

GRAND  
UNION



UNISON  
HOUSE



St George  
Designed for life



SAY HELLO TO  
**GRAND UNION**

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**UNISON HOUSE**

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**ST GEORGE QUALITY**

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

Grand Union will be a truly pioneering canal-side 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 Waterside 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 and 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

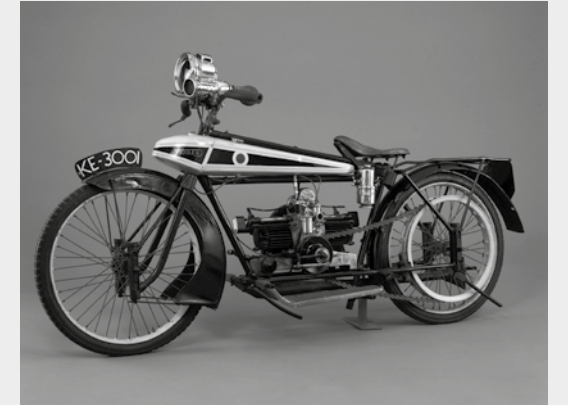
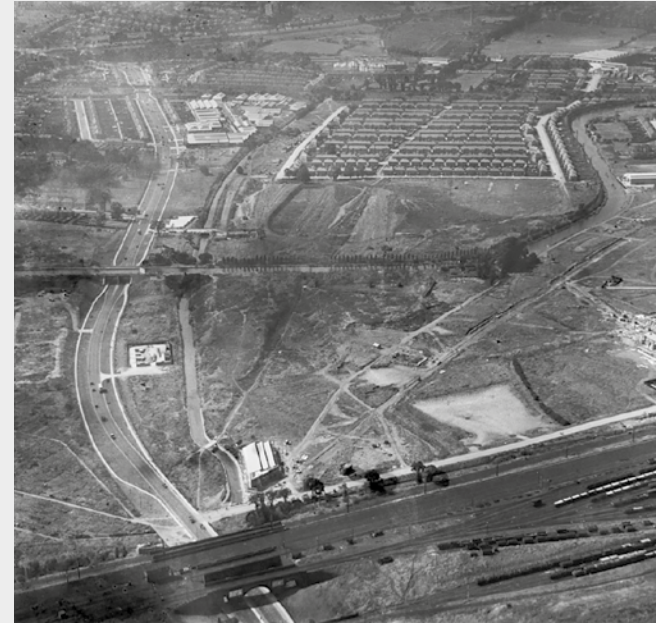
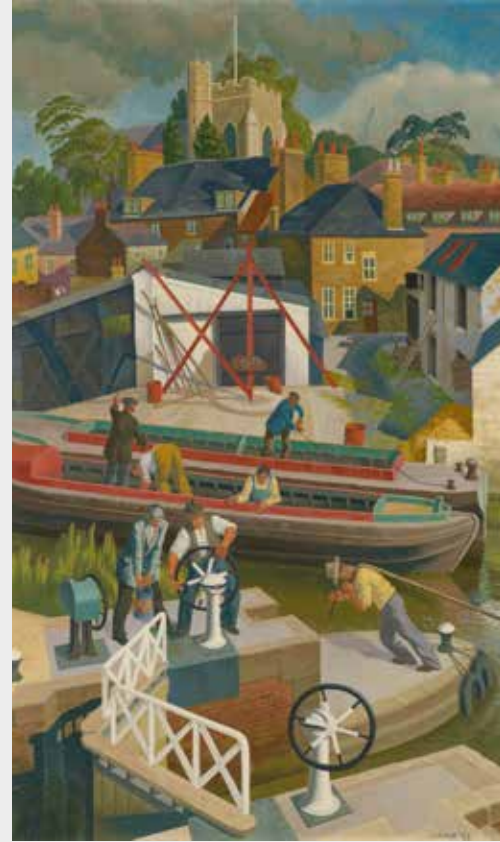


2

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 will launch mid 2019



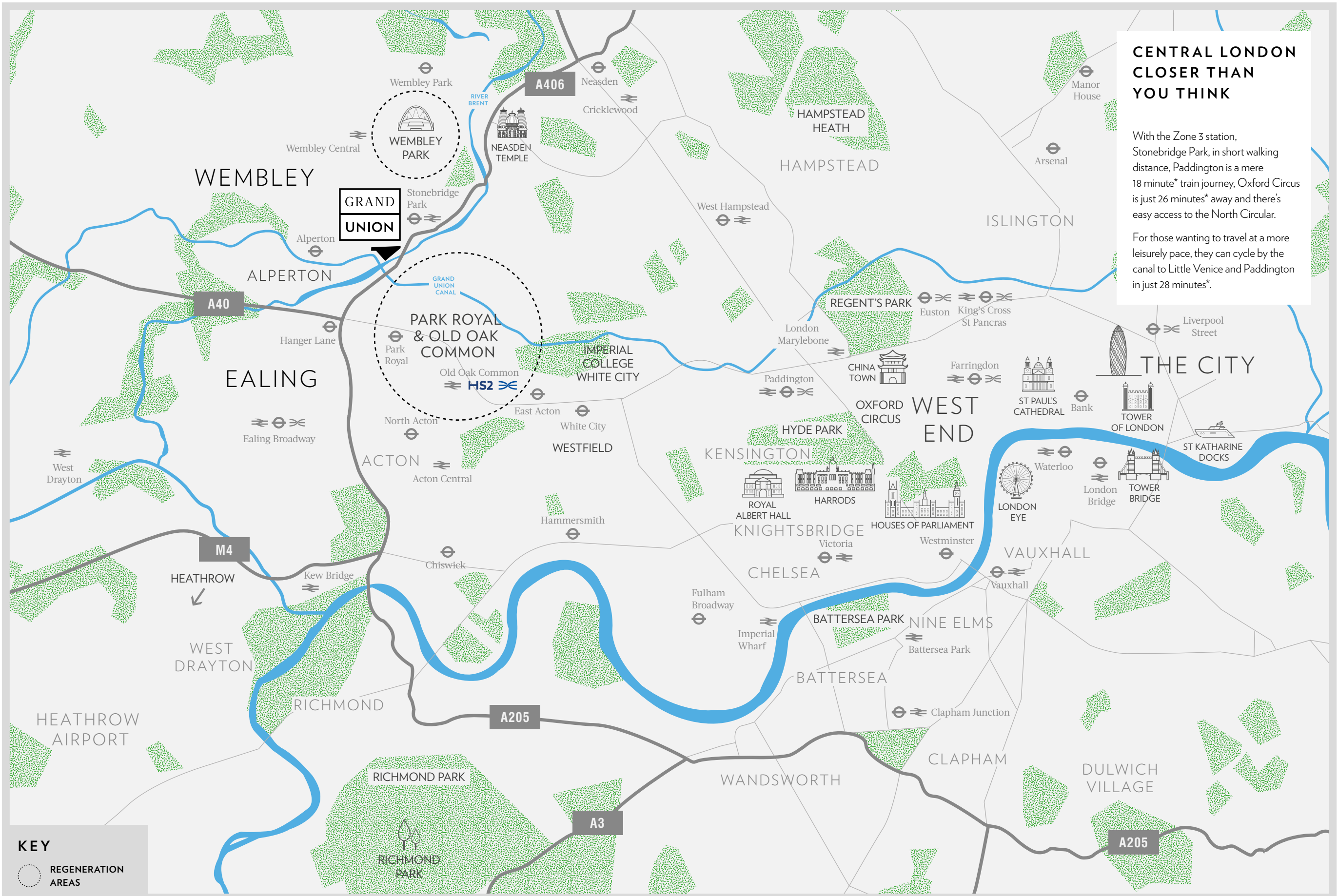
LONDON CANALSIDE  
LIFE AT ITS BEST



View of Waterside Restaurant  
Computer generated image. Indicative only.

The bustling Waterside 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 18 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 28 minutes\*.

**KEY**  
 ○ REGENERATION AREAS

\*Journey times are approximate only. Source: tfl.gov.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 Alperton stations are a short walk away offering direct links into central London.













- 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

\*Distances taken from Google maps and are approximate only. \*\*Train times based on an estimated average time. Journey time may be longer on weekends and holidays. Rail services correct at the 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\*.

 <b>WALK</b> FROM UNISON HOUSE*	 <b>BIKE</b> FROM UNISON HOUSE*	 <b>ROAD</b> FROM UNISON HOUSE*
⋮	⋮	⋮
 STONEBRIDGE PARK STATION, ZONE 3 07 mins	NEASDEN TEMPLE 07 mins	CENTRAL MIDDLESEX HOSPITAL 12 mins
⋮	⋮	⋮
LYON PARK PRIMARY SCHOOL 08 mins	LONDON DESIGNER OUTLET 09 mins	WALPOLE PARK 16 mins
⋮	⋮	⋮
 ALPERTON, ZONE 4 14 mins	WEMBLEY STADIUM 13 mins	GUNNERSBURY PARK 20 mins
⋮	⋮	⋮
 <b>TUBE</b> FROM STONEBRIDGE PARK, ZONE 3 OR ALPERTON, ZONE 4**	 <b>RAIL</b> FROM STONEBRIDGE PARK**	 <b>AIR</b> FROM UNISON HOUSE BY ROAD*
⋮	⋮	⋮
PARK ROYAL 02 mins from Alperton	HAMPSTEAD HEATH 23 mins	LONDON HEATHROW 36 mins
⋮	⋮	⋮
EALING COMMON 06 mins from Alperton	EUSTON 25 mins	LONDON LUTON 40 mins
⋮	⋮	⋮
 SHEPHERD'S BUSH 20 mins from Stonebridge Park	WATFORD JUNCTION 27 mins	LONDON STANSTED 1hr 05 mins
⋮	⋮	⋮
 PADDINGTON 21 mins from Stonebridge Park	CLAPHAM JUNCTION 27 mins	LONDON CITY AIRPORT 1hr 10 mins
⋮	⋮	⋮
OXFORD CIRCUS 26 mins from Stonebridge Park	STRATFORD 53 mins	LONDON GATWICK 1hr 20 mins



SAY

*Hello*

TO

**A THRIVING  
COMMUNITY**



## A COMMUNITY CENTRE AT ITS HEART



View of Waterside 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.





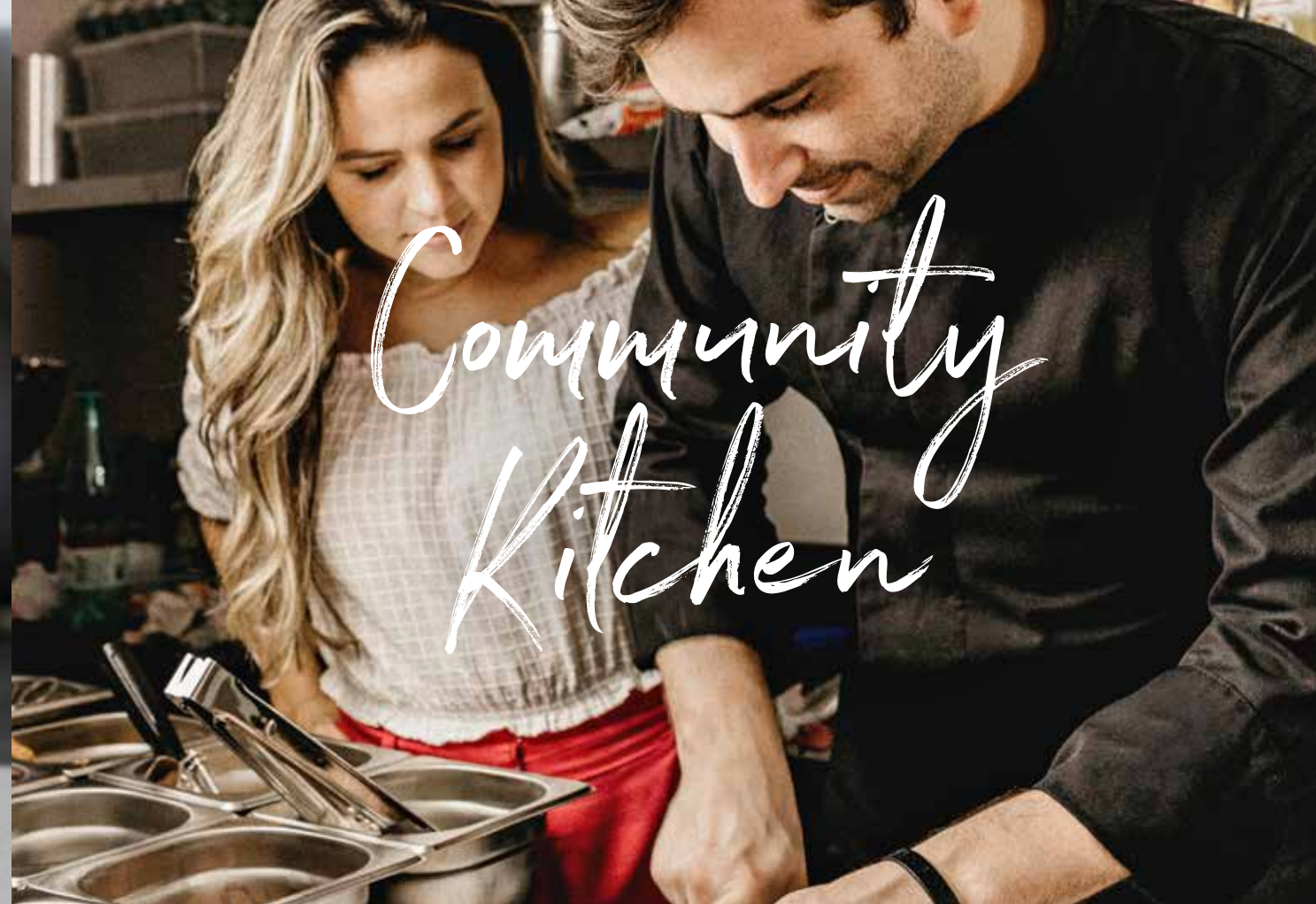
# Workshops



# Community Garden



# Classes



# Community Kitchen



## GREEN OPEN SPACES



20

21

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



# Bowling Alley

JG	8	25	36	37	57	76	85	93	101	117	11
JR	17	24	31	39	43	52	60	69	76	82	8
E	17	32	40	47	55	74	83	92	111	120	11
J	20	39	48	57	78	92	98	106	114	123	11
MW	9	29	57	75	83	88	97	104	123	132	12

JG	8	25	36	37	57	76	85	93	101	117	11
JR	17	24	31	39	43	52	60	69	76	82	8
E	17	32	40	47	55	74	83	92	111	120	11
J	20	39	48	57	78	92	98	106	114	123	11
MW	9	29	57	75	83	88	97	104	123	132	12

gr gr

LANE ONE LANE TWO

ENJOY A NIGHT OUT WITH FRIENDS AT YOUR OWN BOWLING ALLEY

# Residents' Lounge

WELCOME TO THE LOCK

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



PARK ROYAL REGENERATION

SAY

*Hello*

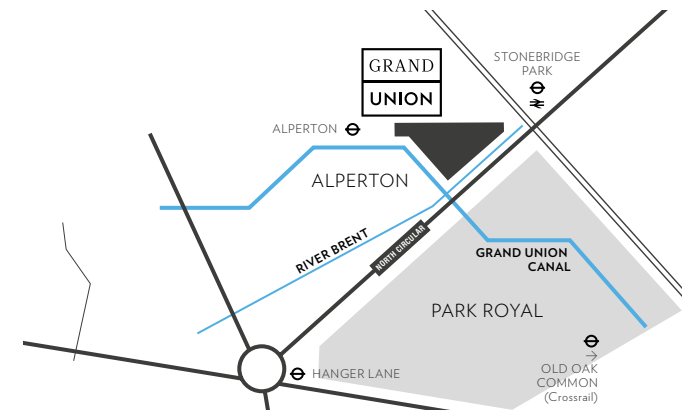
TO

FUTURE  
OPPORTUNITIES

PARK ROYAL:  
THE LARGEST BUSINESS PARK IN LONDON

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 creating a 'transport super-hub' at Old Oak Common is 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



Charlie Bigham's

DIAGEO



BAKKAVÖR







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 SME businesses and encourage co-working and innovation.



GRAND UNION *Unison House*

## 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.



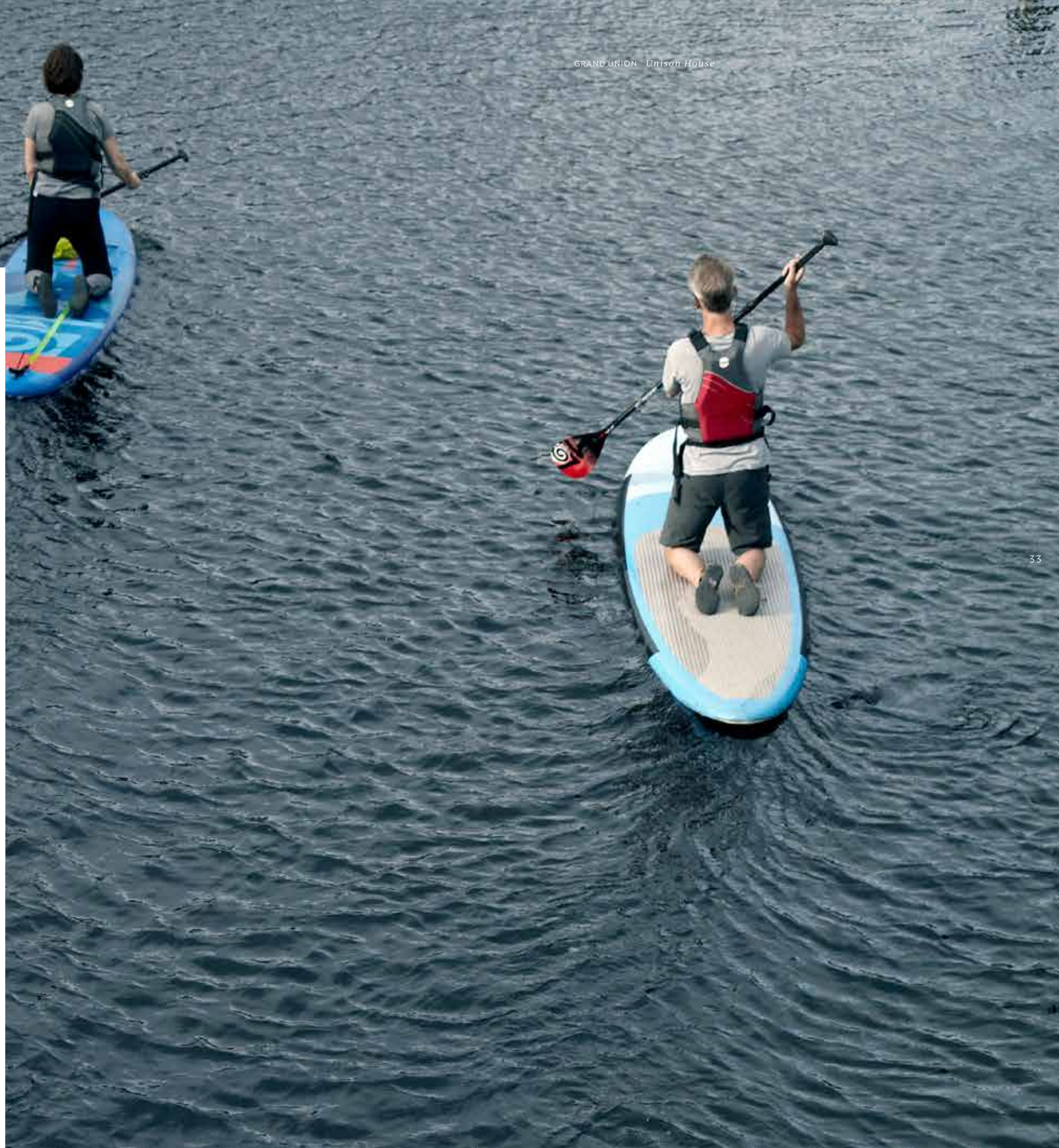
The co-working space will feature everything from tech start-ups to creative studios to artisans. The hub will benefit from shared facilities and its occupiers will be able to share ideas, collaborate and get inspiration from like-minded people all under the same roof.







SAY  
*Hello*  
TO  
THE  
NEIGHBOURHOOD





## MINUTES FROM WORLD-CLASS ENTERTAINMENT



RIGHT  
Wembley Stadium

BELOW  
Football and NFL at  
Wembley Stadium

OPPOSITE  
Wembley Stadium  
and surrounding area

FAR RIGHT  
Wembley Stadium

Hello  
WEMBLEY





Bang Bang Oriental Food Hall, 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



# Excellence in Education

## EASY ACCESS TO FIRST CLASS EDUCATION

### SCHOOLS & SIXTH FORMS

PERIVALE  
PRIMARY SCHOOL

Ofsted rated outstanding  
school for 3-11 year olds

08 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)  
23 mins by tube\*\*

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)\*\*

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



SAY

*Hello*

TO

**UNISON HOUSE**

45 Beautifully designed  
1, 2 & 3 Bedroom Apartments



# DEVELOPMENT LAYOUT



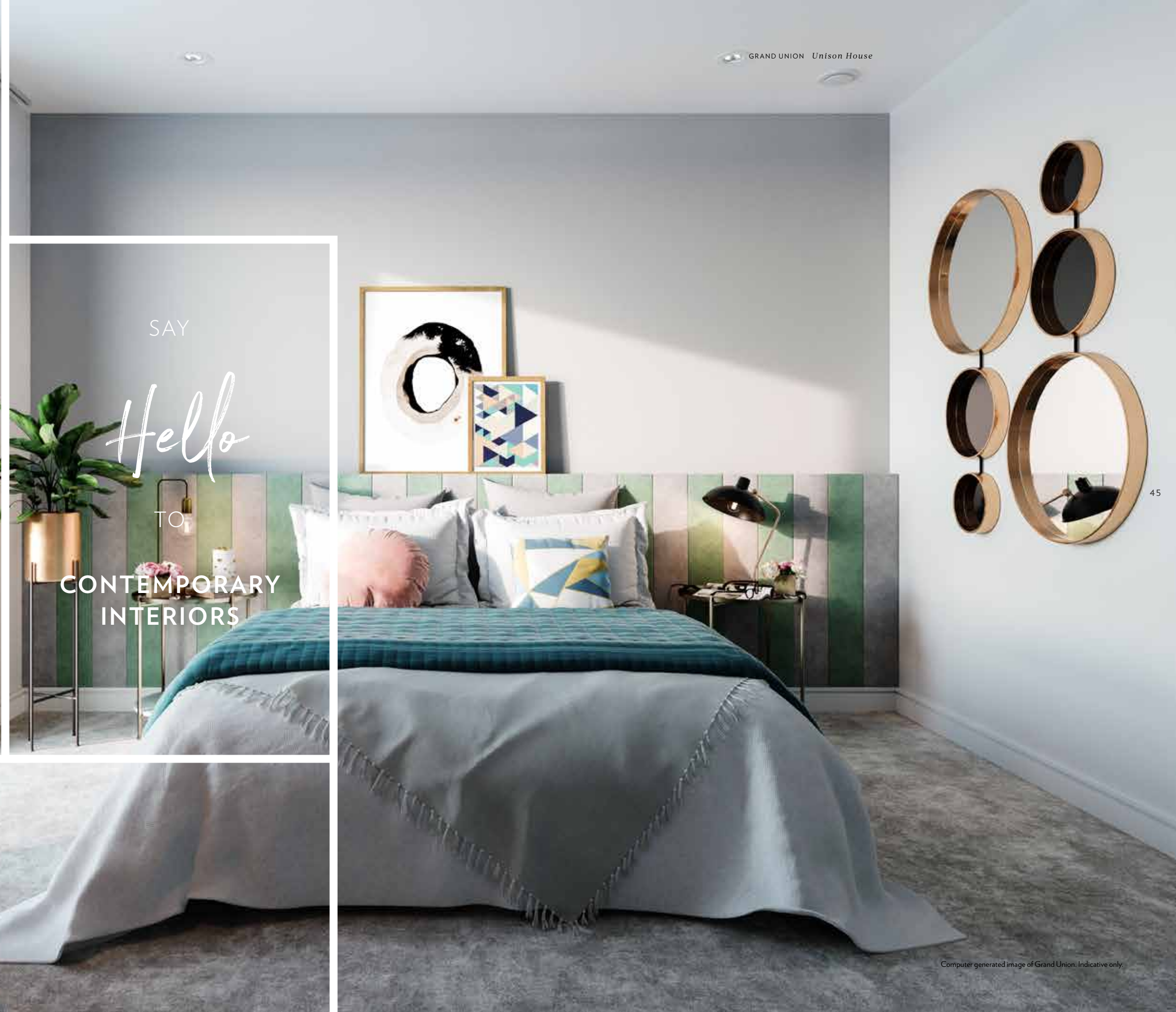
42

43





44



GRAND UNION Unison House

SAY

*Hello*

TO

CONTEMPORARY  
INTERIORS

45





“ We’ve redefined luxury to promote wellbeing for London’s new and exciting neighbourhood. Calming colours reflect the river, contrasting with brass 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



48

Computer generated image of Grand Union. Indicative only.



49

THIS PAGE  
Indigo colour palette  
LEFT HAND PAGE  
White colour palette

Computer generated image of Grand Union. Indicative only.



## BATHROOM

RIGHT  
White colour palette  
FAR RIGHT  
Indigo colour palette



Computer generated image of Grand Union. Indicative only.



Computer generated image of Grand Union. Indicative only.



LIVING ROOM



52

53





FLOORPLANS



**MANHATTAN APARTMENT**

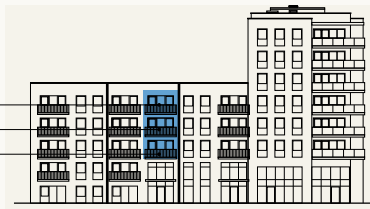
Apartments: 106, 116 & 126

Floors: 02, 03 & 04



**SOUTH ELEVATION**

- PLOT 126 Floor: 04
- PLOT 116 Floor: 03
- PLOT 106 Floor: 02



**FLOOR 02 SHOWN**



- <▷ MEASUREMENT POINTS
- U UTILITY CUPBOARD
- ⊠ WASHING MACHINE
- ⊠ FRIDGE FREEZER

<b>TOTAL INTERNAL AREA</b>	<b>40.5 SQ M</b>	<b>436 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>7.5 SQ M</b>	<b>81 SQ FT</b>
Kitchen / Dining / Living Room / Bedroom	7.71m x 5.25m	25'4" x 17'3"
Balcony	1.78m x 4.23m	5'10" x 13'11"

**1 BEDROOM APARTMENT**

Apartments: 96, 102, 112, 122, 129, 132 & 135

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

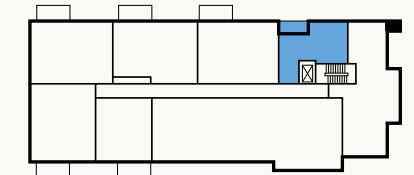


**NORTH ELEVATION**

- PLOT 135 Floor: 07
- PLOT 132 Floor: 06
- PLOT 129 Floor: 05
- PLOT 122 Floor: 04
- PLOT 112 Floor: 03
- PLOT 102 Floor: 02
- PLOT 96 Floor: 01



**FLOOR 01 SHOWN**



- <▷ MEASUREMENT POINTS
- U UTILITY CUPBOARD
- ⊠ WASHING MACHINE
- ⊠ FRIDGE FREEZER

<b>TOTAL INTERNAL AREA</b>	<b>41.9 SQ M</b>	<b>451 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>5.4 SQ M</b>	<b>58 SQ FT</b>
Kitchen / Dining / Living Room	3.06m x 5.78m	10'1" x 19'0"
Bedroom	2.89m x 2.56m	9'6" x 8'5"
Balcony	1.69m x 3.17m	5'7" x 10'5"

\*Not visible from Floor 01

Floor plans shown for Grand Union are 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. Kitchen and furniture layouts are indicative only. Kitchen layout indicative only. Please ask Sales Consultant for further information.

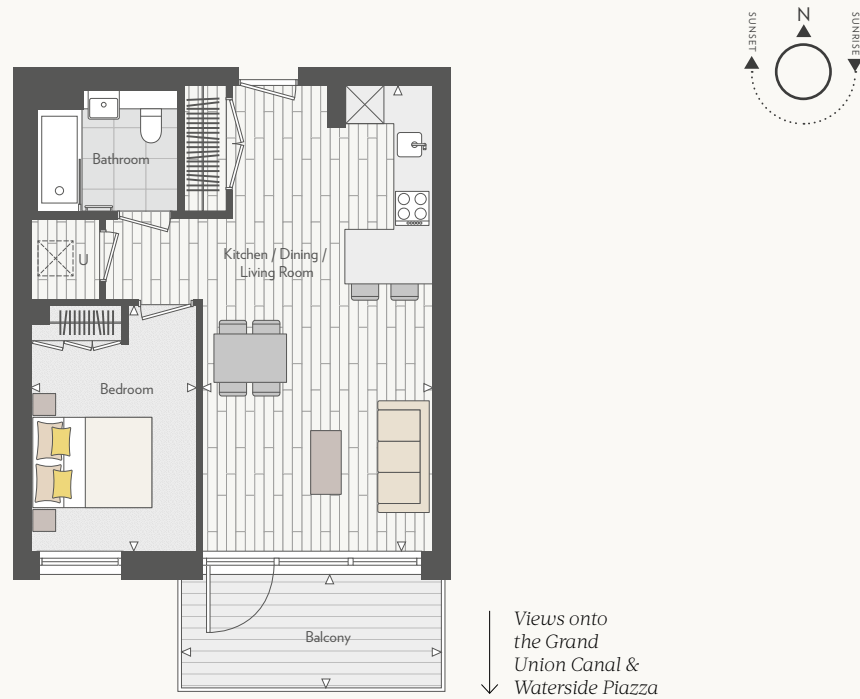
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### 1 BEDROOM APARTMENT

Apartments: 97, 107, 117 & 127

Floors: 01, 02, 03 & 04

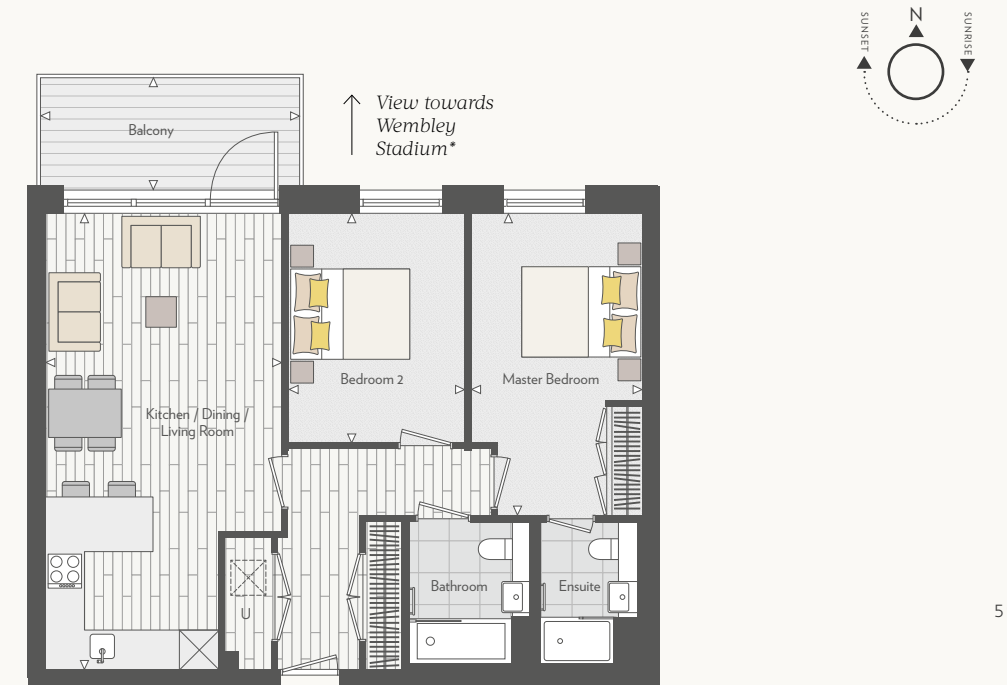


58

### 2 BEDROOM APARTMENT

Apartments: 95, 101, 111 & 121

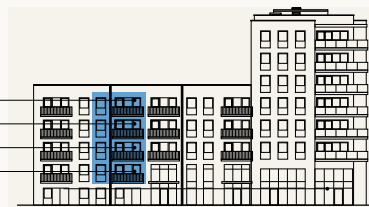
Floors: 01, 02, 03 & 04



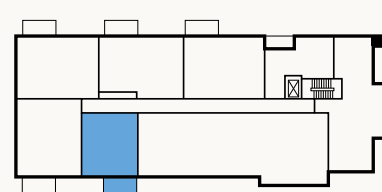
59

#### SOUTH ELEVATION

- PLOT 127 Floor: 04
- PLOT 117 Floor: 03
- PLOT 107 Floor: 02
- PLOT 97 Floor: 01



#### FLOOR 01 SHOWN

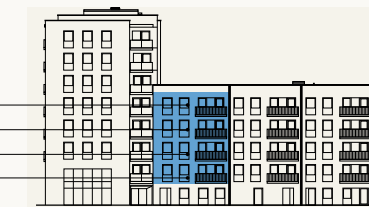


- ◁ ▷ MEASUREMENT POINTS
- U UTILITY CUPBOARD
- ⊠ WASHING MACHINE
- ⊠ FRIDGE FREEZER

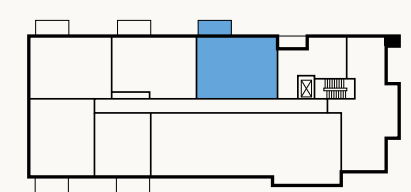
TOTAL INTERNAL AREA	51.5 SQ M	554 SQ FT
TOTAL EXTERNAL AREA	7.5 SQ M	81 SQ FT
Kitchen / Dining / Living Room	7.71m x 3.81m	25'4" x 12'6"
Bedroom	4.10m x 2.73m	13'5" x 9'0"
Balcony	1.78m x 4.23m	5'10" x 13'11"

#### NORTH ELEVATION

- PLOT 121 Floor: 04
- PLOT 111 Floor: 03
- PLOT 101 Floor: 02
- PLOT 95 Floor: 01



#### FLOOR 01 SHOWN



- ◁ ▷ MEASUREMENT POINTS
- U UTILITY CUPBOARD
- ⊠ WASHING MACHINE
- ⊠ FRIDGE FREEZER

TOTAL INTERNAL AREA	74.6 SQ M	803 SQ FT
TOTAL EXTERNAL AREA	7.5 SQ M	81 SQ FT
Kitchen / Dining / Living Room	7.54m x 3.93m	24'9" x 12'11"
Master Bedroom	4.99m x 2.85m	16'5" x 9'4"
Bedroom 2	3.80m x 2.90m	12'6" x 9'6"
Balcony	1.78m x 4.23m	5'10" x 13'11"

\*Not visible from Floor 01

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**2 BEDROOM APARTMENT**

Apartments: 94, 100, 110 & 120

Floors: 01, 02, 03 & 04



60

**2 BEDROOM APARTMENT**

Apartments: 98, 108, 118 & 128

Floors: 01, 02, 03 & 04



61

**NORTH ELEVATION**



- PLOT 120 Floor: 04
- PLOT 110 Floor: 03
- PLOT 100 Floor: 02
- PLOT 94 Floor: 01

**FLOOR 01 SHOWN**



- ◁▷ MEASUREMENT POINTS
- U UTILITY CUPBOARD
- ⊠ WASHING MACHINE
- ⊠ FRIDGE FREEZER

TOTAL INTERNAL AREA	74.6 SQ M	803 SQ FT
TOTAL EXTERNAL AREA	7.5 SQ M	81 SQ FT
Kitchen / Dining / Living Room	6.63m x 4.68m	21'9" x 15'5"
Master Bedroom	4.99m x 2.83m	16'5" x 9'3"
Bedroom 2	3.79m x 2.73m	12'6" x 9'0"
Balcony	1.78m x 4.23m	5'10" x 13'11"

\*Not visible from Floor 01

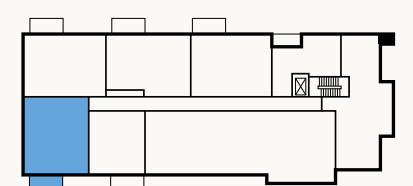
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**SOUTH ELEVATION**



- PLOT 128 Floor: 04
- PLOT 118 Floor: 03
- PLOT 108 Floor: 02
- PLOT 98 Floor: 01

**FLOOR 01 SHOWN**



- ◁▷ MEASUREMENT POINTS
- U UTILITY CUPBOARD
- ⊠ WASHING MACHINE
- ⊠ FRIDGE FREEZER

TOTAL INTERNAL AREA	75.3 SQ M	810 SQ FT
TOTAL EXTERNAL AREA	7.5 SQ M	81 SQ FT
Kitchen / Dining / Living Room	5.67m x 4.55m	18'7" x 14'11"
Master Bedroom	3.74m x 3.26m	12'3" x 10'9"
Bedroom 2	3.67m x 3.28m	12'1" x 10'9"
Balcony	1.78m x 4.23m	5'10" x 13'11"

Floorplans shown for Grand Union are 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. Kitchen and furniture layouts are indicative only. Kitchen layout indicative only. Please ask Sales Consultant for further information.



**2 BEDROOM APARTMENT**

Apartments: 105, 115 & 125

Floors: 02, 03 & 04



**SOUTH ELEVATION**

PLOT 125 Floor: 04  
PLOT 115 Floor: 03  
PLOT 105 Floor: 02



**FLOOR 02 SHOWN**



- <▷ MEASUREMENT POINTS
- U UTILITY CUPBOARD
- ⊠ WASHING MACHINE
- ⊠ FRIDGE FREEZER

TOTAL INTERNAL AREA	74.7 SQ M	804 SQ FT
TOTAL EXTERNAL AREA	7.3 SQ M	79 SQ FT
Kitchen / Dining / Living Room	7.71m x 3.91m	25'4" x 12'10"
Master Bedroom	5.16m x 2.75m	16'11" x 9'0"
Bedroom 2	3.96m x 2.84m	13'0" x 9'4"
Balcony	1.78m x 4.23m	5'10" x 13'11"

Floor plans shown for Grand Union are 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. Kitchen and furniture layouts are indicative only. Kitchen layout indicative only. Please ask Sales Consultant for further information.

**2 BEDROOM APARTMENT**

Apartments: 103, 113, 123, 130, 133 & 136

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

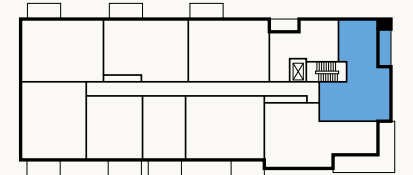


**NORTH ELEVATION**

PLOT 136 Floor: 07  
PLOT 133 Floor: 06  
PLOT 130 Floor: 05  
PLOT 123 Floor: 04  
PLOT 113 Floor: 03  
PLOT 103 Floor: 02



**FLOOR 02 SHOWN**



- <▷ MEASUREMENT POINTS
- U UTILITY CUPBOARD
- ⊠ WASHING MACHINE
- ⊠ FRIDGE FREEZER

TOTAL INTERNAL AREA	75.3 SQ M	810 SQ FT
TOTAL EXTERNAL AREA	7.8 SQ M	84 SQ FT
Kitchen / Dining / Living Room	5.86m x 4.58m	19'3" x 15'0"
Master Bedroom	2.89m x 3.55m	9'6" x 11'8"
Bedroom 2	3.51m x 3.92m	11'7" x 12'10"
Balcony	1.82m x 4.29m	6'7" x 14'1"

\*Not visible from Floor 01

Floor plans shown for Grand Union are 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. Kitchen and furniture layouts are indicative only. Kitchen layout indicative only. Please ask Sales Consultant for further information.



**2 BEDROOM APARTMENT**

Apartments: 93, 99, 109 & 119

Floors: 01, 02, 03 & 04



64

**2 BEDROOM APARTMENT**

Apartments: 104, 114 & 124

Floors: 02, 03 & 04



65

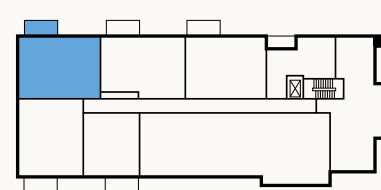
Views onto  
the Grand  
Union Canal &  
Waterside Piazza

**NORTH ELEVATION**



- PLOT 119 Floor: 04
- PLOT 109 Floor: 03
- PLOT 99 Floor: 02
- PLOT 93 Floor: 01

**FLOOR 01 SHOWN**



- <▷ MEASUREMENT POINTS
- U UTILITY CUPBOARD
- ⊠ WASHING MACHINE
- ⊠ FRIDGE FREEZER

TOTAL INTERNAL AREA	75.3 SQ M	810 SQ FT
TOTAL EXTERNAL AREA	7.5 SQ M	81 SQ FT
Kitchen / Dining / Living Room	4.14m x 7.14m	13'7" x 23'5"
Master Bedroom	2.78m x 2.88m	9'1" x 9'4"
Bedroom 2	3.87m x 2.60m	12'9" x 8'7"
Balcony	1.78m x 4.23m	5'10" x 13'11"

\*Not visible from Floor 01

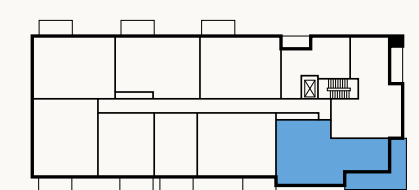
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**SOUTH ELEVATION**



- PLOT 124 Floor: 04
- PLOT 114 Floor: 03
- PLOT 104 Floor: 02

**FLOOR 02 SHOWN**



- <▷ MEASUREMENT POINTS
- U UTILITY CUPBOARD
- ⊠ WASHING MACHINE
- ⊠ FRIDGE FREEZER

TOTAL INTERNAL AREA	82 SQ M	882 SQ FT
TOTAL EXTERNAL AREA	22.5 SQ M	242 SQ FT
Kitchen / Dining / Living Room	3.88m x 8.04m	12'7" x 26'5"
Master Bedroom	5.30m x 2.77m	17'5" x 9'1"
Bedroom 2	4.10m x 2.75m	13'5" x 9'1"
Balcony	1.96m x 7.37m	6'5" x 24'2"

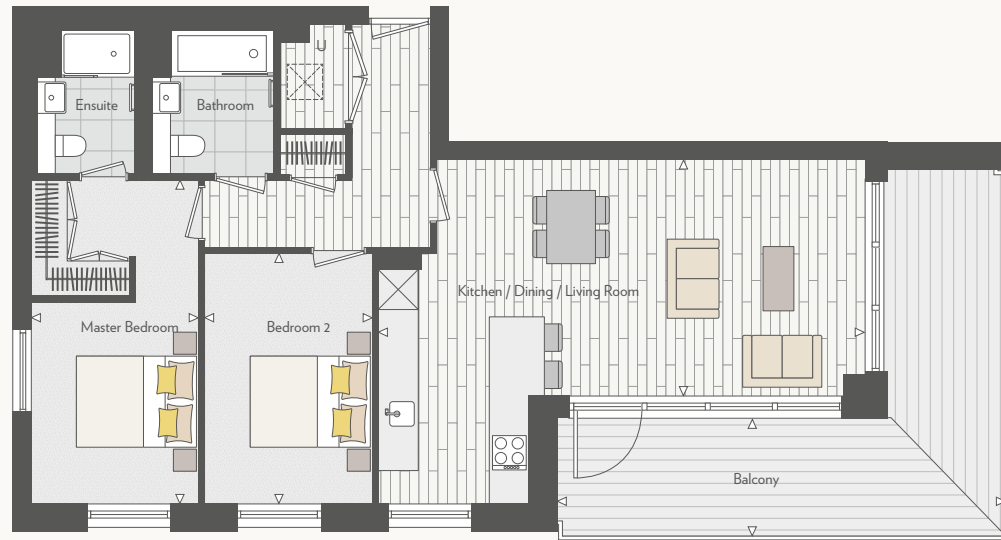
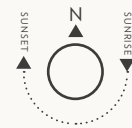
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**2 BEDROOM APARTMENT**

Apartments: 131, 134 & 137

Floors: 05 06 & 07



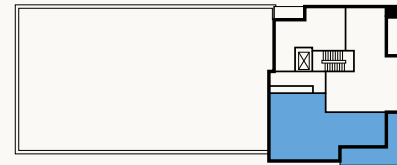
Views onto  
The Grand  
Union Canal &  
Waterside Piazza

**SOUTH ELEVATION**

PLOT 137 Floor: 07  
PLOT 134 Floor: 06  
PLOT 131 Floor: 05



**FLOOR 05 SHOWN**



- ◁▷ MEASUREMENT POINTS
- U UTILITY CUPBOARD
- ⊠ WASHING MACHINE
- ⊠ FRIDGE FREEZER

TOTAL INTERNAL AREA	82 SQ M	882 SQ FT
TOTAL EXTERNAL AREA	22.5 SQ M	242 SQ FT
Kitchen / Dining / Living Room	3.88m x 8.04m	12'7" x 26'5"
Master Bedroom	5.30m x 2.77m	17'5" x 9'1"
Bedroom 2	4.10m x 2.75m	13'5" x 9'1"
Balcony	1.96m x 7.37m	6'5" x 24'2"

Floor plans shown for Grand Union are 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. Kitchen and furniture layouts are indicative only. Kitchen layout indicative only. Please ask Sales Consultant for further information.



Computer-generated image of Grand Union. Indicative only.





## 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
- ..... 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

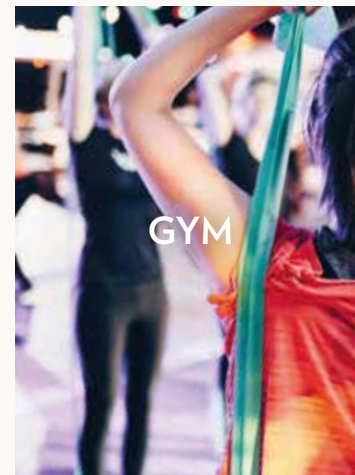
- ..... Video entry phone system
- ..... Smoke detectors to hallway and common areas
- ..... Multi-point high security door locking system to entrance door
- ..... CCTV security system to car park, entrance lobby and development
- ..... Sprinkler system in every apartment

## 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





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](http://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.

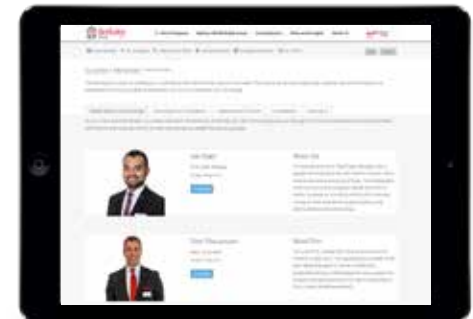
### 1. FILING CABINET

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 Unison House 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 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.

We set up the Berkeley Foundation in 2011. It supports voluntary sector organisations to improve people's lives in the communities where we work, and last year worked with 49 different organisations and their beneficiaries.

Our staff have been instrumental in making the Foundation grow, with over 60% getting involved last year and raising over £935k. They also give their time and skills, for example by mentoring young people to help them become more confident and job ready.

#### 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.

Since its launch, the Foundation has committed over £14.9 million to more than 100 charities and worthy causes. Berkeley Group covers all overhead costs, so all money raised goes directly to charitable causes.

[www.berkeleyfoundation.org.uk](http://www.berkeleyfoundation.org.uk)  
[www.berkeleygroup.co.uk](http://www.berkeleygroup.co.uk)

 Berkeley  
Foundation



Say Hello —

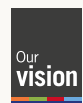
FOR MORE INFORMATION:

**GRAND UNION  
MARKETING SUITE**

Beresford Avenue  
Wembley HA0 1NW

sales@grandunion.uk  
T 0808 1788 838

GRANDUNION.UK



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St George's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. Grand Union is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St George to ascertain the availability of any particular property. Issue 1- 05CA/X705/0619

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

