room | 5.90m x 4.98m | 19' 4" x 16' 4" |
| Master Bedroom | 5.02m x 2.90m | 16' 5" x 9' 6" |
| Bedroom 2 | 5.28m x 2.99m | 17' 3" x 9' 9" |
| Bedroom 3 | 3.78m x 3.15m | 12' 4" x 10' 4" |
| Balcony 1 | 5.36m x 1.81m | 17' 7" x 5' 11" |
| Balcony 2 | 3.11m x 1.81m | 10' 2" x 5' 11" |

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.

3 BEDROOM APARTMENT

Apartment: 400

Floor: 13

↑ View towards the Grand Union Canal

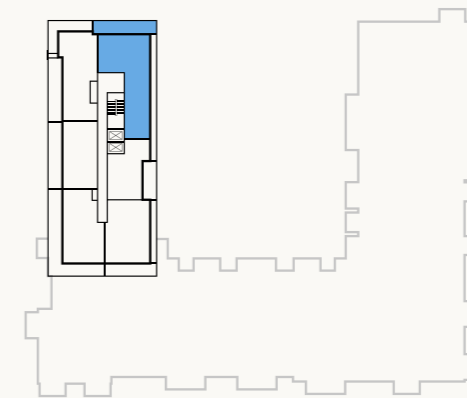


3 BEDROOM APARTMENT

Apartment: 400

Floor: 13

FLOOR 13 SHOWN



| | | |
|--------------------------------------|------------------|--------------------|
| APARTMENT TOTAL INTERNAL AREA | 96.9 sq.m | 1,043 sq.ft |
| APARTMENT TOTAL EXTERNAL AREA | 17.5 sq.m | 188 sq.ft |
| Kitchen / Dining / Living Room | 6.00m x 4.58m | 19' 8" x 15' 0" |
| Master Bedroom | 3.96m x 3.67m | 13' 0" x 12' 0" |
| Bedroom 2 | 4.43m x 3.95m | 14' 6" x 12' 11" |
| Bedroom 3 | 4.31m x 2.76m | 14' 1" x 9' 0" |
| Terrace | 9.90m x 1.60m | 32' 6" x 5' 3" |

◀▶ MEASUREMENT POINTS
 U UTILITY CUPBOARD
 C CUPBOARD

▬ PRIVACY SCREEN
 WASHING MACHINE
 FRIDGE FREEZER

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3 BEDROOM APARTMENT

Apartments: 311, 318, 325, 332, 339, 346, 353, 361, 369, 377, 385 & 393

Floors: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11 & 12



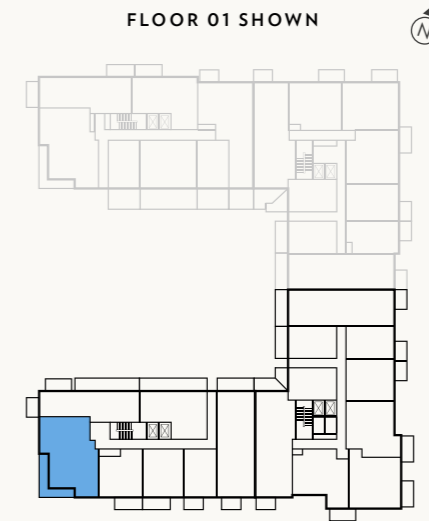
←
View towards the
Grand Union Canal

- ▶ MEASUREMENT POINTS
- U UTILITY CUPBOARD
- C CUPBOARD
- ▬ PRIVACY SCREEN
- ⊠ WASHING MACHINE
- ⊠ FRIDGE FREEZER

3 BEDROOM APARTMENT

Apartments: 311, 318, 325, 332, 339, 346, 353, 361, 369, 377, 385 & 393

Floors: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11 & 12



| APARTMENT TOTAL INTERNAL AREA | 102.5 sq.m | 1,103 sq.ft |
|--------------------------------|---------------|-----------------|
| Kitchen / Dining / Living Room | 5.99m x 5.10m | 19' 8" x 16' 8" |
| Master Bedroom | 5.58m x 2.82m | 18' 3" x 9' 3" |
| Bedroom 2 | 3.04m x 2.90m | 9' 11" x 9' 6" |
| Bedroom 3 | 4.28m x 3.00m | 14' 0" x 9' 9" |
| Balcony | 7.20m x 1.50m | 23' 7" x 4' 9" |

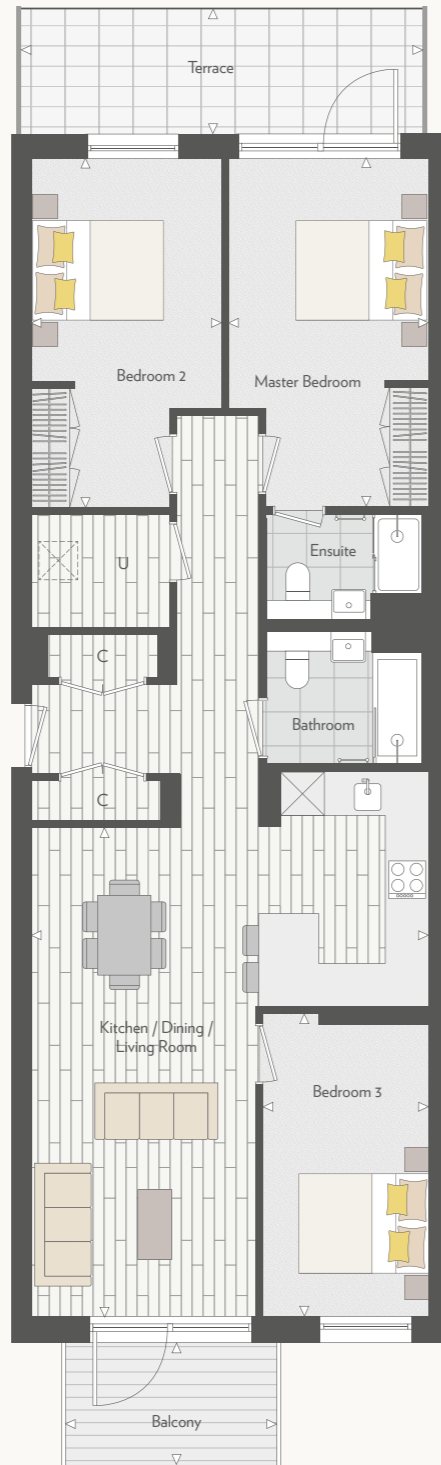
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3 BEDROOM APARTMENT

Apartment: 306

Floor: 01

View onto
Podium Gardens ↑



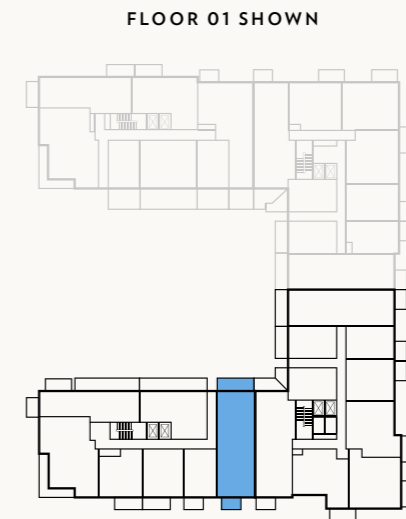
- ◀▶ MEASUREMENT POINTS
- U UTILITY CUPBOARD
- C CUPBOARD
- ▬ PRIVACY SCREEN
- ⊠ WASHING MACHINE
- ⊠ FRIDGE FREEZER

3 BEDROOM APARTMENT

Apartment: 306

Floor: 01

FLOOR 01 SHOWN



| | | |
|--------------------------------------|-------------------|--------------------|
| APARTMENT TOTAL INTERNAL AREA | 104.0 sq.m | 1,119 sq.ft |
| APARTMENT TOTAL EXTERNAL AREA | 16.8 sq.m | 181 sq.ft |
| Kitchen / Dining / Living Room | 7.35m x 5.97m | 24' 1" x 19' 7" |
| Master Bedroom | 5.23m x 3.01m | 17' 2" x 9' 10" |
| Bedroom 2 | 5.25m x 2.87m | 17' 2" x 9' 5" |
| Bedroom 3 | 4.55m x 2.50m | 14' 11" x 8' 2" |
| Terrace | 6.14m x 1.80m | 20' 1" x 5' 10" |
| Balcony | 3.11m x 1.81m | 10' 2" x 5' 11" |

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3 BEDROOM APARTMENT

Apartments: 313, 320, 327, 334, 341 & 348

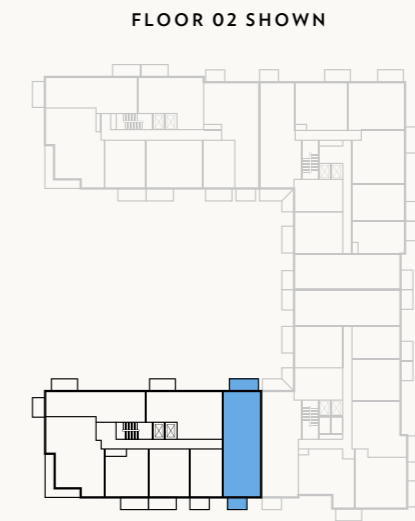
Floors: 02, 03, 04, 05, 06 & 07



3 BEDROOM APARTMENT

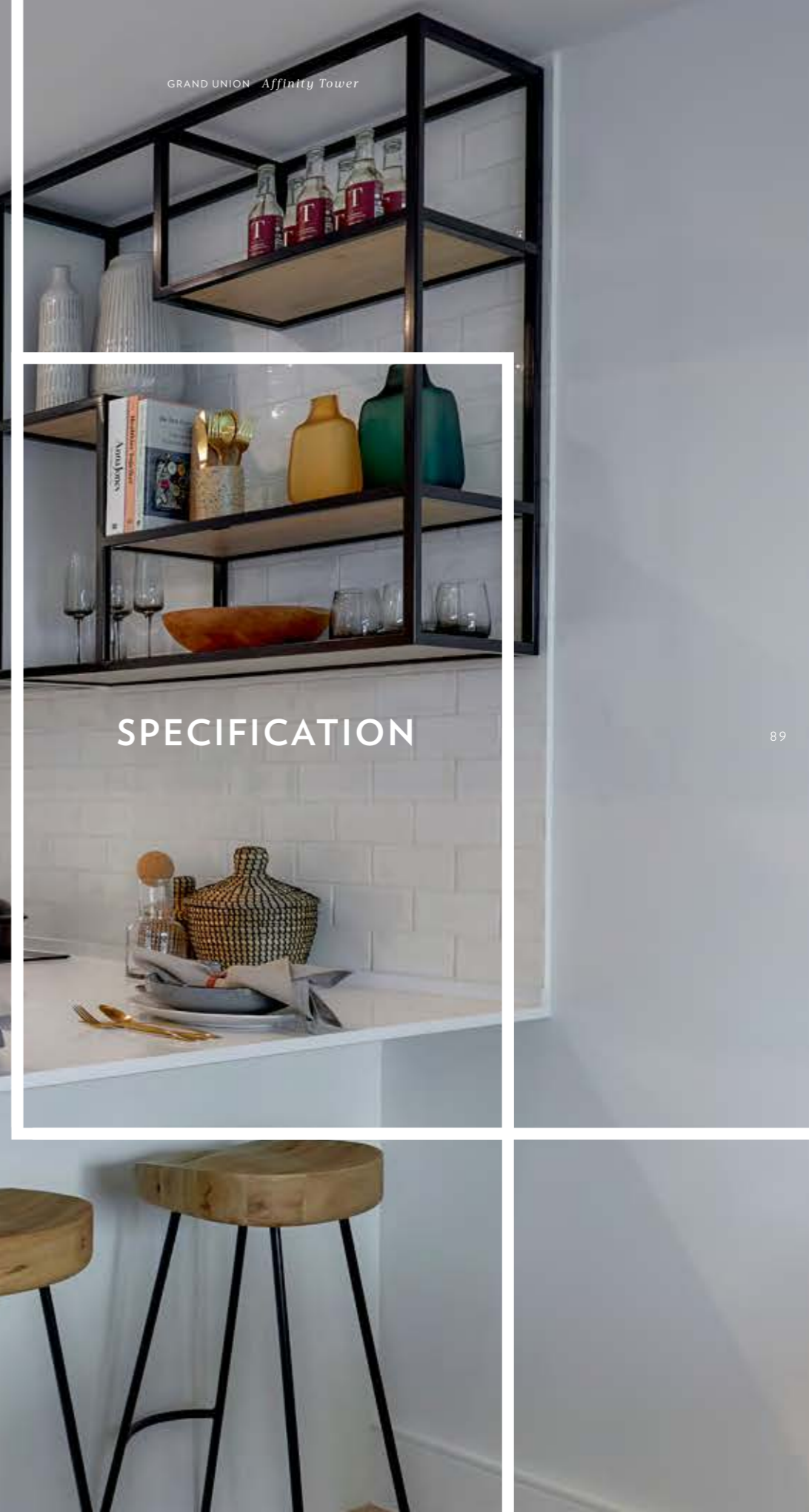
Apartments: 313, 320, 327, 334, 341 & 348

Floors: 02, 03, 04, 05, 06 & 07



| APARTMENT TOTAL INTERNAL AREA | 103.6 sq.m | 1,115 sq.ft |
|--------------------------------|---------------|-----------------|
| APARTMENT TOTAL EXTERNAL AREA | 15.3 sq.m | 165 sq.ft |
| Kitchen / Dining / Living Room | 7.35m x 5.97m | 24' 1" x 19' 7" |
| Master Bedroom | 5.23m x 3.01m | 17' 2" x 9' 10" |
| Bedroom 2 | 5.25m x 2.87m | 17' 2" x 9' 5" |
| Bedroom 3 | 4.55m x 2.50m | 14' 11" x 8' 2" |
| Balcony 1 | 5.36m x 1.81m | 17' 7" x 5' 11" |
| Balcony 2 | 3.11m x 1.81m | 10' 2" x 5' 11" |

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SPECIFICATION

General Specification

- Double glazed external doors and windows
- Timber effect flooring to entrance hallway, living room and kitchen
- Carpet to bedrooms (except the Manhattan bedroom which is timber effect throughout)
- Painted skirting to hallway, living room, kitchen and bedrooms
- Wardrobe to master bedroom and to bedroom 2 in 3 bedroom apartments
- Utility cupboard
- Ten-year warranty from date of legal completion
- 999-year lease from 2021



Bathrooms, Ensuites & Shower Rooms

- Bath and/or shower, WC and basin
- Electric heated towel rail
- Porcelain floor and wall tiling
- Fixed shower and hand held shower to shower enclosure
- WCs with soft-closing seats
- Custom designed vanity unit



Lighting & Electrical

- Spotlights throughout
- Telephone / home network points in selected locations
- Underfloor heating, except bathrooms which feature an electric towel rail

Kitchen

- Custom designed fully integrated kitchens
- Stainless steel recessed sink
- Integrated fan-assisted electric oven, microwave and induction hob
- Extractor fan
- Integrated dishwasher
- Integrated wine cooler
- Integrated fridge / freezer
- Feature lighting below high level cupboards



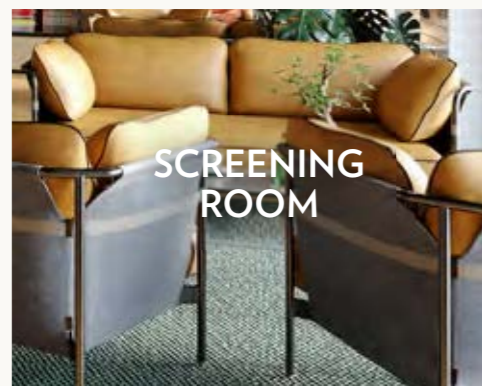
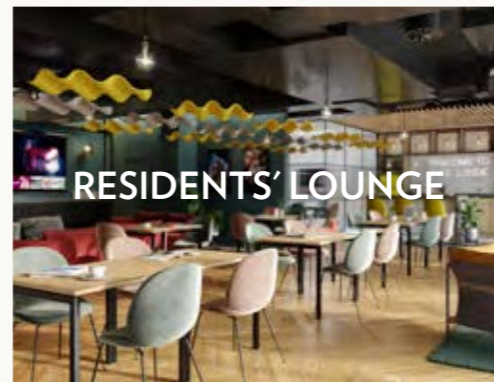
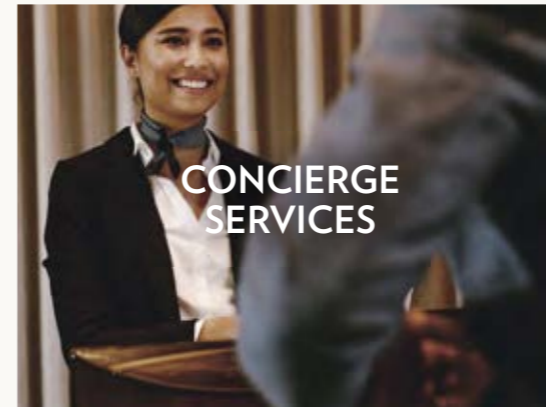
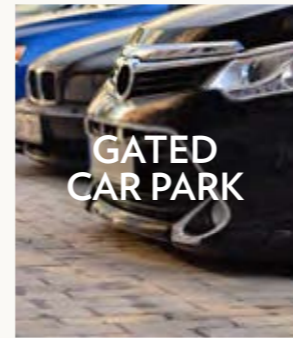
Security & External

- Video entry phone system
- Smoke detectors to hallway and common areas
- Multi-point high security door locking system to entrance door
- CCTV security system to car park, entrance lobby and development
- Sprinkler system in every apartment

Sustainability

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

RESIDENTS' FACILITIES AND ON-SITE AMENITIES



SAY

Hello

TO

**ST GEORGE
QUALITY**

ST GEORGE – DESIGNED FOR LIFE

Our customers are at the heart of all our decisions. We aim to understand their needs and consistently meet or exceed their expectations. The service we provide is professional, efficient and helpful to make the home buying process as straightforward and enjoyable as possible. Our levels of customer service aim to be comparable to other top brands.

CUSTOMER SERVICE IS OUR PRIORITY

All our customers are provided with a commitment that when they buy a new home from St George they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience. Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

QUALITY IS AT THE HEART OF EVERYTHING WE DO

At St George, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10-year warranty all new homes receive, St George operates a 2-year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



WHAT IS MYHOME PLUS?

MyHome Plus is a new online service that is designed to help you manage key aspects of your new home at any time from anywhere around the world.



BUYING PROCESS

This section provides you with a step-by-step guide to the buying process from reservation through to completion, moving in and warranty. At each milestone, the buying process section advises on the next steps so that you can be absolutely clear on your current position and what to expect next.

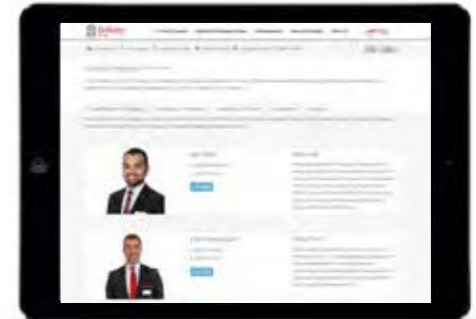
1. FILING CABINET

In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.



2. MEET THE TEAM

This section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can email any member of the team directly via this section.



3. OPTIONS & CHOICES SELECTION

We are able to offer some choices on certain internal finishes of your new home. Whether this option is available to you will depend on what stage of construction the property has reached at the time of you making your reservation. See the next steps section for further detail on this.

4. CONSTRUCTION PROGRESS

Under this section, regular updates on the construction of your new property will be provided, keeping you up to date on the progress on site and the local area. Your Customer Service Manager will issue regular newsletters and photographs to this section throughout your journey.

NEXT STEPS

- 1 Your Sales Consultant will send you a link that you will need to activate to access MyHome Plus. The link will require you to set a password for access.
- 2 Customer Service will then be in touch to invite you in to our Show Apartment to view the interior selections available for the internal finishes that you have an option to select. If you cannot make it to the appointment, the options can be discussed over the telephone and selected via MyHome Plus. Customer Service will need to receive your choices selection by the deadline date, which will be given in advance.

DESIGNED TO HIGH SUSTAINABILITY STANDARDS

GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

St George's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.

REDUCING WATER USE

Water conserving features include water efficient taps, showers and dual flush toilets along with water efficient white goods.

REDUCING WASTE

Kitchens include integrated recycling bins making it easy for residents to separate and recycle their waste.

ENERGY EFFICIENCY

Apartments at Affinity Tower are designed to be very energy efficient, which helps to lower fuel bills and reduces carbon dioxide emissions. Some of the ways in which we achieve this include the use of:

- High levels of thermal insulation and airtightness
- 100% low energy lighting
- A and A+ rated white goods
- Mechanical ventilation units with heat recovery (MVHR)

ENHANCING ECOLOGY

Our central gardens incorporate a wide variety of plant species providing habitats and food for invertebrates and birds. We have also incorporated bug boxes and resident allotments into the scheme.

SUSTAINABLE TRAVEL

- Nearby Stonebridge Park station provides access to Oxford Circus in only 26 minutes
- Secure and convenient cycle storage is provided



A COMMITMENT TO THE FUTURE

Our vision

Over the years, the Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments.

Our Vision is Berkeley's strategic plan for the business, designed to raise standards higher still. Our goal is to be a world-class business, defined by the quality of the places we create, generating long-term value and having a positive impact on society.

We take our responsibilities towards our customers, the environment, our workforce and the communities in which we work very seriously. Our plan for the business has five areas of strategic focus:

Customers, Homes, Places, Operations and Our People.

OUR VISION

To be a world-class business, defined by the quality of the places we create, generating long-term value and having a positive impact on society.

AN EXCEPTIONAL CUSTOMER EXPERIENCE

We put customers at the heart of our decisions. Dedicated Sales Teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

HIGH QUALITY HOMES

We aim to build high quality, well-designed homes with low environmental impact, where customers have the opportunity to achieve healthy, comfortable and sustainable lifestyles, now and in the future. Attention to detail in design is paramount to ensure our homes meet the needs of our customers.

GREAT PLACES

We seek to create strong communities where people choose to live, work and spend their time and which directly encourage people's wellbeing and quality of life. These are places characterised by the quality of their design, external spaces, transport and access to jobs and amenities.

EFFICIENT AND CONSIDERATE OPERATIONS

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

A COMMITMENT TO PEOPLE

The safety, health, wellbeing and development of our people is a high priority. We aim to have a positive impact on society through our support of the Berkeley Foundation.

The Berkeley Foundation is the independent grant-making foundation established by the Berkeley Group in March 2011.

It works in partnership with the voluntary sector and others to help young people in London, Birmingham and the South of England overcome barriers, improve their lives and build a fairer society. It does this primarily by funding high-quality frontline support for marginalised young people. Since its launch, the Foundation has committed over £18 million to more than 100 charities and worthy causes.

 Berkeley
Foundation

The Foundation's funds come from a variety of sources. To date, Berkeley Group employees have raised an amazing £5 million through fundraising events and Give As You Earn. External donations and support comes from Berkeley's supply chain and consultants. The Berkeley Group provides core funding and pays all the Foundation's overheads, which means that all money raised is spent on charitable activities.

In 2018/19, 65% of Berkeley staff got involved with the Foundation's work.

www.berkeleyfoundation.org.uk
www.berkeleygroup.co.uk

Say Hello —

FOR MORE INFORMATION:

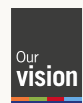
**GRAND UNION
MARKETING SUITE**

Beresford Avenue
Wembley HA0 1NW

sales@grandunion.uk
T 0808 1788 838

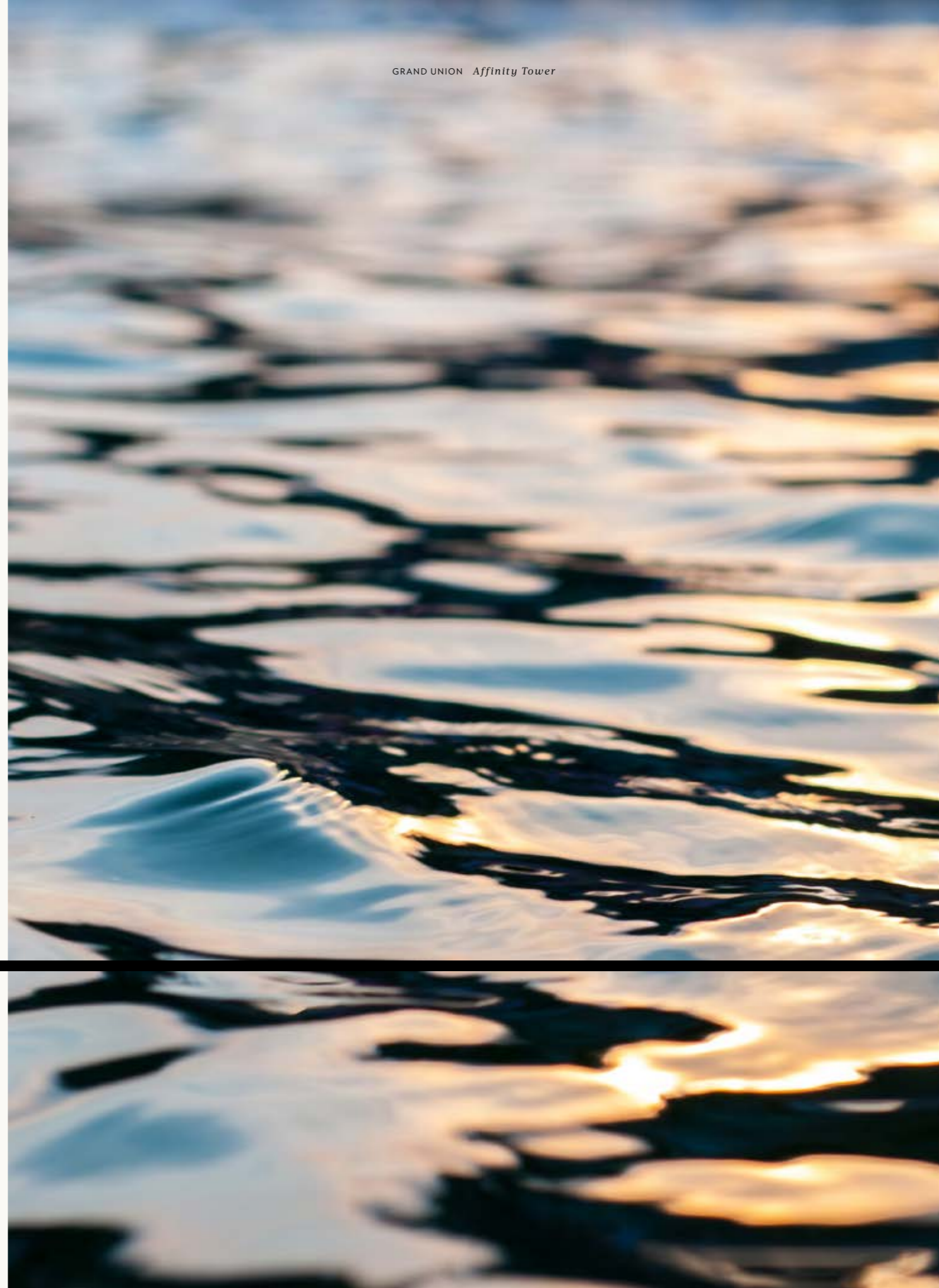
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The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St George's policy of continuous improvement, the finished product may vary from the information provided. These particulars 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. Issue 1 - 05CA/X705/0220

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.



GRANDUNION.UK

