

GRAND
UNION

AFFINITY
HOUSE



SAY HELLO TO
GRAND UNION

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AFFINITY HOUSE

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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.

14 acres of open spaces which includes stunning landscaped gardens, meadows and riverside walks to be enjoyed by the residents of over 3,350 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





INDUSTRY & MOTORBIKES

A BRIEF HISTORY OF ALPERTON



1199

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

1432

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

1801

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

1850

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

1903

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



1920

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

1938

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

1970

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

2017

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

2019

The first phase of Grand Union launched mid 2019

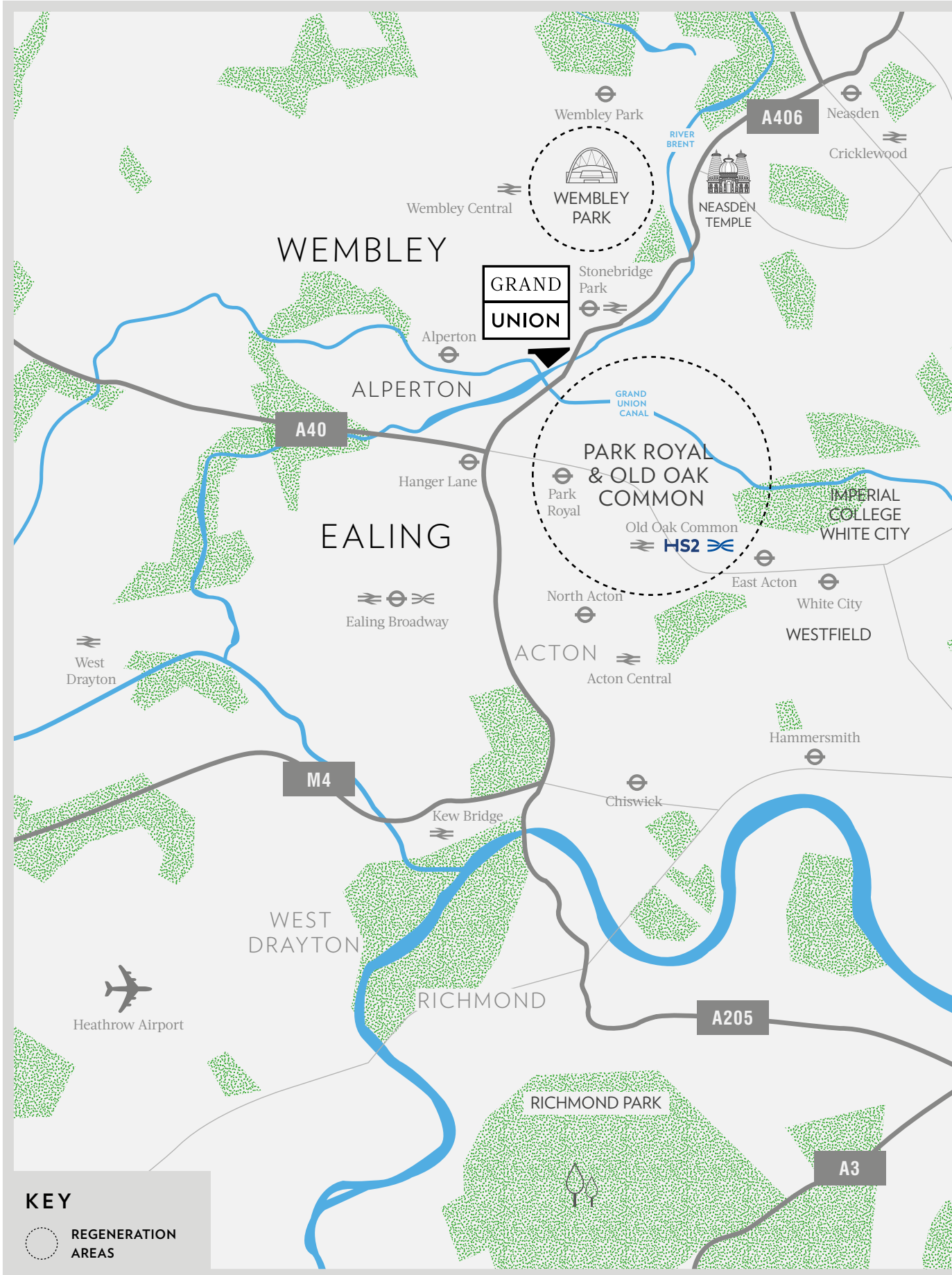


LONDON CANALSIDE
LIFE AT ITS BEST





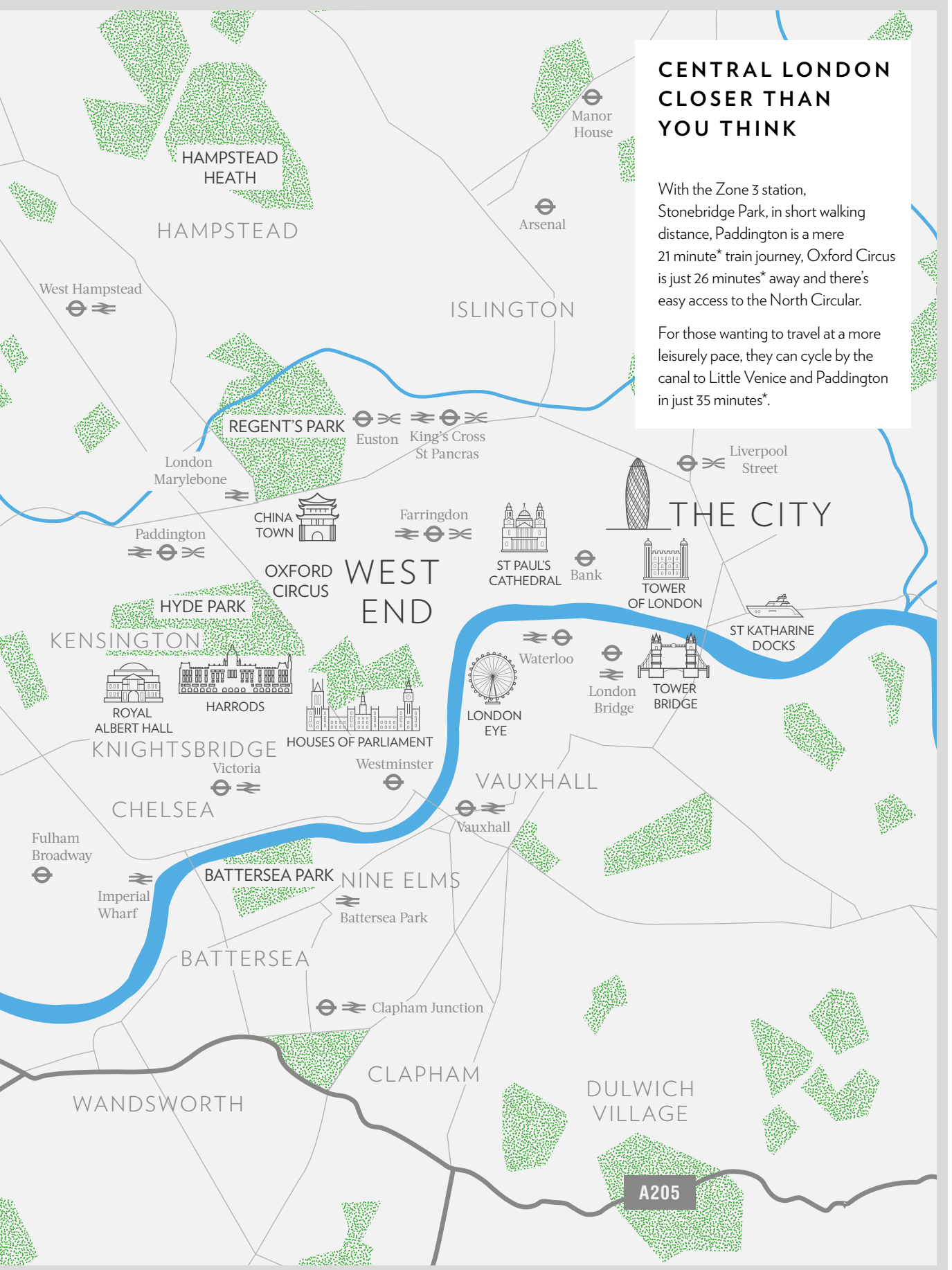
The bustling Canalside Piazza will provide a superb range of bars, restaurants, shops and cafés.



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*.





SAY

Hello

TO

**OXFORD CIRCUS
IN 26 MINUTES***

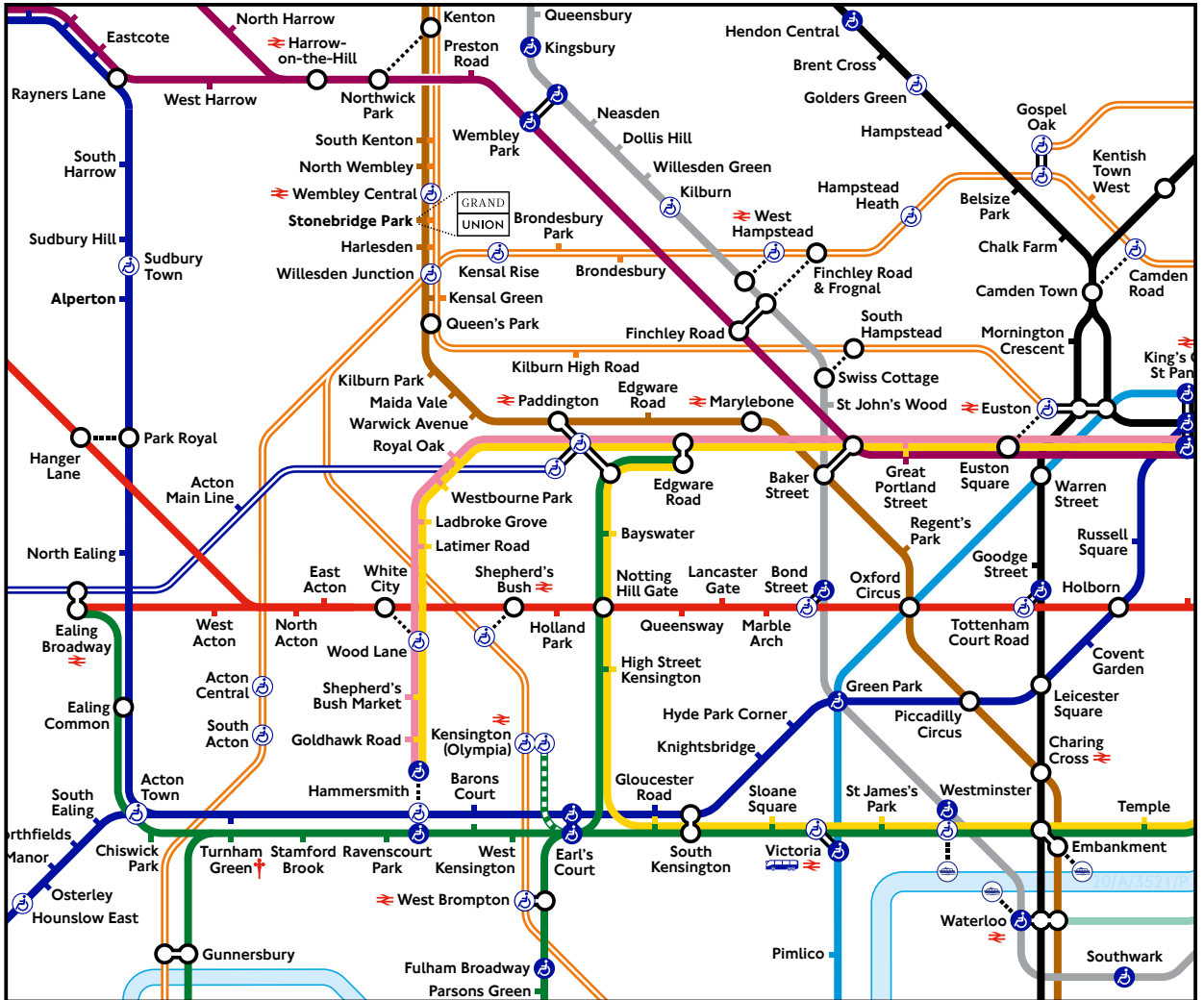


*Journey times are approximate only and represent off peak hours. Source: tfl.gov.uk



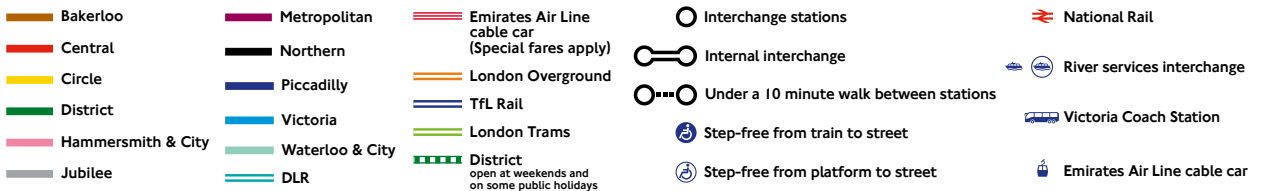
LONDON UNDERGROUND & OVERGROUND

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



Reg. user No. 20/A/3521/P

Version A TfL 05.2020



*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

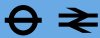
PERFECTLY LOCATED

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



WALK

FROM AFFINITY
HOUSE*



STONEBRIDGE PARK
STATION, ZONE 3
7 mins



LYON PARK PRIMARY
SCHOOL
8 mins



ALPERTON, ZONE 4
14 mins



TUBE

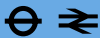
FROM STONEBRIDGE PARK,
ZONE 3 OR ALPERTON, ZONE 4**



PARK ROYAL
2 mins from Alperton



SHEPHERD'S BUSH
20 mins from Stonebridge Park



PADDINGTON
21 mins from Stonebridge Park



OXFORD CIRCUS
26 mins from Stonebridge Park



KNIGHTSBRIDGE
29 mins from Alperton



KING'S CROSS
30 mins from Stonebridge Park



BIKE

FROM AFFINITY
HOUSE*



NEASDEN TEMPLE
7 mins



LONDON DESIGNER OUTLET
9 mins



WEMBLEY STADIUM
13 mins



PADDINGTON BASIN
(VIA GRAND
UNION CANAL)
35 mins



RAIL

FROM
STONEBRIDGE PARK**



HAMPSTEAD HEATH
23 mins



EUSTON
25 mins



WATFORD JUNCTION
27 mins



CLAPHAM JUNCTION
27 mins



STRATFORD
53 mins



ROAD

FROM AFFINITY
HOUSE*



CENTRAL MIDDLESEX HOSPITAL
12 mins



WALPOLE PARK
16 mins



GUNNERSBURY PARK
20 mins



KEW GARDENS
25 mins



AIR

FROM AFFINITY
HOUSE BY ROAD*



LONDON HEATHROW
36 mins



LONDON LUTON
40 mins



LONDON STANSTED
1hr 5 mins



LONDON CITY AIRPORT
1hr 10 mins



LONDON GATWICK
1hr 20 mins

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

18



Classes

A photograph of a man with long brown hair and a beard, wearing a blue and red plaid shirt, and a young boy with curly brown hair and glasses, wearing a blue and white striped shirt. They are standing in a garden, looking at a tomato plant. The man is holding a small tomato in his hand. The background is filled with green foliage and more tomato plants.

Community Garden

19

A photograph of a man and a woman in a kitchen. The man, with short brown hair and a beard, is wearing a black shirt and is focused on a task. The woman, with long blonde hair, is wearing a white top and a red skirt, and is looking down at the same task. They are standing in front of a counter with several metal trays containing food. The background is slightly blurred, showing more of the kitchen environment.

Community Kitchen

GREEN OPEN SPACES





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



24



Concierge Services

Bars and Restaurants

Local Neighbourhood Shopping

25

On-site Medical Centre

good vibes only

Bowling

ENJOY A NIGHT OF
AT YOUR OWN B

Alley

OUT WITH FRIENDS
BOWLING ALLEY

Residents

RELAX WITH A COFFEE AND
IN YOUR OWN RES

Computer generated image of

s' Lounge

MAKE NEW CONNECTIONS
PRESIDENTS' LOUNGE

PARK ROYAL REGENERATION

SAY

Hello

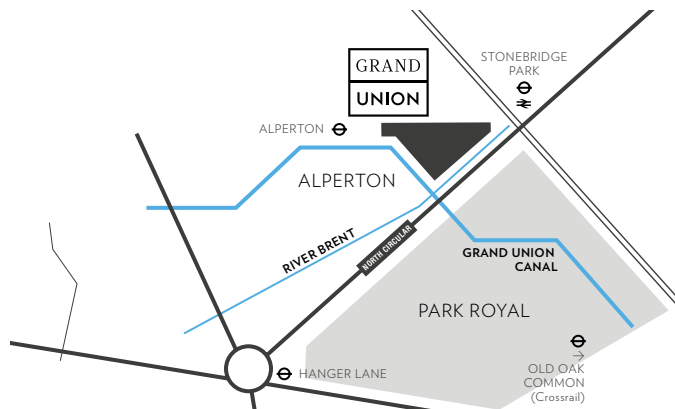
TO

**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.



31

OVER
1,200
BUSINESSES

EMPLOYING OVER
35,000
WORKERS



Charlie Bigham's

DIAGEO



BAKKAR



*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



A THRIVING BUSINESS AT ITS HEART

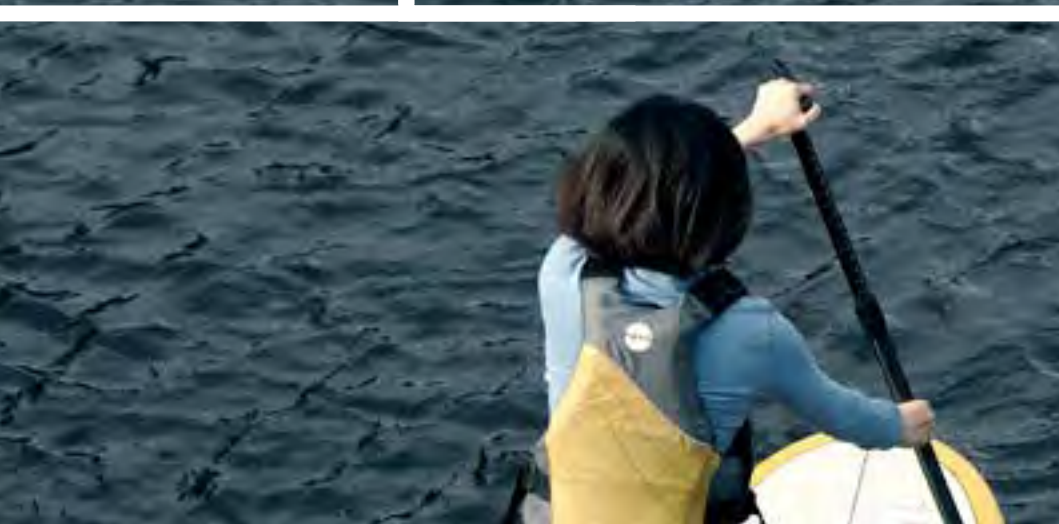
To the south of the River Brent, a bespoke multi-storey industrial hub known as The Generator, the first of its kind in the UK, will provide workspace for a variety of light industrial businesses.



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.







RIGHT
Wembley Stadium

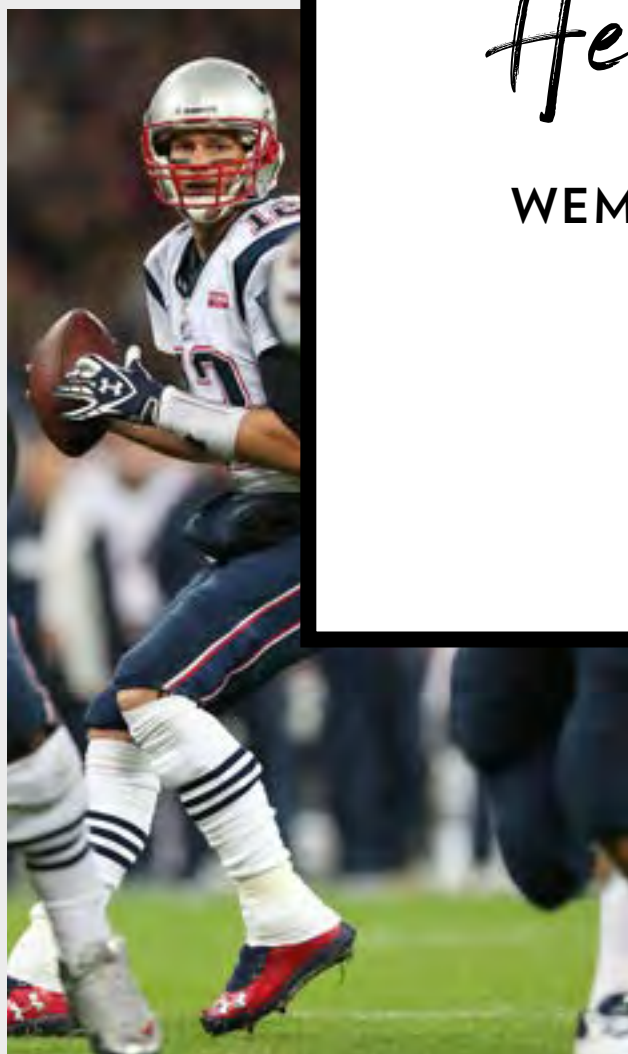
BELOW
Football and NFL at
Wembley Stadium

OPPOSITE
Wembley Stadium
and surrounding area

FAR RIGHT
Wembley Stadium

Hello

WEMBLEY



MINUTES FROM
WORLD-CLASS ENTERTAINMENT



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



London Designer Outlet,
shopping & leisure, Wembley Park



Turtle Bay, Ealing



Boxpark, A 'pop-up mall', Wembley



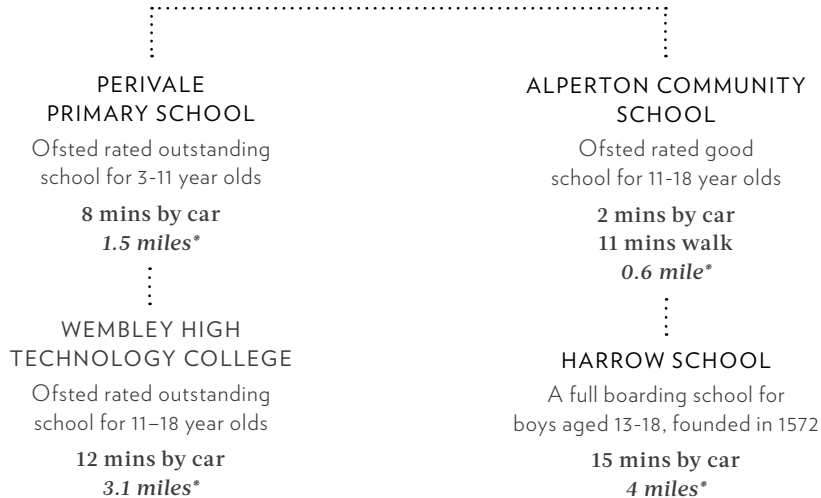
Boutique fashion shops, Ealing

Excellence in Education

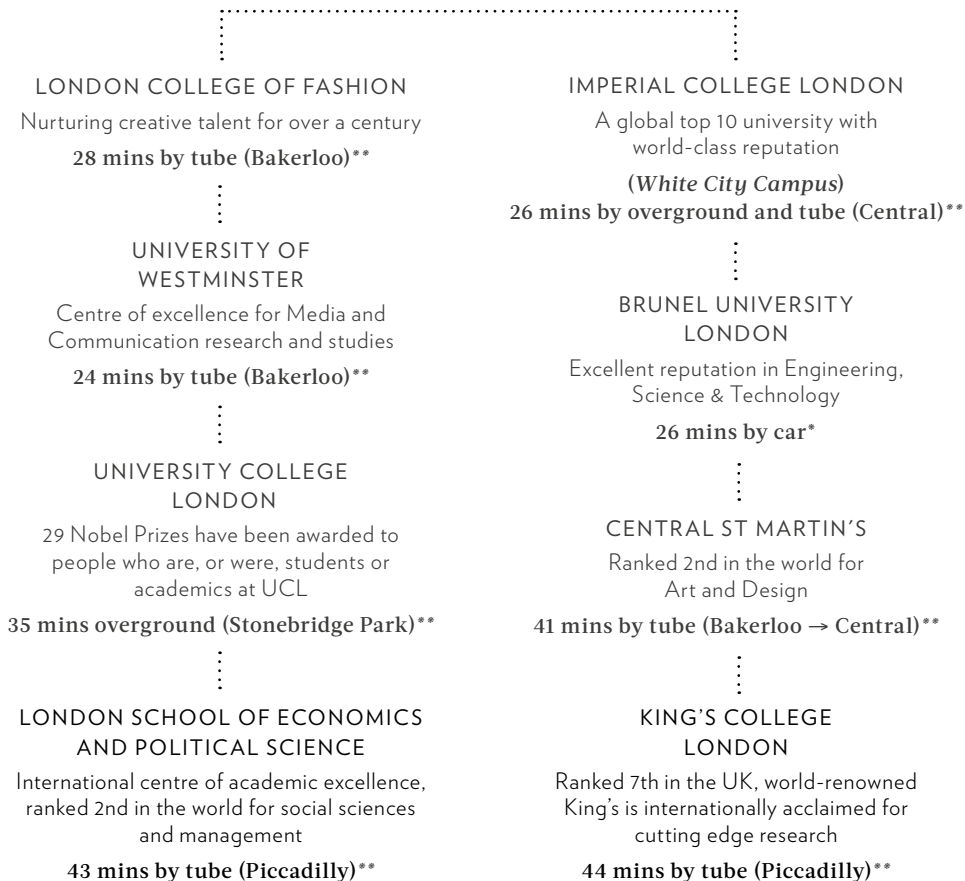


EASY ACCESS TO FIRST CLASS EDUCATION

SCHOOLS & SIXTH FORMS



UNIVERSITIES



*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 HOUSE

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

DEVELOPMENT LAYOUT

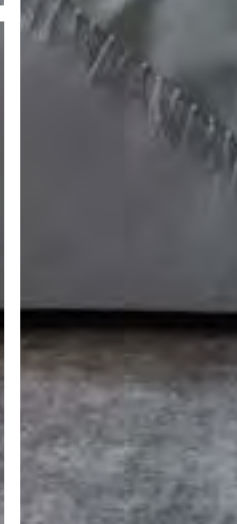
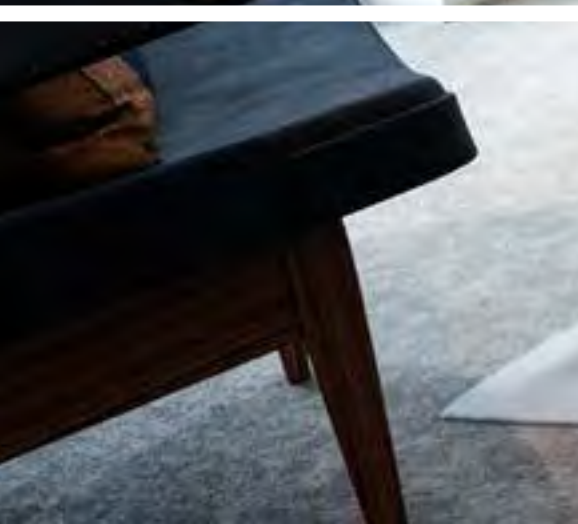
44







46







48

“ 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. ”

KITCHEN



50

THIS PAGE
Indigo colour palette

LEFT HAND PAGE
White colour palette

51

BATHROOM

THIS PAGE
White colour palette

RIGHT HAND PAGE
Indigo colour palette



Photography of Grand Union show apartment. Indicative only.



LIVING ROOM



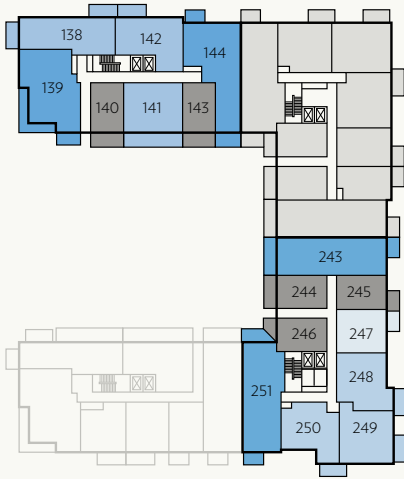
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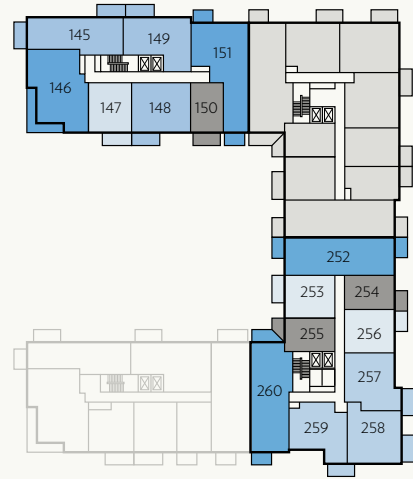


FLOORPLANS

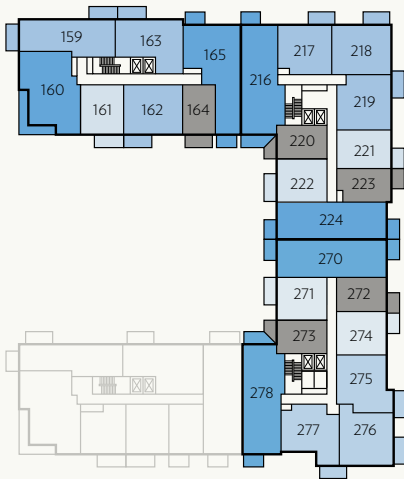
LEVEL 01



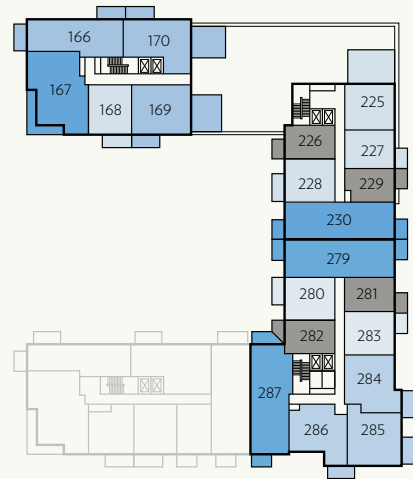
LEVEL 02



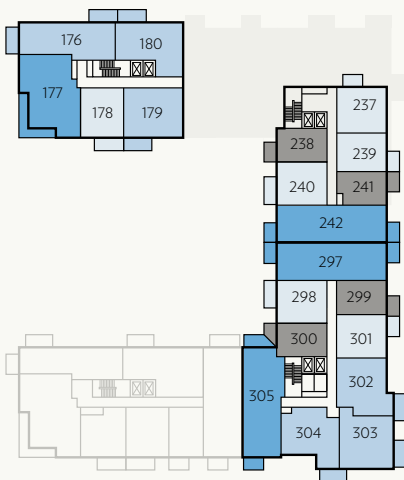
LEVEL 04



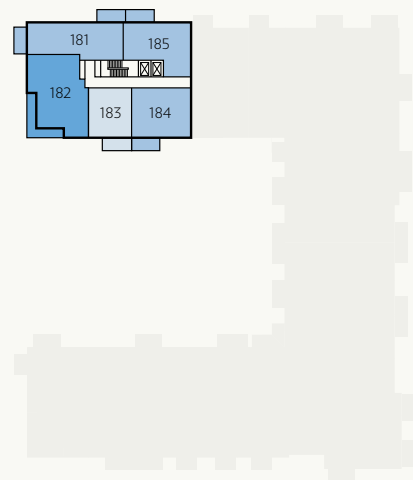
LEVEL 05



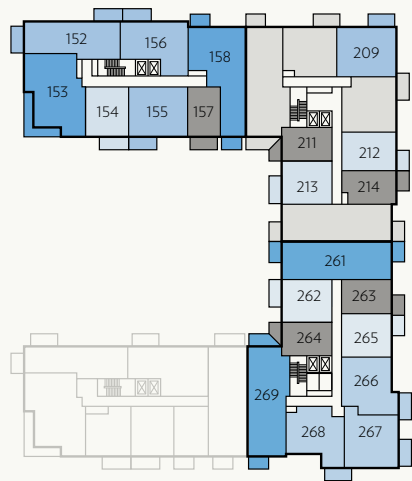
LEVEL 07



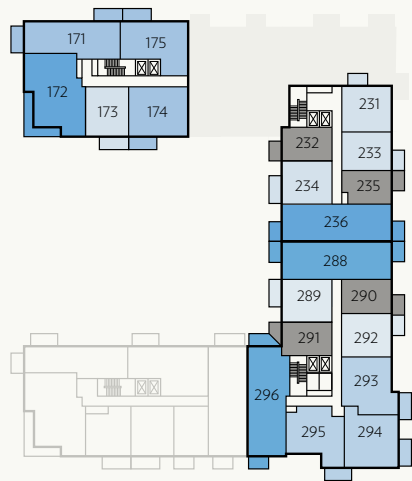
LEVEL 08



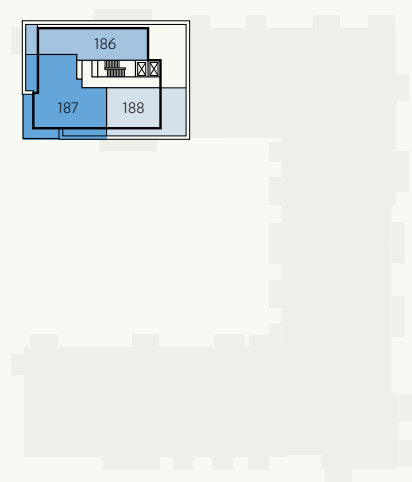
LEVEL 03



LEVEL 06



LEVEL 09



KEY

	MANHATTAN APARTMENTS
	1 BEDROOM APARTMENTS
	2 BEDROOM APARTMENTS
	3 BEDROOM APARTMENTS
	SHARED OWNERSHIP APARTMENTS

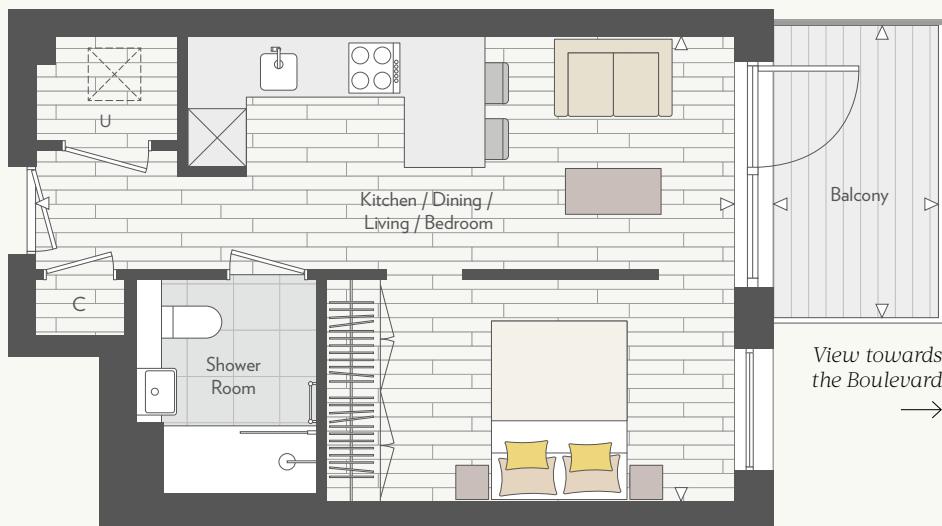
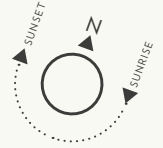
ACCOMMODATION FINDER

APARTMENT NO.	LEVEL	BEDROOMS	PAGE NO.	APARTMENT NO.	LEVEL	BEDROOMS	PAGE NO.	APARTMENT NO.	LEVEL	BEDROOMS	PAGE NO.
138	1	2 Bedrooms	93	187	9	3 Bedrooms	103	258	2	2 Bedrooms	95
139	1	3 Bedrooms	97	188	9	1 Bedroom	77	259	2	2 Bedrooms	96
140	1	Manhattan	66	209	3	2 Bedrooms	91	260	2	3 Bedrooms	107
141	1	2 Bedrooms	84	211	3	Manhattan	65	261	3	3 Bedrooms	105
142	1	2 Bedrooms	88	212	3	1 Bedroom	74	262	3	1 Bedroom	80
143	1	Manhattan	62	213	3	1 Bedroom	76	263	3	Manhattan	68
144	1	3 Bedrooms	100	214	3	Manhattan	67	264	3	Manhattan	71
145	2	2 Bedrooms	93	216	4	3 Bedrooms	99	265	3	1 Bedroom	81
146	2	3 Bedrooms	98	217	4	2 Bedrooms	82	266	3	2 Bedrooms	94
147	2	1 Bedroom	75	218	4	2 Bedrooms	91	267	3	2 Bedrooms	95
148	2	2 Bedrooms	85	219	4	2 Bedrooms	83	268	3	2 Bedrooms	96
149	2	2 Bedrooms	88	220	4	Manhattan	65	269	3	3 Bedrooms	107
150	2	Manhattan	63	221	4	1 Bedroom	73	270	4	3 Bedrooms	105
151	2	3 Bedrooms	101	222	4	1 Bedroom	76	271	4	1 Bedroom	80
152	3	2 Bedrooms	93	223	4	Manhattan	67	272	4	Manhattan	68
153	3	3 Bedrooms	98	224	4	3 Bedrooms	102	273	4	Manhattan	71
154	3	1 Bedroom	75	225	5	1 Bedroom	78	274	4	1 Bedroom	81
155	3	2 Bedrooms	85	226	5	Manhattan	64	275	4	2 Bedrooms	94
156	3	2 Bedrooms	88	227	5	1 Bedroom	72	276	4	2 Bedrooms	95
157	3	Manhattan	63	228	5	1 Bedroom	76	277	4	2 Bedrooms	96
158	3	3 Bedrooms	101	229	5	Manhattan	61	278	4	3 Bedrooms	107
159	4	2 Bedrooms	93	230	5	3 Bedrooms	102	279	5	3 Bedrooms	105
160	4	3 Bedrooms	98	231	6	1 Bedroom	79	280	5	1 Bedroom	80
161	4	1 Bedroom	75	232	6	Manhattan	64	281	5	Manhattan	68
162	4	2 Bedrooms	85	233	6	1 Bedroom	72	282	5	Manhattan	71
163	4	2 Bedrooms	88	234	6	1 Bedroom	76	283	5	1 Bedroom	81
164	4	Manhattan	63	235	6	Manhattan	61	284	5	2 Bedrooms	94
165	4	3 Bedrooms	101	236	6	3 Bedrooms	102	285	5	2 Bedrooms	95
166	5	2 Bedrooms	93	237	7	1 Bedroom	79	286	5	2 Bedrooms	96
167	5	3 Bedrooms	98	238	7	Manhattan	64	287	5	3 Bedrooms	107
168	5	1 Bedroom	75	239	7	1 Bedroom	72	288	6	3 Bedrooms	105
169	5	2 Bedrooms	87	240	7	1 Bedroom	76	289	6	1 Bedroom	80
170	5	2 Bedrooms	89	241	7	Manhattan	61	290	6	Manhattan	68
171	6	2 Bedrooms	93	242	7	3 Bedrooms	102	291	6	Manhattan	71
172	6	3 Bedrooms	98	243	1	3 Bedrooms	104	292	6	1 Bedroom	81
173	6	1 Bedroom	75	244	1	Manhattan	69	293	6	2 Bedrooms	94
174	6	2 Bedrooms	86	245	1	Manhattan	68	294	6	2 Bedrooms	95
175	6	2 Bedrooms	90	246	1	Manhattan	70	295	6	2 Bedrooms	96
176	7	2 Bedrooms	93	247	1	1 Bedroom	81	296	6	3 Bedrooms	107
177	7	3 Bedrooms	98	248	1	2 Bedrooms	94	297	7	3 Bedrooms	105
178	7	1 Bedroom	75	249	1	2 Bedrooms	95	298	7	1 Bedroom	80
179	7	2 Bedrooms	86	250	1	2 Bedrooms	96	299	7	Manhattan	68
180	7	2 Bedrooms	90	251	1	3 Bedrooms	106	300	7	Manhattan	71
181	8	2 Bedrooms	93	252	2	3 Bedrooms	105	301	7	1 Bedroom	81
182	8	3 Bedrooms	98	253	2	1 Bedroom	80	302	7	2 Bedrooms	94
183	8	1 Bedroom	75	254	2	Manhattan	68	303	7	2 Bedrooms	95
184	8	2 Bedrooms	86	255	2	Manhattan	71	304	7	2 Bedrooms	96
185	8	2 Bedrooms	90	256	2	1 Bedroom	81	305	7	3 Bedrooms	107
186	9	2 Bedrooms	92	257	2	2 Bedrooms	94				

MANHATTAN APARTMENT

Apartments: 229, 235 & 241

Floors: 05, 06 & 07



61

MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

PRIVACY SCREEN

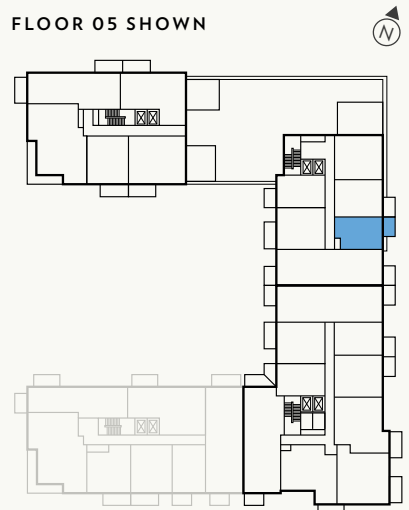
WASHING MACHINE

FRIDGE FREEZER

TOTAL INTERNAL AREA	37 sq.m	398 sq.ft
TOTAL EXTERNAL AREA	5.8 sq.m	62 sq.ft
Kitchen / Dining / Living / Bedroom	7.73m x 5.12m	25'4" x 16'9"
Balcony	3.22m x 1.81m	10'6" 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. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

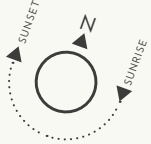
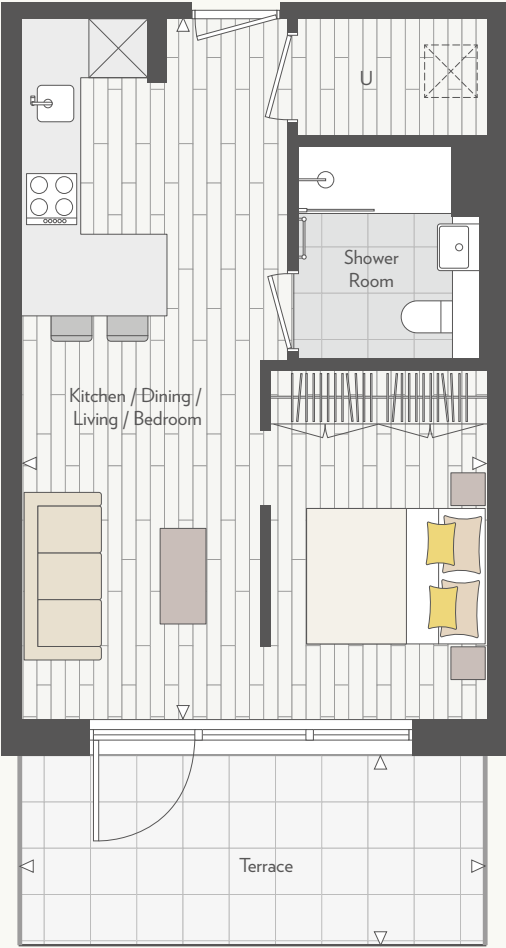
FLOOR 05 SHOWN



MANHATTAN APARTMENT

Apartment: 143

Floor: 01



62

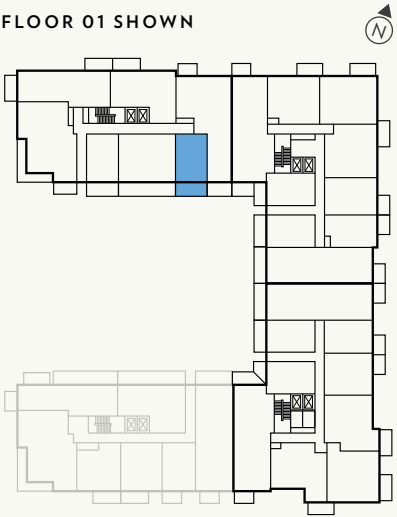
- ◀ ▶ MEASUREMENT POINTS
U UTILITY CUPBOARD
— PRIVACY SCREEN

- Washing Machine
Fridge Freezer

TOTAL INTERNAL AREA	40 sq.m	431 sq.ft
TOTAL EXTERNAL AREA	9.5 sq.m	102 sq.ft
Kitchen / Dining / Living / Bedroom	7.72m x 5.14m	25'4" x 16'10"
Terrace	5.27m x 1.80m	17'3" x 5'11"

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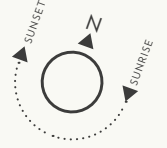
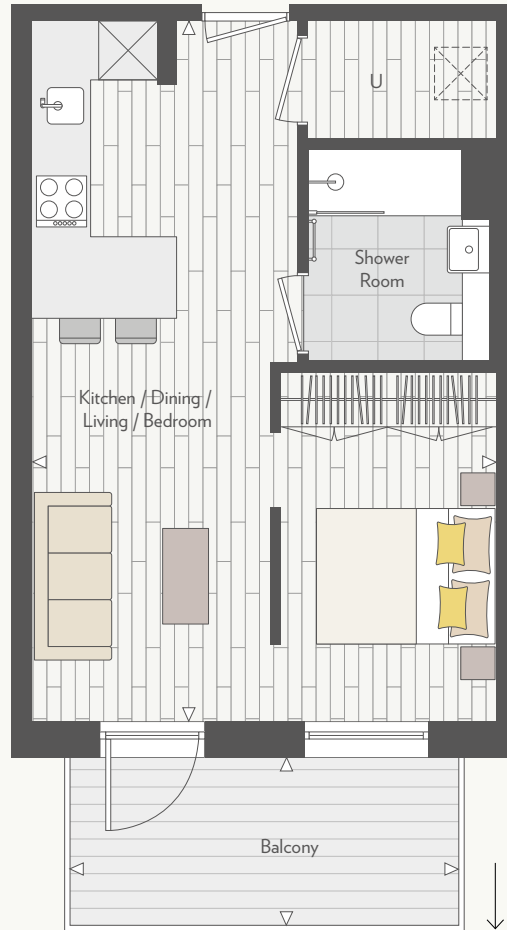
FLOOR 01 SHOWN



MANHATTAN APARTMENT

Apartments: 150, 157 & 164

Floors: 02, 03 & 04



63

◀ ▶ MEASUREMENT POINTS

U UTILITY CUPBOARD

— PRIVACY SCREEN

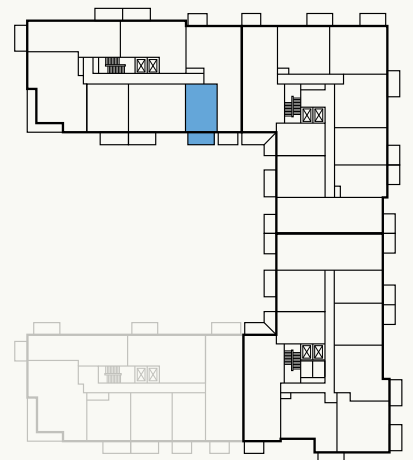


WASHING MACHINE

FRIDGE FREEZER

TOTAL INTERNAL AREA	40 sq.m	431 sq.ft
TOTAL EXTERNAL AREA	7.6 sq.m	82 sq.ft
Kitchen / Dining / Living / Bedroom	7.72m x 5.14m	25'4" x 16'10"
Balcony	4.23m x 1.80m	13'10" x 5'11"

FLOOR 02 SHOWN

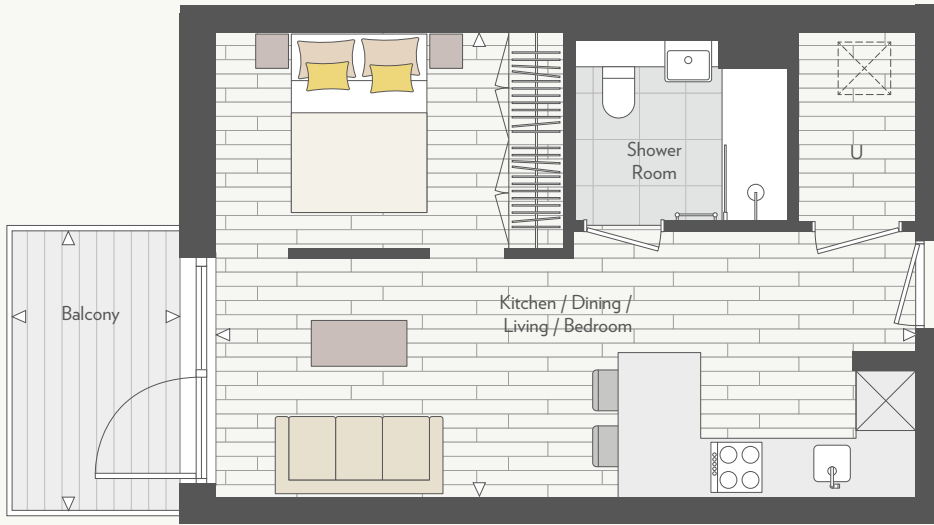
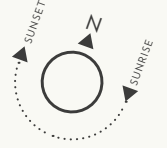


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MANHATTAN APARTMENT

Apartments: 226, 232 & 238

Floors: 05, 06 & 07



←
View onto Podium Gardens
and Canalside Piazza

◀ ▶ MEASUREMENT POINTS

U UTILITY CUPBOARD

— PRIVACY SCREEN



WASHING MACHINE

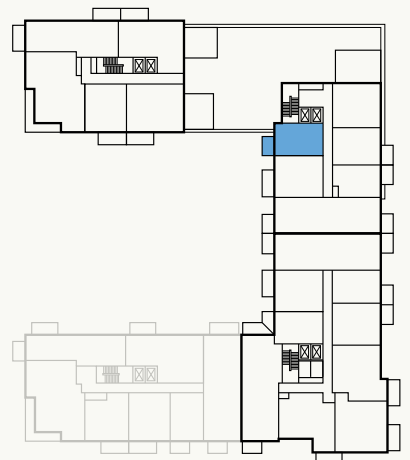


FRIDGE FREEZER

TOTAL INTERNAL AREA	40 sq.m	431 sq.ft
TOTAL EXTERNAL AREA	5.6 sq.m	60 sq.ft
Kitchen / Dining / Living / Bedroom	7.72m x 5.14m	25'4" x 16'10"
Balcony	3.11m x 1.80m	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. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

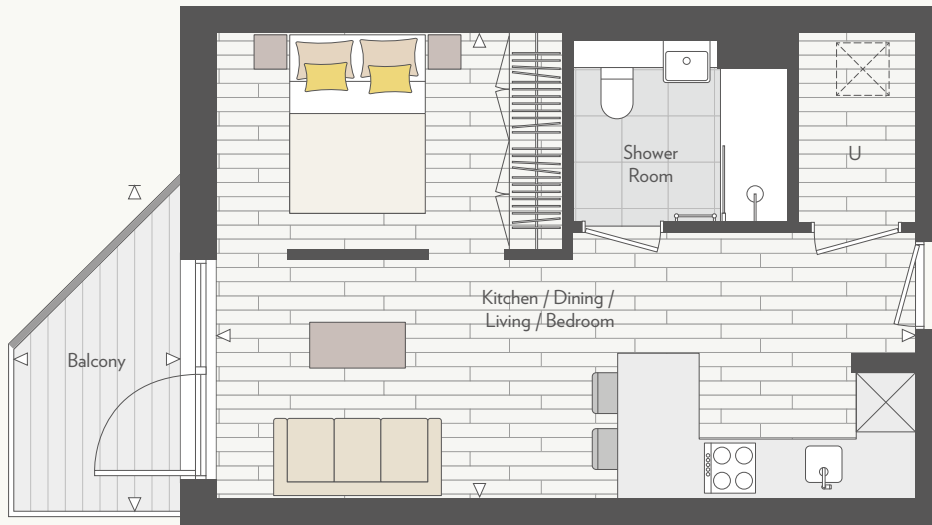
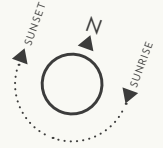
FLOOR 05 SHOWN



MANHATTAN APARTMENT

Apartments: 211 & 220

Floors: 03 & 04



←
View onto Podium Gardens
and Canalside Piazza

◀ ▶ MEASUREMENT POINTS

U UTILITY CUPBOARD

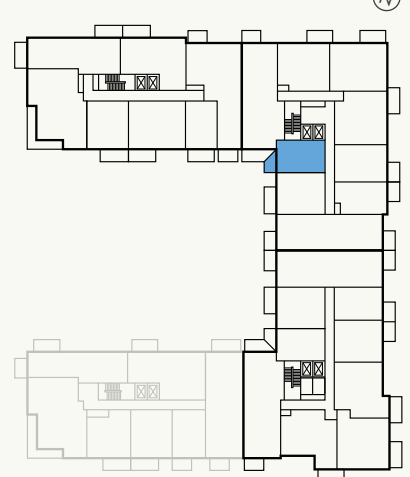
— PRIVACY SCREEN

Washing Machine Symbol

Fridge Freezer Symbol

TOTAL INTERNAL AREA	40 sq.m	431 sq.ft
TOTAL EXTERNAL AREA	6.5 sq.m	70 sq.ft
Kitchen / Dining / Living / Bedroom	7.72m x 5.14m	25'4" x 16'10"
Balcony	3.62m x 1.80m	11'10" x 5'11"

FLOOR 03 SHOWN

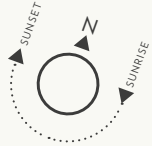


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MANHATTAN APARTMENT

Apartment: 140

Floor: 01



66

View onto
Podium Gardens

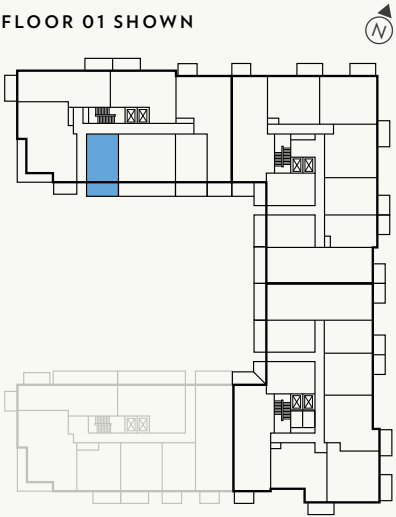
- ◀ ▶ MEASUREMENT POINTS
U UTILITY CUPBOARD
— PRIVACY SCREEN

- ⊠ WASHING MACHINE
⊠ FRIDGE FREEZER

TOTAL INTERNAL AREA	39 sq.m	420 sq.ft
TOTAL EXTERNAL AREA	9.4 sq.m	101 sq.ft
Kitchen / Dining / Living / Bedroom	5.06m x 7.72m	16'7" x 25'4"
Terrace	1.80m x 5.23m	5'11" x 17'2"

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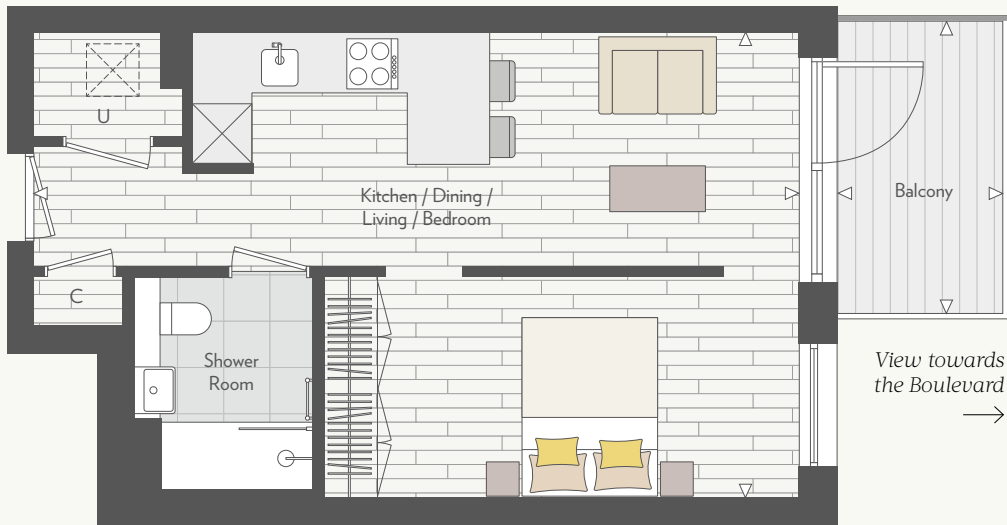
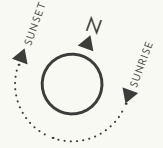
FLOOR 01 SHOWN



MANHATTAN APARTMENT

Apartments: 214 & 223

Floors: 03 & 04



67

◀ ▶ MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

— PRIVACY SCREEN

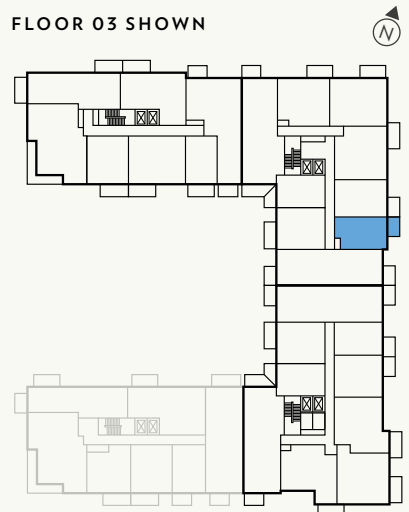
⊞ WASHING MACHINE

⊞ FRIDGE FREEZER

TOTAL INTERNAL AREA	41 sq.m	441 sq.ft
TOTAL EXTERNAL AREA	5.8 sq.m	62 sq.ft
Kitchen / Dining / Living / Bedroom	8.45m x 5.12m	27'8" x 16'9"
Balcony	3.22m x 1.81m	10'6" 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. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

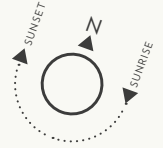
FLOOR 03 SHOWN



MANHATTAN APARTMENT

Apartments: 245, 254, 263, 272, 281, 290 & 299

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



View towards
the Boulevard
→

◀ ▶ MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

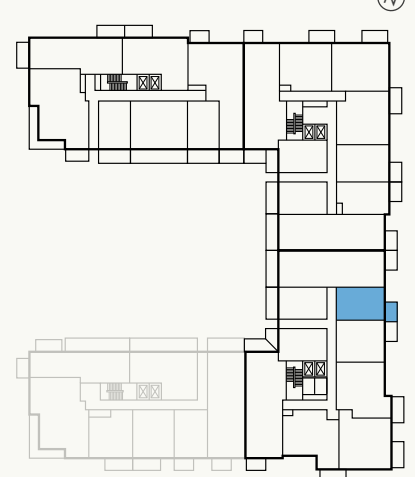
— PRIVACY SCREEN

⊠ WASHING MACHINE

⊠ FRIDGE FREEZER

TOTAL INTERNAL AREA	39 sq.m	424 sq.ft
TOTAL EXTERNAL AREA	5.8 sq.m	62 sq.ft
Kitchen / Dining / Living Room / Bedroom	7.73m x 5.36m	25' 4" x 17' 7"
Balcony	3.22m x 1.81m	10' 6" x 5' 11"

FLOOR 01 SHOWN

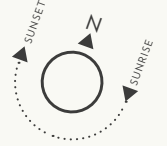


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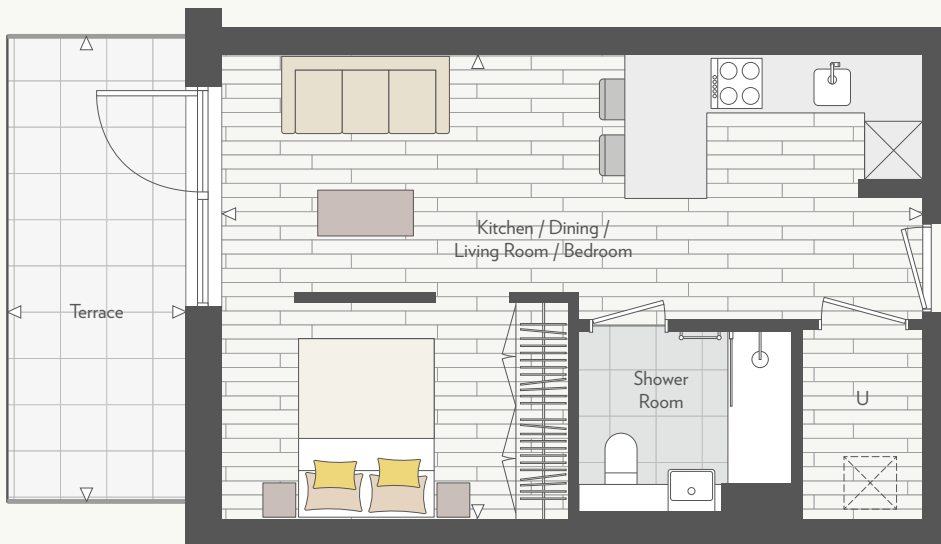
MANHATTAN APARTMENT

Apartment: 244

Floor: 01



←
View onto Podium Gardens



69

◀ ▶ MEASUREMENT POINTS

U UTILITY CUPBOARD

— PRIVACY SCREEN



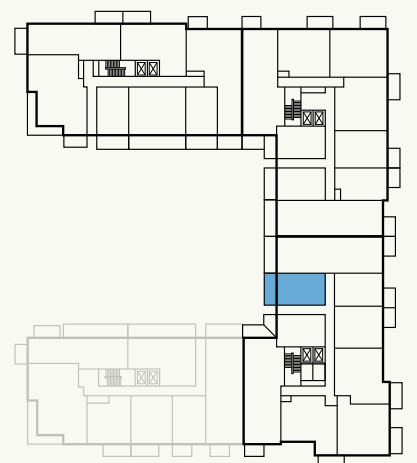
WASHING MACHINE



FRIDGE FREEZER

TOTAL INTERNAL AREA	40 sq.m	427 sq.ft
TOTAL EXTERNAL AREA	9.4 sq.m	101 sq.ft
Kitchen / Dining / Living Room / Bedroom	7.72m x 5.14m	25' 4" x 16' 10"
Terrace	5.21m x 1.80m	17' 1" x 5' 10"

FLOOR 01 SHOWN

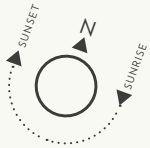


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MANHATTAN APARTMENT

Apartment: 246

Floor: 01



←
View onto Podium Gardens



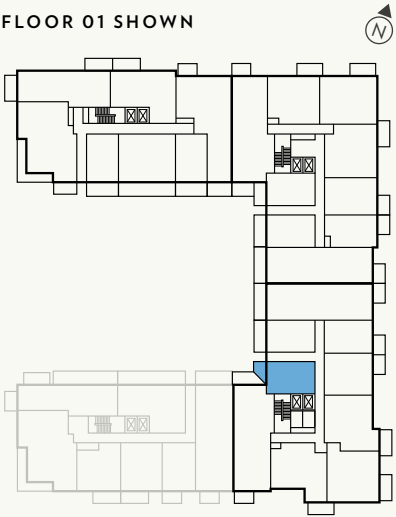
70

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

TOTAL INTERNAL AREA	40 sq.m	433 sq.ft
TOTAL EXTERNAL AREA	4.7 sq.m	51 sq.ft
Kitchen / Dining / Living Room / Bedroom	7.72m x 5.14m	25' 4" x 16' 10"
Terrace	3.49m x 1.80m	11' 5" x 5' 10"

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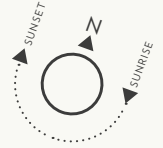
FLOOR 01 SHOWN



MANHATTAN APARTMENT

Apartments: 255, 264, 273, 282, 291 & 300

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



←
View onto Podium Gardens
and Canalside Piazza*



71

◀ ▶ MEASUREMENT POINTS

U UTILITY CUPBOARD

— PRIVACY SCREEN



W WASHING MACHINE



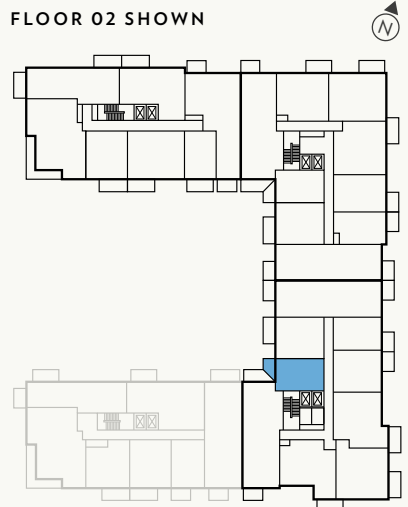
F FRIDGE FREEZER

TOTAL INTERNAL AREA	40 sq.m	433 sq.ft
TOTAL EXTERNAL AREA	4.6 sq.m	50 sq.ft
Kitchen / Dining / Living Room / Bedroom	7.72m x 5.14m	25' 4" x 16' 10"
Balcony	3.62m x 1.81m	11' 10" x 5' 11"

*Canalside Piazza not visible from Floor 02

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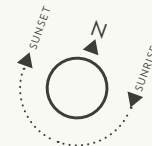
FLOOR 02 SHOWN



1 BEDROOM APARTMENT

Apartments: 227, 233 & 239

Floors: 05, 06 & 07



View towards
the Boulevard
→

◀ ▶ MEASUREMENT POINTS

U UTILITY CUPBOARD

— PRIVACY SCREEN



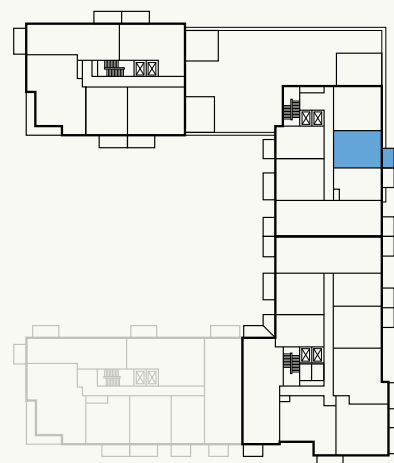
WASHING MACHINE



FRIDGE FREEZER

TOTAL INTERNAL AREA	46 sq.m	495 sq.ft
TOTAL EXTERNAL AREA	5.8 sq.m	62 sq.ft
Kitchen / Dining / Living Room	5.70m x 3.13m	18'8" x 10'3"
Bedroom	4.60m x 2.75m	15'1" x 9'0"
Balcony	3.22m x 1.81m	10'6" x 5'11"

FLOOR 05 SHOWN

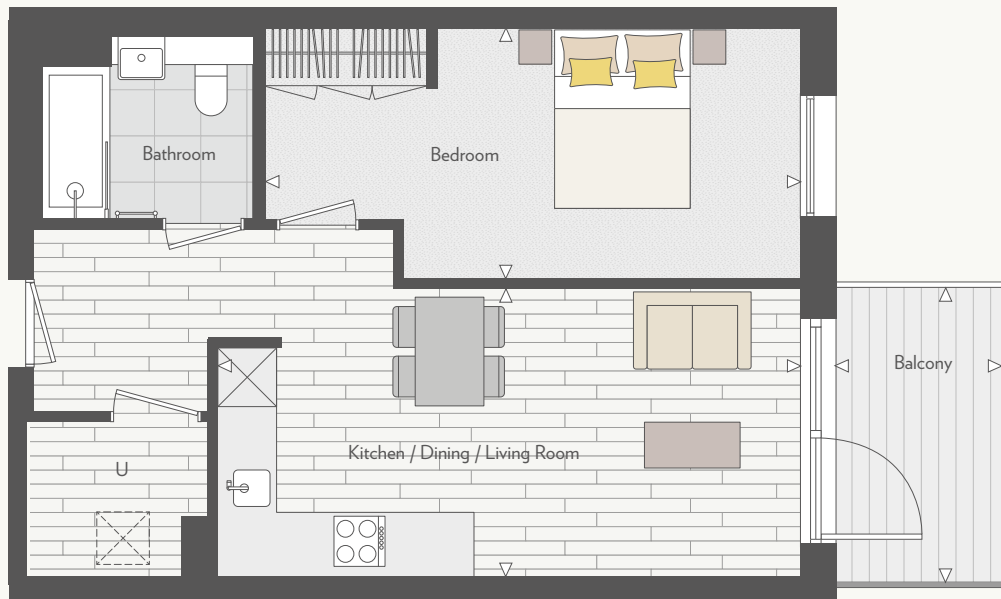
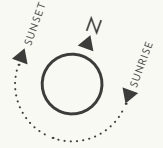


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1 BEDROOM APARTMENT

Apartment: 221

Floor: 04



View towards
the Boulevard
→

◀ ▶ MEASUREMENT POINTS

U UTILITY CUPBOARD

— PRIVACY SCREEN



WASHING MACHINE

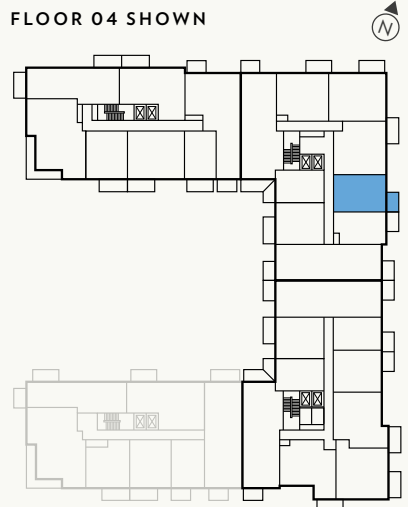


FRIDGE FREEZER

TOTAL INTERNAL AREA	50 sq.m	538 sq.ft
TOTAL EXTERNAL AREA	5.8 sq.m	62 sq.ft
Kitchen / Dining / Living Room	6.43m x 3.12m	21'1" x 10'3"
Bedroom	5.90m x 2.75m	19'4" x 9'0"
Balcony	3.22m x 1.81m	10'6" 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. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

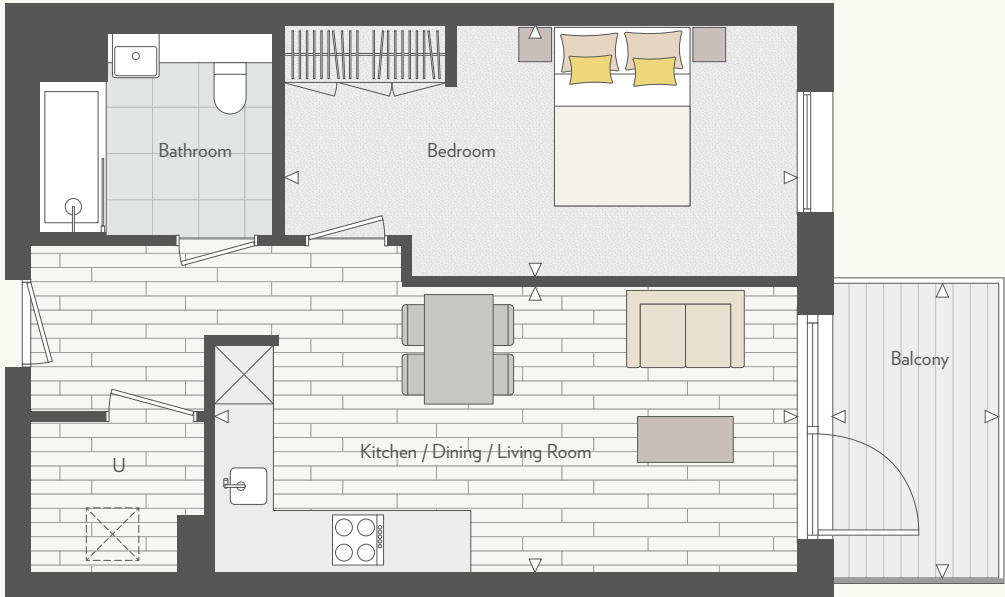
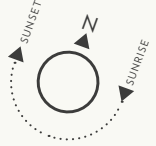
FLOOR 04 SHOWN



1 BEDROOM APARTMENT (WHEELCHAIR ADAPTABLE)

Apartment: 212

Floor: 03



View towards
the Boulevard
→

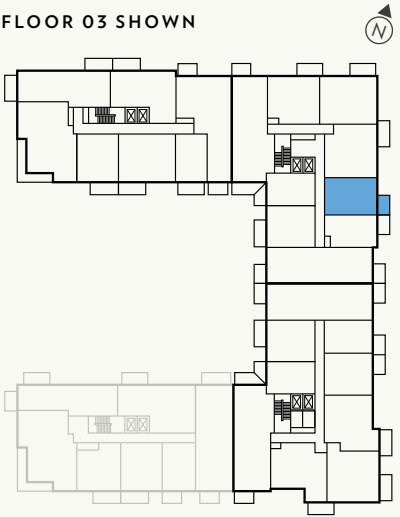
- ◀ ▶ MEASUREMENT POINTS
U UTILITY CUPBOARD
— PRIVACY SCREEN

- ⊠ WASHING MACHINE
⊠ FRIDGE FREEZER

TOTAL INTERNAL AREA	50 sq.m	538 sq.ft
TOTAL EXTERNAL AREA	5.8 sq.m	62 sq.ft
Kitchen / Dining / Living Room	6.43m x 3.13m	21'1" x 10'3"
Bedroom	5.65m x 2.75m	18'6" x 9'0"
Balcony	3.22m x 1.81m	10'6" x 5'11"

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FLOOR 03 SHOWN



1 BEDROOM APARTMENT

Apartments: 147, 154, 161, 168, 173, 178 & 183

Floors: 02, 03, 04, 05, 06, 07 & 08



75

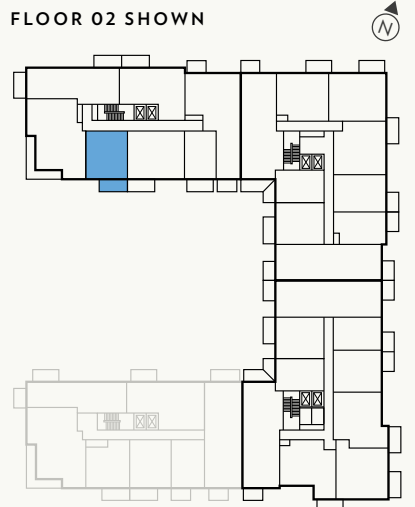
- ◀ ▶ MEASUREMENT POINTS
- U UTILITY CUPBOARD
- PRIVACY SCREEN

- W WASHING MACHINE
- F FRIDGE FREEZER

TOTAL INTERNAL AREA	52 sq.m	560 sq.ft
TOTAL EXTERNAL AREA	8.2 sq.m	88 sq.ft
Kitchen / Dining / Living Room	3.59m x 5.90m	11'9" x 19'4"
Bedroom	3.00m x 4.92m	9'10" x 16'1"
Balcony	4.57m x 1.81m	14'11" x 5'11"

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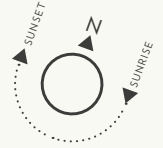
FLOOR 02 SHOWN



1 BEDROOM APARTMENT

Apartments: 213, 222, 228, 234 & 240

Floors: 03, 04, 05, 06 & 07



←
Views onto Podium Gardens
and Canalside Piazza

◀ ▶ MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

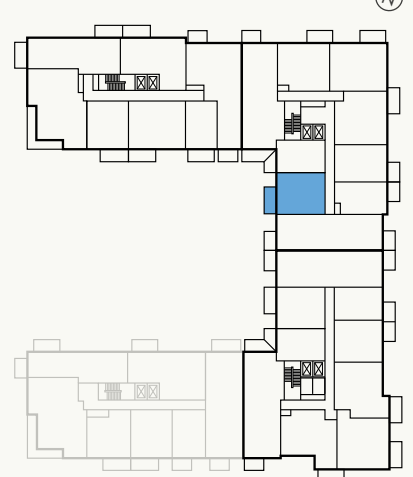
— PRIVACY SCREEN

⊠ WASHING MACHINE

⊠ FRIDGE FREEZER

TOTAL INTERNAL AREA	52 sq.m	560 sq.ft
TOTAL EXTERNAL AREA	8.5 sq.m	91 sq.ft
Kitchen / Dining / Living Room	7.72m x 3.50m	25'4" x 11'6"
Bedroom	4.06m x 3.12m	13'4" x 10'3"
Balcony	4.23m x 1.81m	13'10" x 5'11"

FLOOR 03 SHOWN

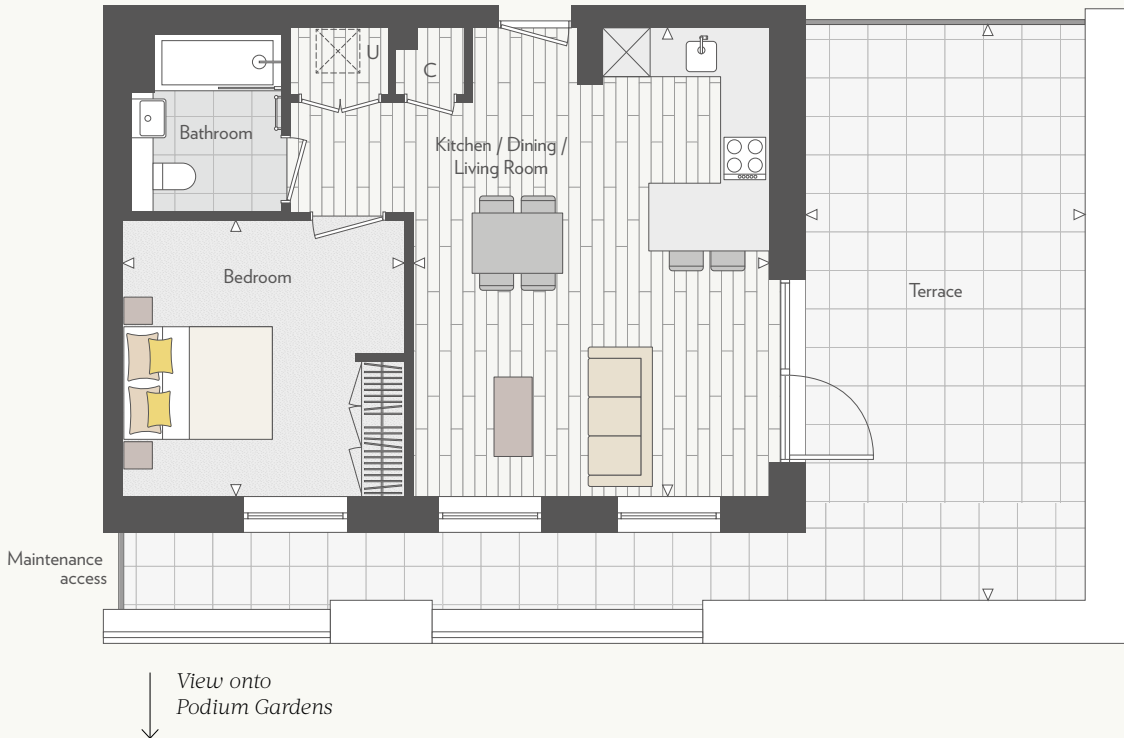
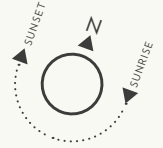


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1 BEDROOM APARTMENT

Apartment: 188

Floor: 09



MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

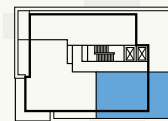
PRIVACY SCREEN

WASHING MACHINE

FRIDGE FREEZER

TOTAL INTERNAL AREA	53 sq.m	570 sq.ft
TOTAL EXTERNAL AREA	30.9 sq.m	332 sq.ft
Kitchen / Dining / Living Room	4.74m x 6.22m	15'6" x 20'5"
Bedroom	3.73m x 3.67m	12'3" x 12'0"
Terrace	3.90m x 7.92m	12'9" x 25'11"

FLOOR 09 SHOWN



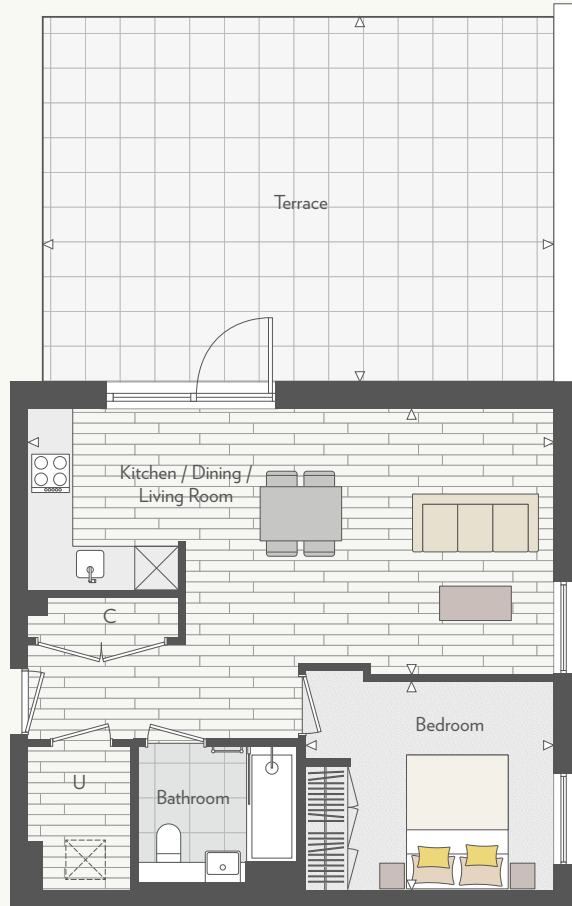
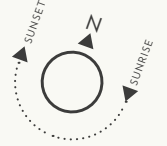
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1 BEDROOM APARTMENT

Apartment: 225

Floor: 05

↑ View towards
Wembley
Stadium



MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

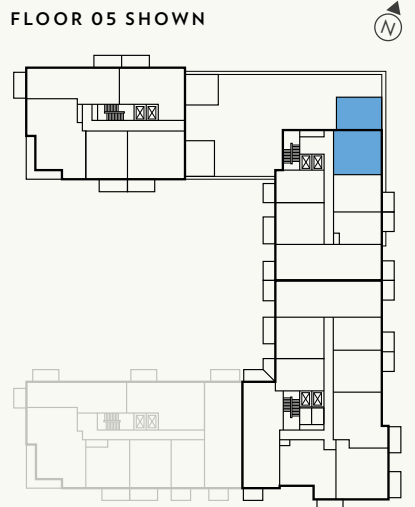
— PRIVACY SCREEN

W WASHING MACHINE

F FRIDGE FREEZER

TOTAL INTERNAL AREA	54 sq.m	581 sq.ft
TOTAL EXTERNAL AREA	42.1 sq.m	453 sq.ft
Kitchen / Dining / Living Room	7.73m x 3.90m	25'4" x 12'9"
Bedroom	3.74m x 3.05m	12'3" x 10'0"
Terrace	7.80m x 5.40m	25'7" x 17'8"

FLOOR 05 SHOWN

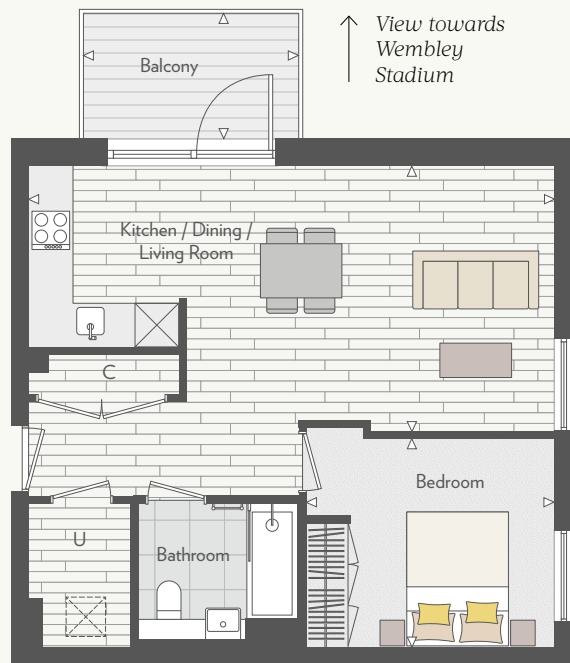
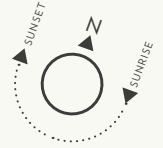


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1 BEDROOM APARTMENT

Apartments: 231 & 237

Floors: 06 & 07



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MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

PRIVACY SCREEN

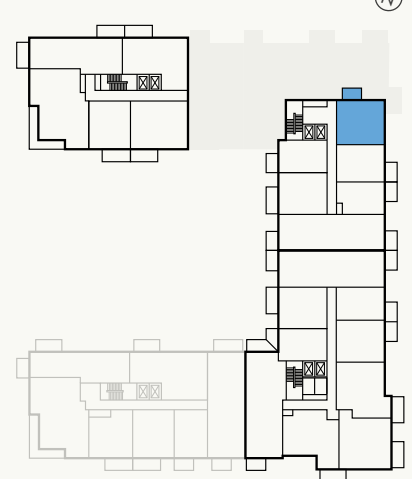
WASHING MACHINE

FRIDGE FREEZER

TOTAL INTERNAL AREA	54 sq.m	581 sq.ft
TOTAL EXTERNAL AREA	6.2 sq.m	67 sq.ft
Kitchen / Dining / Living Room	7.73m x 3.90m	25'4" x 12'9"
Bedroom	3.74m x 3.05m	12'3" x 10'0"
Balcony	1.81m x 3.11m	5'11" x 10'2"

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. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

FLOOR 06 SHOWN

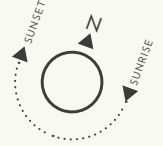


1 BEDROOM APARTMENT

Apartments: 253, 262, 271, 280, 289 & 298

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

←
View onto Podium Gardens
and Canalside Piazza*



◀ ▶ MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

— PRIVACY SCREEN

▣ WASHING MACHINE

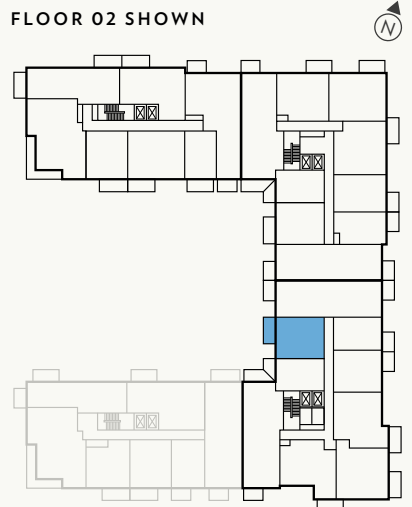
▣ FRIDGE FREEZER

TOTAL INTERNAL AREA	52 sq.m	563 sq.ft
TOTAL EXTERNAL AREA	7.7 sq.m	83 sq.ft
Kitchen / Dining / Living Room	7.72m x 3.50m	25' 4" x 11' 5"
Bedroom	4.08m x 3.12m	13' 4" x 10' 2"
Balcony	4.23m x 1.81m	13' 10" x 5' 11"

*Canalside Piazza not visible from Floor 02

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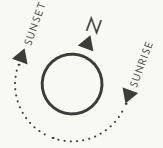
FLOOR 02 SHOWN



1 BEDROOM APARTMENT

Apartments: 247, 256, 265, 274, 283, 292 & 301

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



81

◀ ▶ MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

— PRIVACY SCREEN

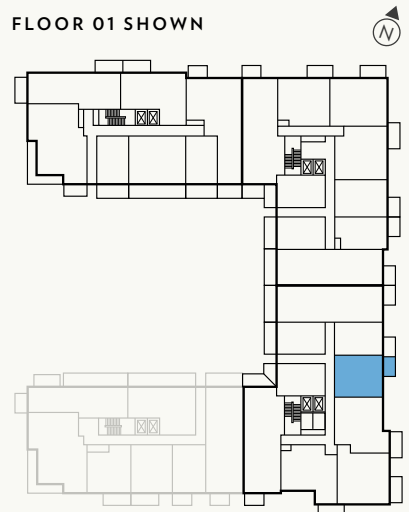
⊞ WASHING MACHINE

⊞ FRIDGE FREEZER

TOTAL INTERNAL AREA	51 sq.m	552 sq.ft
TOTAL EXTERNAL AREA	5.8 sq.m	62 sq.ft
Kitchen / Dining / Living Room	7.73m x 3.40m	25' 4" x 11' 1"
Bedroom	4.09m x 3.14m	13' 5" x 10' 3"
Balcony	3.22m x 1.81m	10' 6" x 5' 11"

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FLOOR 01 SHOWN



2 BEDROOM APARTMENT

Apartment: 217

Floor: 04



◀ ▶ MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

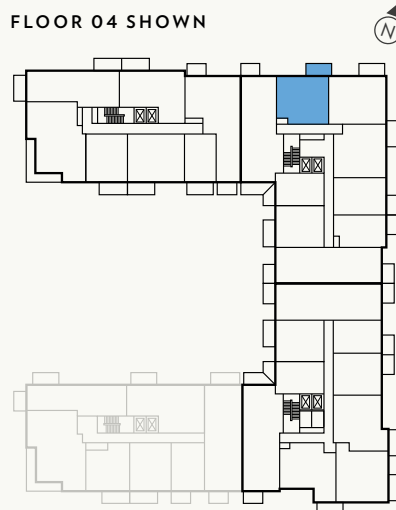
— PRIVACY SCREEN

⊠ WASHING MACHINE

⊠ FRIDGE FREEZER

TOTAL INTERNAL AREA	64 sq.m	689 sq.ft
TOTAL EXTERNAL AREA	7.7 sq.m	83 sq.ft
Kitchen / Dining / Living Room	7.78m x 3.00m	25'6" x 9'10"
Master Bedroom	3.63m x 2.78m	11'11" x 9'1"
Bedroom 2	4.31m x 2.55m	14'2" x 8'4"
Balcony	4.23m x 1.81m	13'10" x 5'11"

FLOOR 04 SHOWN



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2 BEDROOM APARTMENT

Apartment: 219

Floor: 04



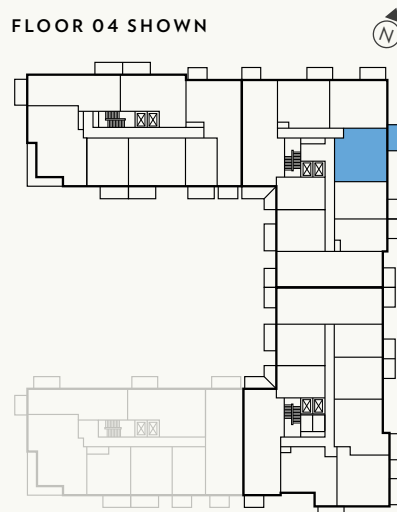
MEASUREMENT POINTS

- U UTILITY CUPBOARD
- C CUPBOARD

- PRIVACY SCREEN
- WASHING MACHINE
- FRIDGE FREEZER

TOTAL INTERNAL AREA	70 sq.m	753 sq.ft
TOTAL EXTERNAL AREA	7.7 sq.m	83 sq.ft
Kitchen / Dining / Living Room	6.84m x 3.15m	22'5" x 10'4"
Master Bedroom	5.90m x 2.73m	19'4" x 8'11"
Bedroom 2	4.70m x 2.55m	15'5" x 8'4"
Balcony	4.23m x 1.81m	13'10" x 5'11"

FLOOR 04 SHOWN



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2 BEDROOM APARTMENT

Apartment: 141

Floor: 01



View onto
Podium Gardens

MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

PRIVACY SCREEN

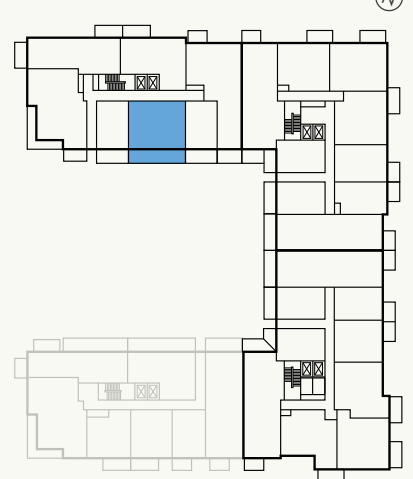
WASHING MACHINE

FRIDGE FREEZER

TOTAL INTERNAL AREA	72 sq.m	775 sq.ft
TOTAL EXTERNAL AREA	17.0 sq.m	183 sq.ft
Kitchen / Dining / Living Room	7.72m x 3.42m	25'4" x 11'2"
Master Bedroom	3.17m x 2.88m	10'5" x 9'5"
Bedroom 2	3.93m x 2.67m	12'10" x 8'9"
Terrace	1.80m x 9.45m	5'11" x 31'0"

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. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

FLOOR 01 SHOWN



2 BEDROOM APARTMENT

Apartments: 148, 155 & 162

Floors: 02, 03 & 04



85

MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

PRIVACY SCREEN

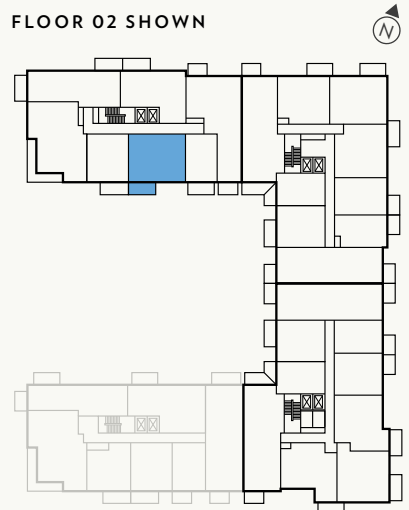
WASHING MACHINE

FRIDGE FREEZER

TOTAL INTERNAL AREA	72 sq.m	775 sq.ft
TOTAL EXTERNAL AREA	8.3 sq.m	89 sq.ft
Kitchen / Dining / Living Room	7.72m x 3.42m	25'4" x 11'2"
Master Bedroom	3.17m x 2.88m	10'5" x 9'5"
Bedroom 2	3.93m x 2.67m	12'10" x 8'9"
Balcony	1.81m x 4.57m	5'11" x 14'11"

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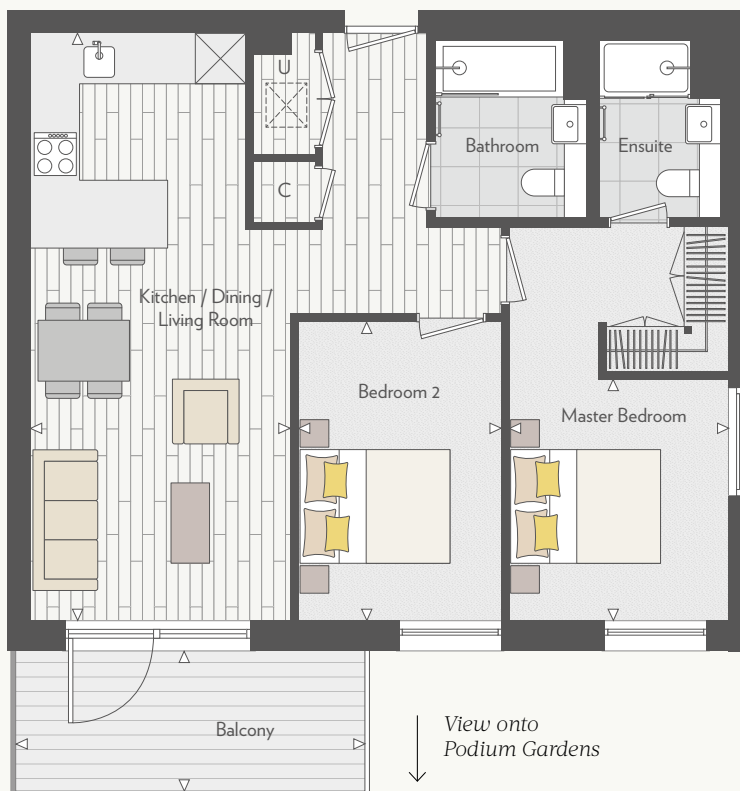
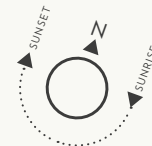
FLOOR 02 SHOWN



2 BEDROOM APARTMENT

Apartments: 174, 179 & 184

Floors: 06, 07 & 08



MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

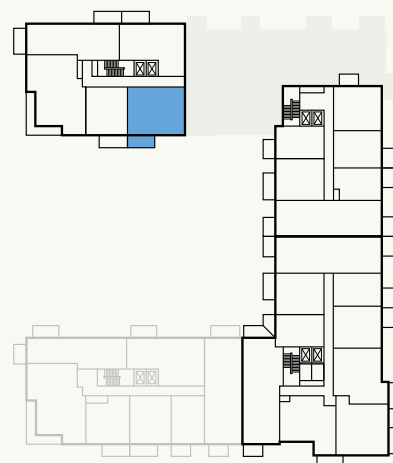
PRIVACY SCREEN

WASHING MACHINE

FRIDGE FREEZER

TOTAL INTERNAL AREA	72 sq.m	775 sq.ft
TOTAL EXTERNAL AREA	8.3 sq.m	89 sq.ft
Kitchen / Dining / Living Room	7.72m x 3.42m	25'4" x 11'2"
Master Bedroom	3.17m x 2.88m	10'5" x 9'5"
Bedroom 2	3.93m x 2.67m	12'10" x 8'9"
Balcony	1.81m x 4.57m	5'11" x 14'11"

FLOOR 06 SHOWN



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2 BEDROOM APARTMENT

Apartment: 169

Floor: 05



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MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

PRIVACY SCREEN

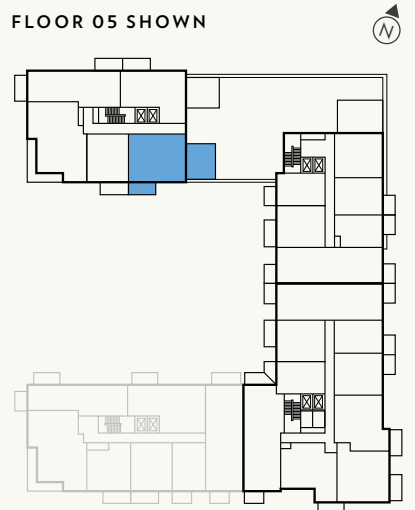
WASHING MACHINE

FRIDGE FREEZER

TOTAL INTERNAL AREA	72 sq.m	775 sq.ft
TOTAL EXTERNAL AREA	37.1 sq.m	399 sq.ft
Kitchen / Dining / Living Room	7.72m x 3.42m	25'4" x 11'2"
Master Bedroom	3.17m x 2.88m	10'5" x 9'5"
Bedroom 2	3.93m x 2.67m	12'10" x 8'9"
Balcony	1.81m x 4.57m	5'11" x 14'11"
Terrace	6.00m x 4.80m	19'8" x 15'9"

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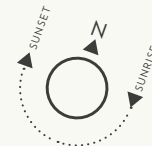
FLOOR 05 SHOWN



2 BEDROOM APARTMENT

Apartments: 142, 149, 156 & 163

Floors: 01, 02, 03 & 04



MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

PRIVACY SCREEN

WASHING MACHINE

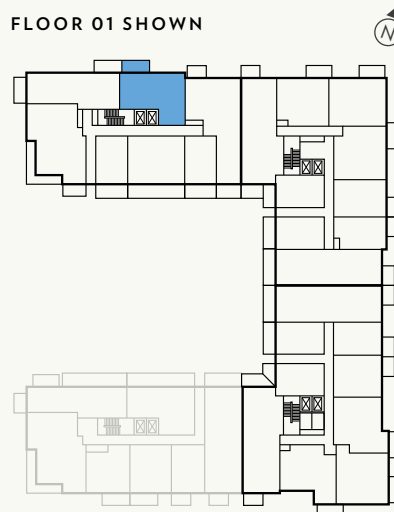
FRIDGE FREEZER

TOTAL INTERNAL AREA	72 sq.m	775 sq.ft
TOTAL EXTERNAL AREA	8.3 sq.m	89 sq.ft
Kitchen / Dining / Living Room	5.72m x 4.34m	18'9" x 14'3"
Master Bedroom	4.52m x 2.90m	14'10" x 9'6"
Bedroom 2	3.38m x 3.00m	11'1" x 9'10"
Balcony	4.57m x 1.81m	14'11" x 5'11"

*Not visible from Floor 01

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FLOOR 01 SHOWN



2 BEDROOM APARTMENT

Apartment: 170

Floor: 05



MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

PRIVACY SCREEN

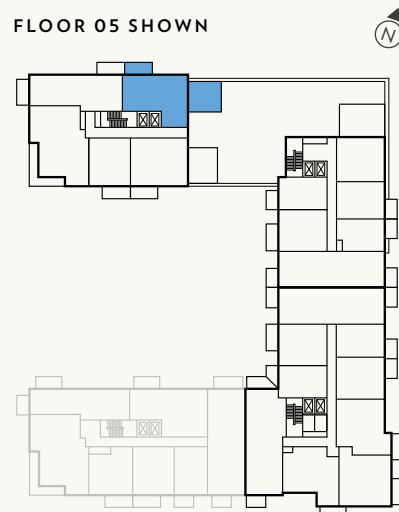
WASHING MACHINE

FRIDGE FREEZER

TOTAL INTERNAL AREA	70 sq.m	755 sq.ft
TOTAL EXTERNAL AREA	34.2 sq.m	368 sq.ft
Kitchen / Dining / Living Room	5.72m x 4.34m	14'3" x 18'9"
Master Bedroom	4.52m x 2.90m	14'10" x 9'6"
Bedroom 2	3.38m x 3.00m	11'1" x 9'10"
Balcony	4.57m x 1.81m	14'11" x 5'11"
Terrace	5.40m x 4.80m	17'8" x 15'9"

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FLOOR 05 SHOWN



2 BEDROOM APARTMENT

Apartments: 175, 180 & 185

Floors: 06, 07 & 08



MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

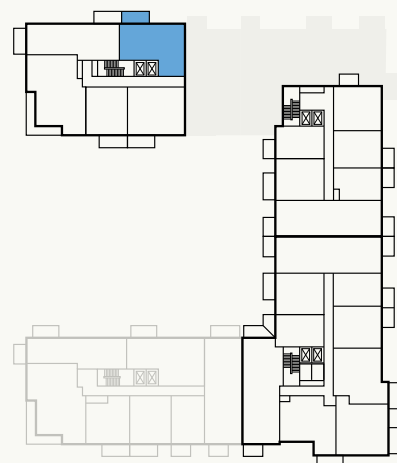
PRIVACY SCREEN

WASHING MACHINE

FRIDGE FREEZER

TOTAL INTERNAL AREA	70 sq.m	755 sq.ft
TOTAL EXTERNAL AREA	8.3 sq.m	89 sq.ft
Kitchen / Dining / Living Room	5.72m x 4.34m	14'3" x 18'9"
Master Bedroom	4.52m x 2.90m	14'10" x 9'6"
Bedroom 2	3.38m x 3.00m	11'1" x 9'10"
Balcony	4.57m x 1.81m	14'11" x 5'11"

FLOOR 06 SHOWN



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2 BEDROOM APARTMENT

Apartments: 209 & 218

Floors: 03 & 04



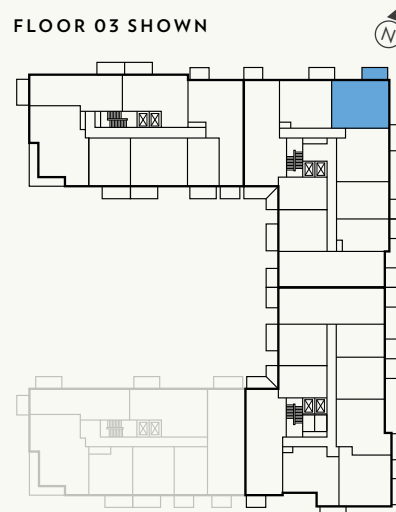
MEASUREMENT POINTS

- U UTILITY CUPBOARD
- C CUPBOARD

- PRIVACY SCREEN
- WASHING MACHINE
- FRIDGE FREEZER

TOTAL INTERNAL AREA	71 sq.m	764 sq.ft
TOTAL EXTERNAL AREA	7.7 sq.m	83 sq.ft
Kitchen / Dining / Living Room	6.40m x 3.77m	21'0" x 12'4"
Master Bedroom	3.00m x 3.90m	9'10" x 12'9"
Bedroom 2	3.77m x 2.70m	12'4" x 8'10"
Balcony	4.23m x 1.81m	13'10" x 5'11"

FLOOR 03 SHOWN

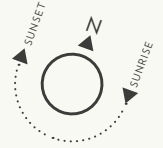


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2 BEDROOM APARTMENT

Apartment: 186

Floor: 09



↑ View towards
Wembley
Stadium



← View towards the
Canalside Piazza

MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

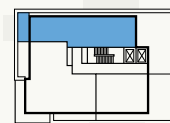
PRIVACY SCREEN

WASHING MACHINE

FRIDGE FREEZER

TOTAL INTERNAL AREA	79 sq.m	850 sq.ft
TOTAL EXTERNAL AREA	9.6 sq.m	103 sq.ft
Kitchen / Dining / Living Room	7.94m x 3.87m	26'0" x 12'8"
Master Bedroom	4.29m x 3.59m	14'1" x 11'9"
Bedroom 2	3.68m x 2.75m	12'1" x 9'0"
Terrace	5.40m x 1.78m	17'8" x 5'10"

FLOOR 09 SHOWN

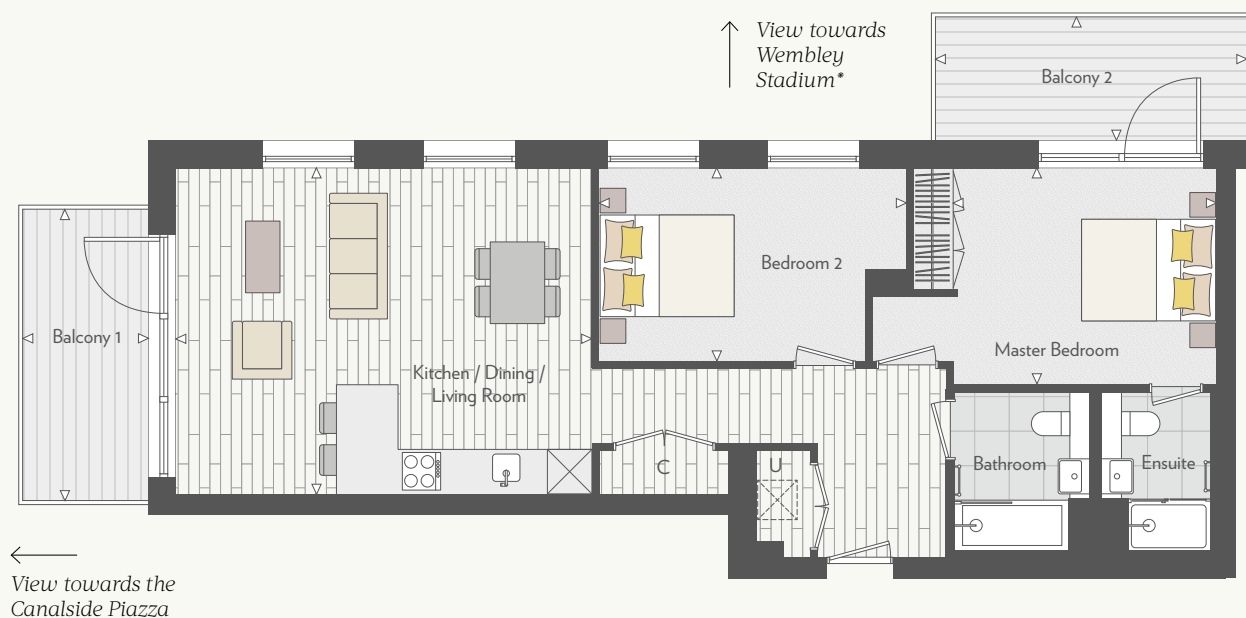
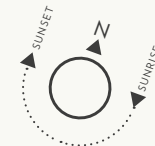


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2 BEDROOM APARTMENT

Apartments: 138, 145, 152, 159, 166, 171, 176 & 181

Floors: 01, 02, 03, 04, 05, 06, 07 & 08



93

MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

PRIVACY SCREEN

WASHING MACHINE

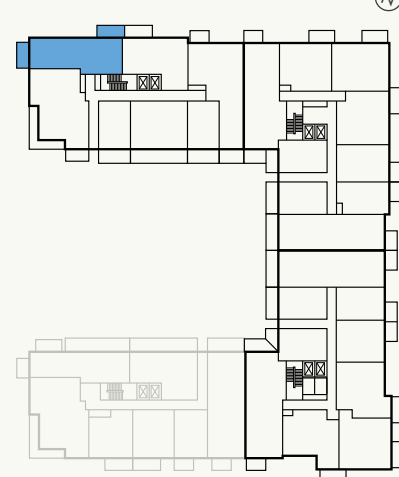
FRIDGE FREEZER

TOTAL INTERNAL AREA	80 sq.m	861 sq.ft
TOTAL EXTERNAL AREA	14.3 sq.m	154 sq.ft
Kitchen / Dining / Living Room	6.12m x 4.79m	20'1" x 15'8"
Master Bedroom	3.86m x 3.18m	12'8" x 10'5"
Bedroom 2	4.53m x 2.84m	14'10" x 9'4"
Balcony 1	1.81m x 4.23m	5'11" x 13'10"
Balcony 2	1.81m x 4.57m	5'11" x 14'11"

*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. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

FLOOR 01 SHOWN



2 BEDROOM APARTMENT

Apartments: 248, 257, 266, 275, 284, 293 & 302

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



View towards
the Boulevard
→

◀ ▶ MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

— PRIVACY SCREEN

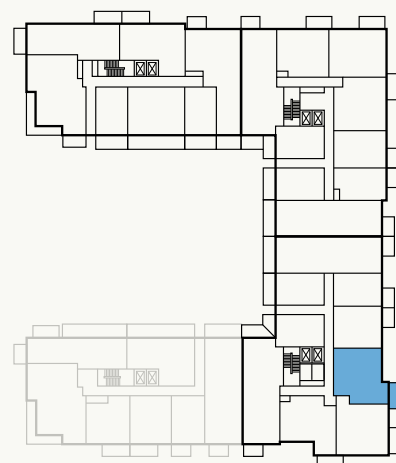
▣ WASHING MACHINE

▣ FRIDGE FREEZER

TOTAL INTERNAL AREA	70 sq.m	755 sq.ft
TOTAL EXTERNAL AREA	7.7 sq.m	83 sq.ft
Kitchen / Dining / Living Room	6.22m x 3.26m	20' 4" x 10' 8"
Master Bedroom	5.18m x 2.75m	16' 12" x 9' 0"
Bedroom 2	3.96m x 2.85m	12' 12" x 9' 4"
Balcony	4.23m x 1.81m	13' 10" 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. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

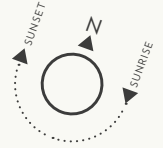
FLOOR 01 SHOWN



2 BEDROOM APARTMENT

Apartments: 249, 258, 267, 276, 285, 294 & 303

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



View towards
the Boulevard



MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

PRIVACY SCREEN

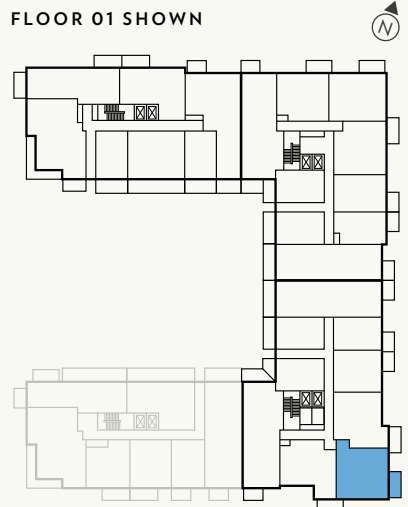
WASHING MACHINE

FRIDGE FREEZER

TOTAL INTERNAL AREA	71 sq.m	767 sq.ft
TOTAL EXTERNAL AREA	7.7 sq.m	83 sq.ft
Kitchen / Dining / Living Room	4.79m x 4.61m	15' 8" x 15' 1"
Master Bedroom	3.68m x 3.06m	12' 0" x 10' 0"
Bedroom 2	3.88m x 3.30m	12' 8" x 10' 10"
Balcony	4.23m x 1.81m	13' 10" x 5' 11"

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FLOOR 01 SHOWN



2 BEDROOM APARTMENT

Apartments: 250, 259, 268, 277, 286, 295 & 304

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



MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

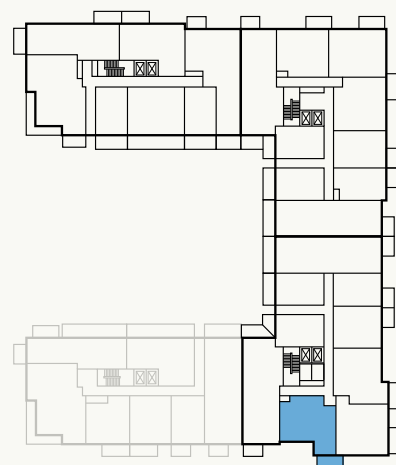
PRIVACY SCREEN

WASHING MACHINE

FRIDGE FREEZER

TOTAL INTERNAL AREA	72 sq.m	771 sq.ft
TOTAL EXTERNAL AREA	7.7 sq.m	83 sq.ft
Kitchen / Dining / Living Room	7.86m x 3.44m	25' 10" x 11' 3"
Master Bedroom	3.37m x 2.92m	11' 0" x 9' 7"
Bedroom 2	4.13m x 2.79m	13' 6" x 9' 1"
Balcony	4.23m x 1.81m	13' 10" x 5' 11"

FLOOR 01 SHOWN



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. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

3 BEDROOM APARTMENT

Apartment: 139

Floor: 01



97

MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

PRIVACY SCREEN

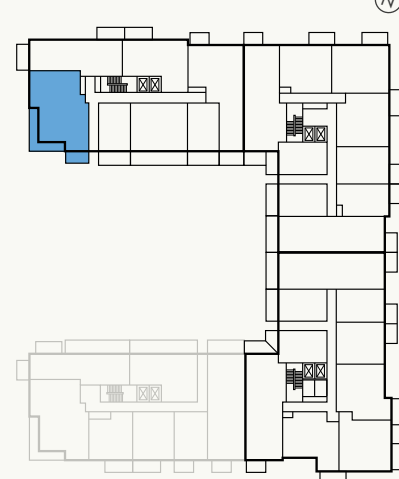
WASHING MACHINE

FRIDGE FREEZER

TOTAL INTERNAL AREA	102 sq.m	1,098 sq.ft
TOTAL EXTERNAL AREA	23.5 sq.m	253 sq.ft
Kitchen / Dining / Living Room	5.90m x 5.70m	19'5" x 18'8"
Master Bedroom	5.58m x 3.12m	18'3" x 10'2"
Bedroom 2	3.52m x 3.09m	11'6" x 10'2"
Bedroom 3	4.00m x 2.70m	13'1" x 8'10"
Balcony	7.20m x 1.50m	23'7" x 4'11"
Terrace	1.80m x 3.71m	5'11" x 12'2"

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. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

FLOOR 01 SHOWN



3 BEDROOM APARTMENT

Apartments: 146, 153, 160, 167, 172, 177 & 182

Floors: 02, 03, 04, 05, 06, 07 & 08



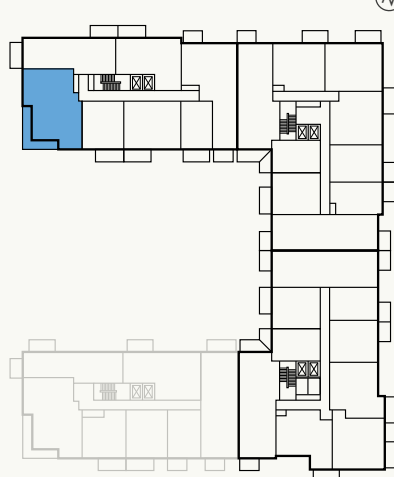
MEASUREMENT POINTS

U UTILITY CUPBOARD
C CUPBOARD

PRIVACY SCREEN
WASHING MACHINE
FRIDGE FREEZER

TOTAL INTERNAL AREA	102 sq.m	1,098 sq.ft
TOTAL EXTERNAL AREA	16.8 sq.m	181 sq.ft
Kitchen / Dining / Living Room	5.90m x 5.70m	19'5" x 18'8"
Master Bedroom	5.58m x 3.12m	18'3" x 10'2"
Bedroom 2	3.52m x 3.09m	11'6" x 10'2"
Bedroom 3	4.00m x 2.70m	13'1" x 8'10"
Balcony	7.20m x 1.50m	23'7" x 4'11"

FLOOR 02 SHOWN



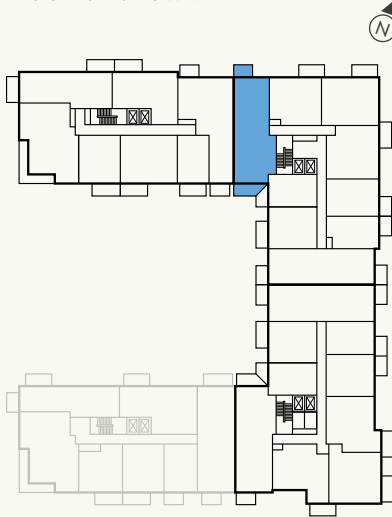
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3 BEDROOM APARTMENT

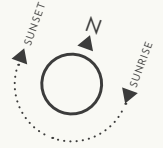
Apartment: 216

Floor: 04

FLOOR 04 SHOWN



↑ View towards
Wembley
Stadium



◀ ▶ MEASUREMENT POINTS

U UTILITY CUPBOARD

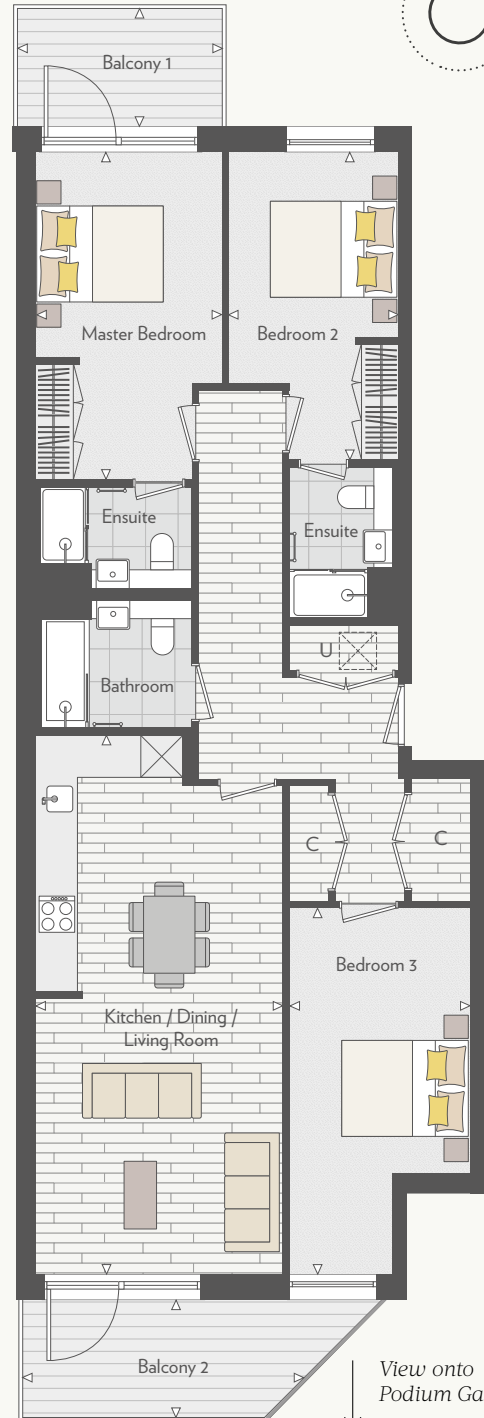
C CUPBOARD

— PRIVACY SCREEN

▣ WASHING MACHINE

▣ FRIDGE FREEZER

TOTAL INTERNAL AREA	106 sq.m	1,141 sq.ft
TOTAL EXTERNAL AREA	15.0 sq.m	161 sq.ft
Kitchen / Dining / Living Room	8.38m x 3.86m	27'6" x 12'8"
Master Bedroom	5.08m x 2.92m	16'8" x 9'7"
Bedroom 2	4.78m x 2.63m	15'8" x 8'7"
Bedroom 3	5.70m x 2.81m	18'8" x 9'2"
Balcony 1	1.81m x 3.11m	5'11" x 10'2"
Balcony 2	1.81m x 5.58m	5'11" x 18'4"



View onto
Podium Gardens

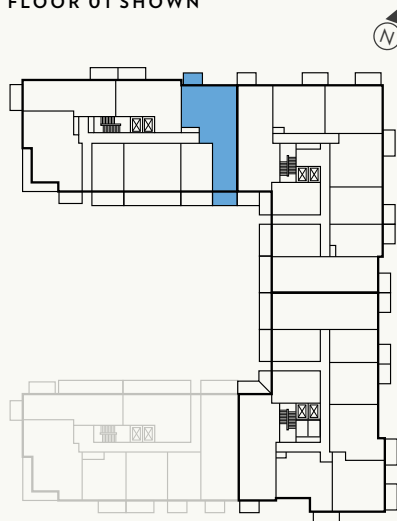
Floorplans are scaled individually to fit the page and are not necessarily shown at the same scale as other plots. Floorplans shown for Grand Union are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

3 BEDROOM APARTMENT

Apartment: 144

Floor: 01

FLOOR 01 SHOWN



◀ ▶ MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

PRIVACY SCREEN

WASHING MACHINE

FRIDGE FREEZER

TOTAL INTERNAL AREA	109 sq.m	1,173 sq.ft
TOTAL EXTERNAL AREA	13.0 sq.m	140 sq.ft
Kitchen / Dining / Living Room	7.93m x 3.77m	26'0" x 12'4"
Master Bedroom	5.56m x 3.28m	18'3" x 10'9"
Bedroom 2	5.56m x 2.91m	18'3" x 9'7"
Bedroom 3	4.30m x 2.88m	14'1" x 9'5"
Terrace	4.08m x 1.80m	13'4" x 5'11"
Balcony	3.11m x 1.81m	10'2" x 5'11"

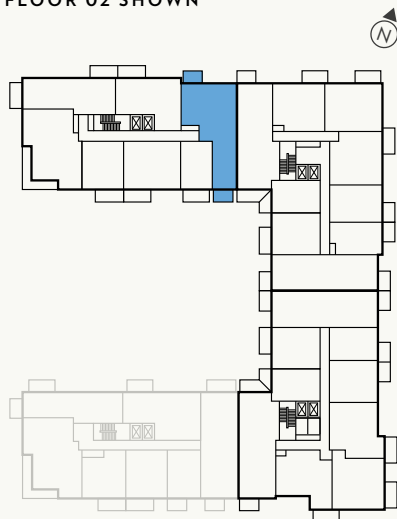
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3 BEDROOM APARTMENT

Apartments: 151, 158 & 165

Floors: 02, 03 & 04

FLOOR 02 SHOWN



◀ ▶ MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

PRIVACY SCREEN

WASHING MACHINE

FRIDGE FREEZER

TOTAL INTERNAL AREA	109 sq.m	1,173 sq.ft
TOTAL EXTERNAL AREA	13.4 sq.m	144 sq.ft
Kitchen / Dining / Living Room	7.93m x 3.77m	26'0" x 12'4"
Master Bedroom	5.56m x 3.28m	18'3" x 10'9"
Bedroom 2	5.56m x 2.91m	18'3" x 9'7"
Bedroom 3	4.30m x 2.88m	14'1" 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"

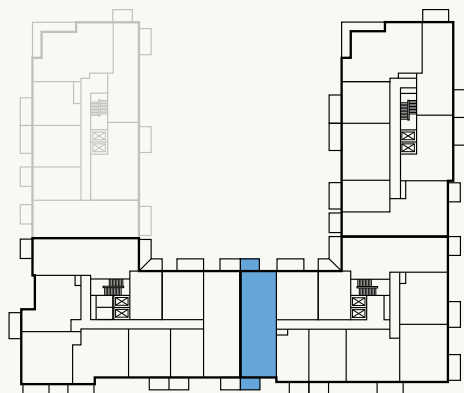
Floorplans are scaled individually to fit the page and are not necessarily shown at the same scale as other plots. Floorplans shown for Grand Union are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

3 BEDROOM APARTMENT

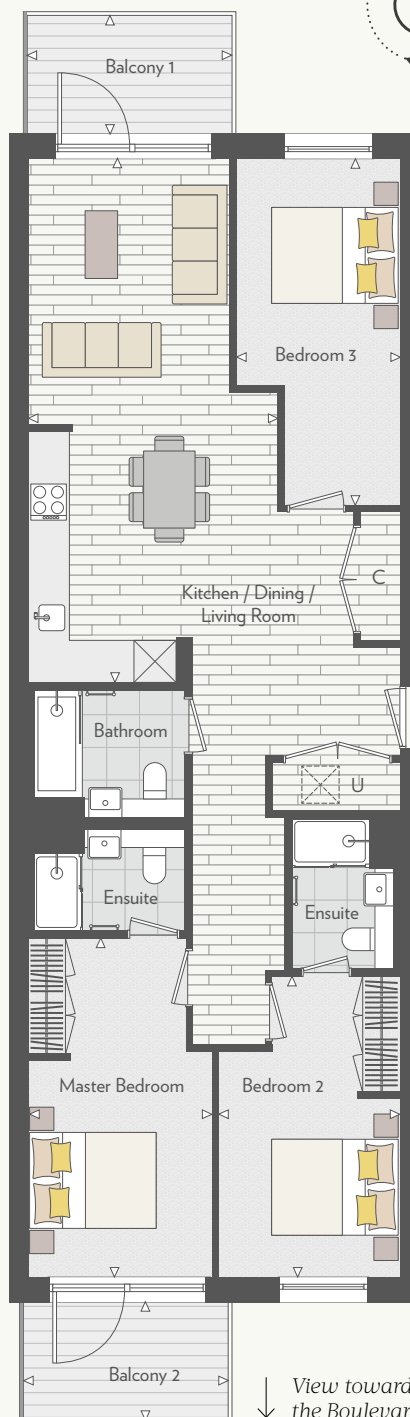
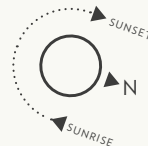
Apartments: 224, 230, 236 & 242

Floors: 04, 05, 06 & 07

FLOOR 04 SHOWN



↑ View onto Podium Gardens and Canalside Piazza



◀ ▶ MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

— PRIVACY SCREEN

⊠ WASHING MACHINE

⊠ FRIDGE FREEZER

TOTAL INTERNAL AREA	101 sq.m	1,087 sq.ft
TOTAL EXTERNAL AREA	11.6 sq.m	125 sq.ft
Kitchen / Dining / Living Room	8.14m x 3.88m	26'8" x 12'9"
Master Bedroom	5.27m x 2.86m	17'3" x 9'4"
Bedroom 2	4.68m x 2.82m	15'4" x 9'3"
Bedroom 3	5.39m x 2.55m	17'8" x 8'4"
Balcony 1	1.81m x 3.22m	10'6" x 5'11"
Balcony 2	1.81m x 3.22m	10'6" x 5'11"

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3 BEDROOM APARTMENT

Apartment: 187

Floor: 09

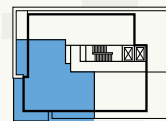


103

TOTAL INTERNAL AREA	104 sq.m	1,119 sq.ft
TOTAL EXTERNAL AREA	35.9 sq.m	386 sq.ft
Kitchen / Dining / Living Room	7.75m x 4.90m	25'5" x 16'1"
Master Bedroom	5.64m x 3.11m	18'6" x 10'2"
Bedroom 2	3.86m x 3.33m	12'8" x 10'11"
Bedroom 3	3.29m x 3.85m	10'9" x 12'7"
Balcony	7.08m x 1.50m	23'3" x 4'11"
Terrace 1	7.13m x 1.15m	23'4" x 3'9"
Terrace 2	5.48m x 1.78m	18'0" x 5'10"

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FLOOR 09 SHOWN

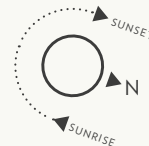
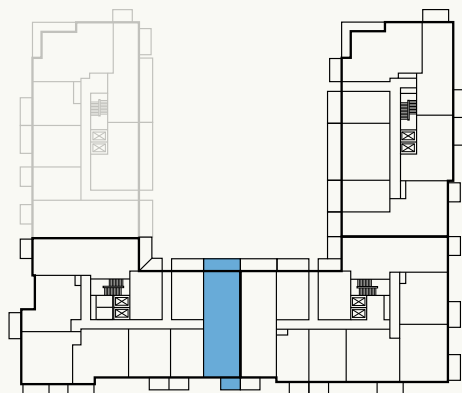


3 BEDROOM APARTMENT

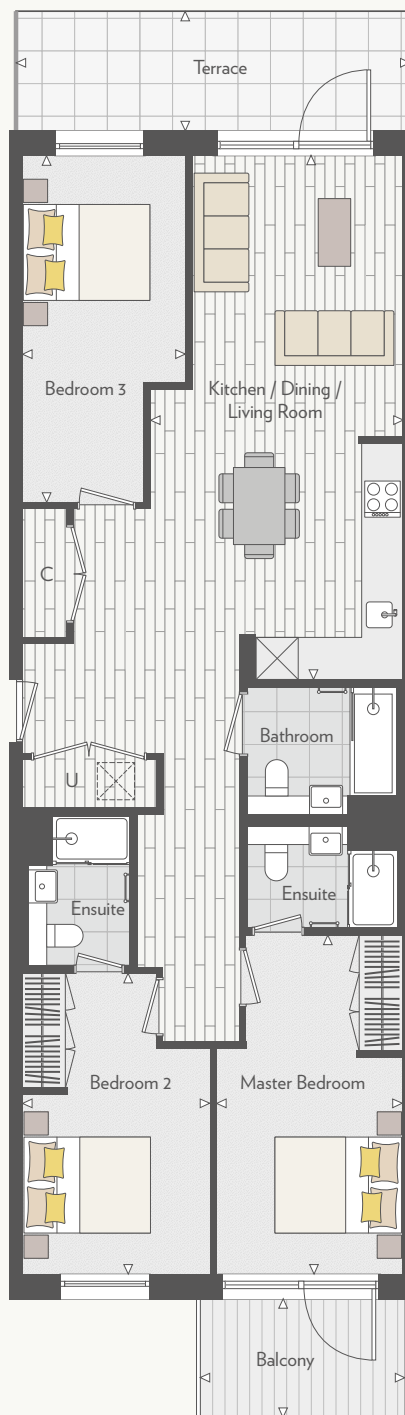
Apartment: 243

Floor: 01

FLOOR 01 SHOWN



↑ View onto Podium Gardens



↓ View towards the Boulevard

◀ ▶ MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

- PRIVACY SCREEN
- ⊠ WASHING MACHINE
- ⊠ FRIDGE FREEZER

TOTAL INTERNAL AREA	101 sq.m	1,083 sq.ft
TOTAL EXTERNAL AREA	16.7 sq.m	180 sq.ft
Kitchen / Dining / Living Room	8.14m x 3.88m	26' 8" x 12' 8"
Master Bedroom	5.27m x 2.86m	17' 3" x 9' 4"
Bedroom 2	4.68m x 2.82m	15' 4" x 9' 3"
Bedroom 3	5.39m x 2.55m	17' 8" x 8' 4"
Terrace	6.08m x 1.80m	19' 11" x 5' 10"
Balcony	3.22m x 1.81m	10' 6" x 5' 11"

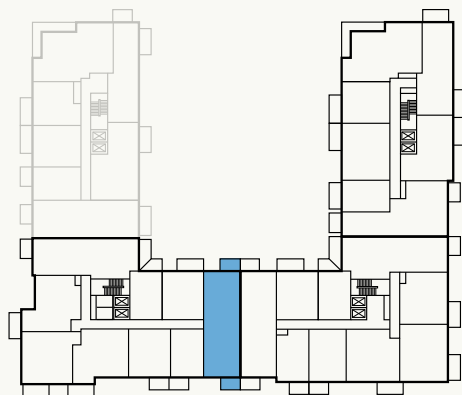
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3 BEDROOM APARTMENT

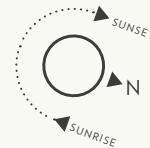
Apartments: 252, 261, 270, 279, 288 & 297

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

FLOOR 02 SHOWN



↑ View onto
Podium Gardens
and Canalside Piazza*



◀ ▶ MEASUREMENT POINTS

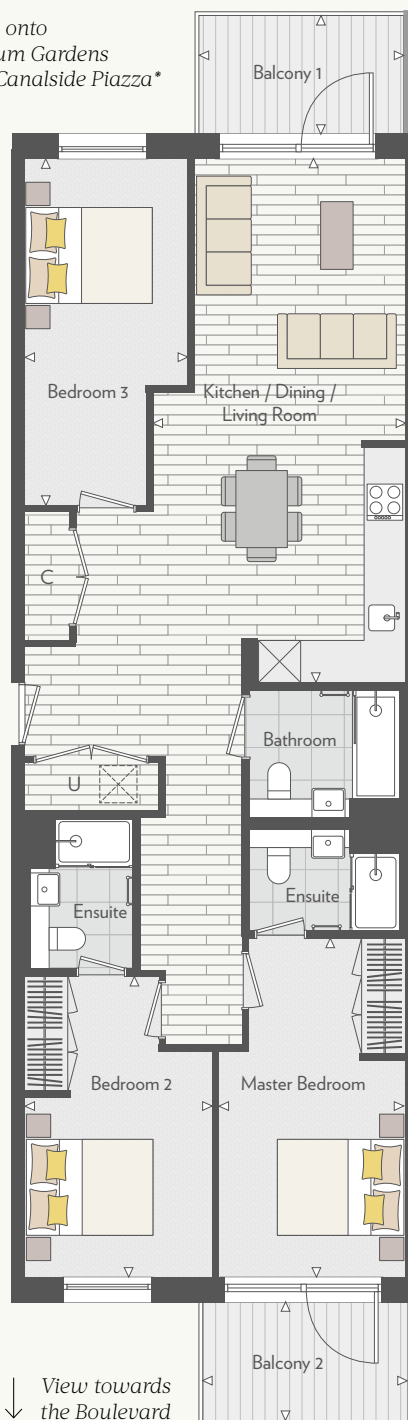
U UTILITY CUPBOARD
C CUPBOARD

— PRIVACY SCREEN
▣ WASHING MACHINE
▣ FRIDGE FREEZER

TOTAL INTERNAL AREA	101 sq.m	1,083 sq.ft
TOTAL EXTERNAL AREA	11.6 sq.m	125 sq.ft
Kitchen / Dining / Living Room	8.14m x 3.88m	26' 8" x 12' 8"
Master Bedroom	5.27m x 2.86m	17' 3" x 9' 4"
Bedroom 2	4.68m x 2.82m	15' 4" x 9' 3"
Bedroom 3	5.39m x 2.55m	17' 8" x 8' 4"
Balcony 1	3.22m x 1.81m	10' 6" x 5' 11"
Balcony 2	3.22m x 1.81m	10' 6" x 5' 11"

*Canalside Piazza not visible from Floor 02

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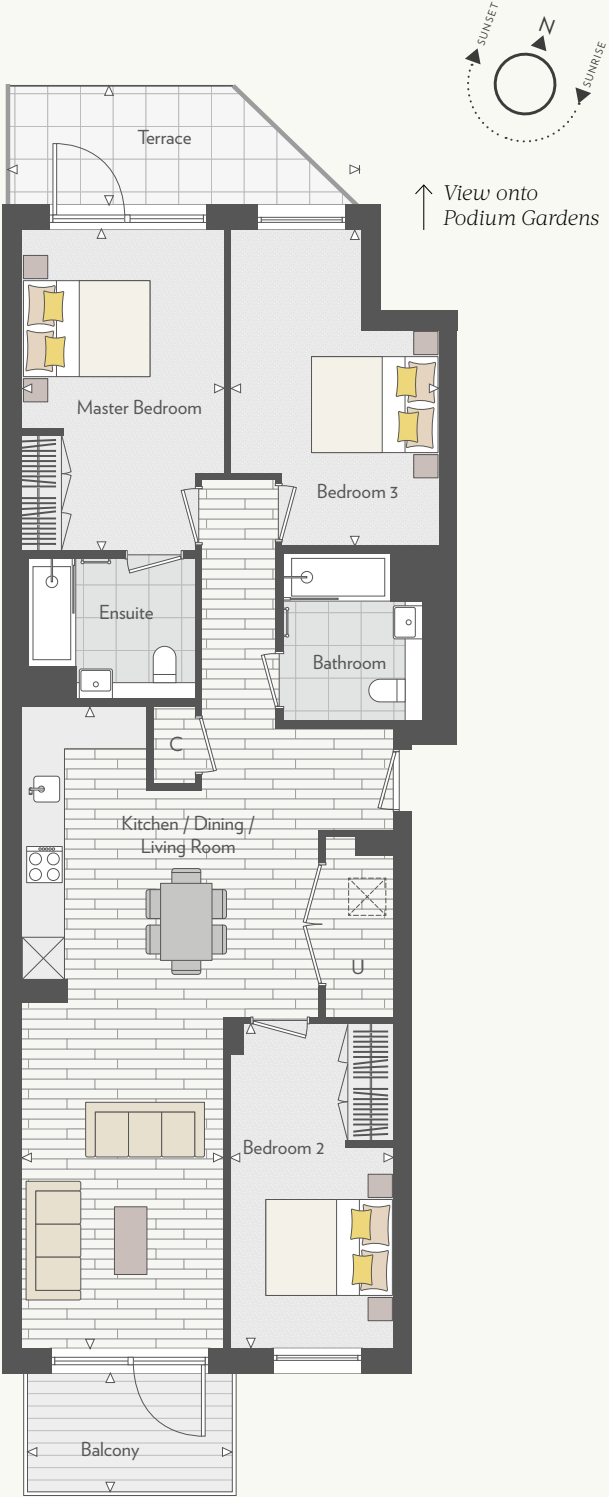
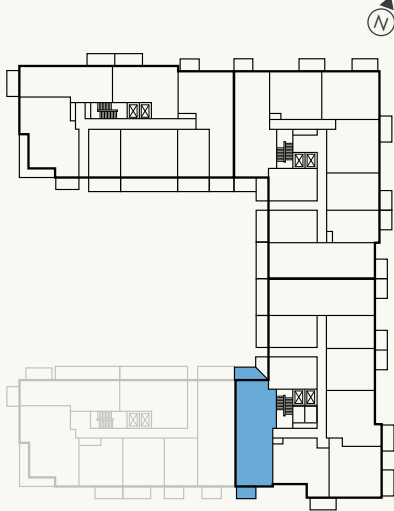


3 BEDROOM APARTMENT (WHEELCHAIR ADAPTABLE)

Apartment: 251

Floor: 01

FLOOR 01 SHOWN



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

TOTAL INTERNAL AREA	105 sq.m	1,126 sq.ft
TOTAL EXTERNAL AREA	13.3 sq.m	143 sq.ft
Kitchen / Dining / Living Room	9.98m x 3.13m	32' 9" x 10' 3"
Master Bedroom	5.04m x 3.15m	16' 6" x 10' 4"
Bedroom 2	5.0m x 2.55m	16' 6" x 8' 4"
Bedroom 3	4.92m x 3.25m	16' 1" x 10' 8"
Terrace	5.33m x 1.80m	17' 5" x 5' 10"
Balcony	3.11m x 1.81m	10' 2" x 5' 11"

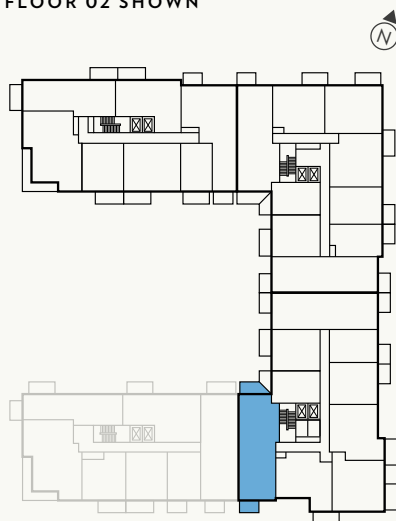
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3 BEDROOM APARTMENT (WHEELCHAIR ADAPTABLE)

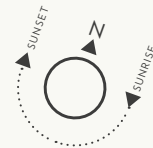
Apartments: 260, 269, 278, 287, 296 & 305

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

FLOOR 02 SHOWN



↑ View onto
Podium Gardens



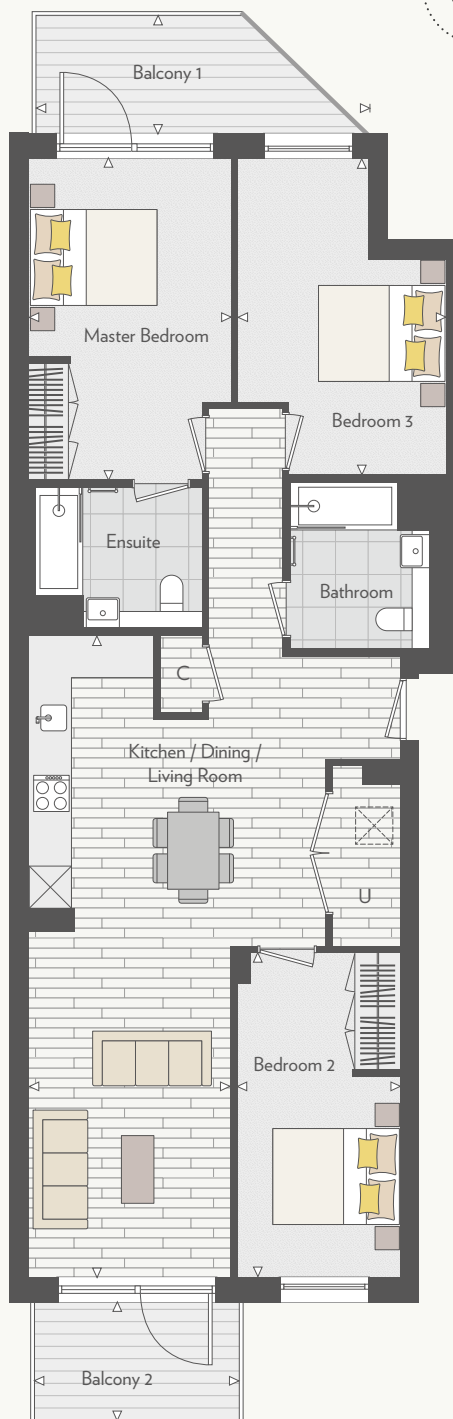
◀ ▶ MEASUREMENT POINTS

U UTILITY CUPBOARD

C CUPBOARD

PRIVACY SCREEN
WASHING MACHINE
FRIDGE FREEZER

TOTAL INTERNAL AREA	105 sq.m	1,125 sq.ft
TOTAL EXTERNAL AREA	12.8 sq.m	138 sq.ft
Kitchen / Dining / Living Room	9.98m x 3.13m	32' 9" x 10' 3"
Master Bedroom	5.04m x 3.15m	16' 6" x 10' 4"
Bedroom 2	5.0m x 2.55m	16' 6" x 8' 4"
Bedroom 3	4.92m x 3.25m	16' 1" x 10' 8"
Balcony 1	4.99m x 1.81m	16' 4" 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



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



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



111



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

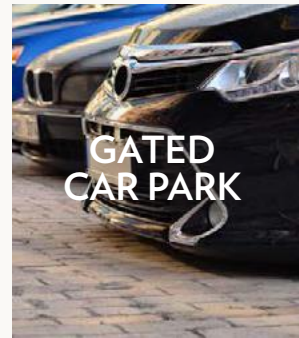
Energy efficient LED lighting throughout

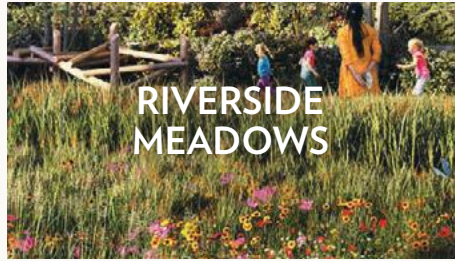
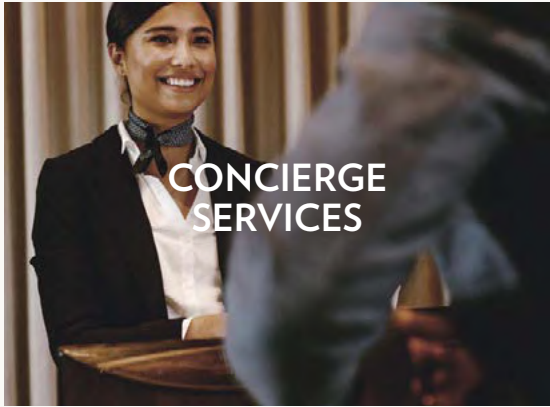
Mechanical ventilation system with heat recovery

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.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

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.



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



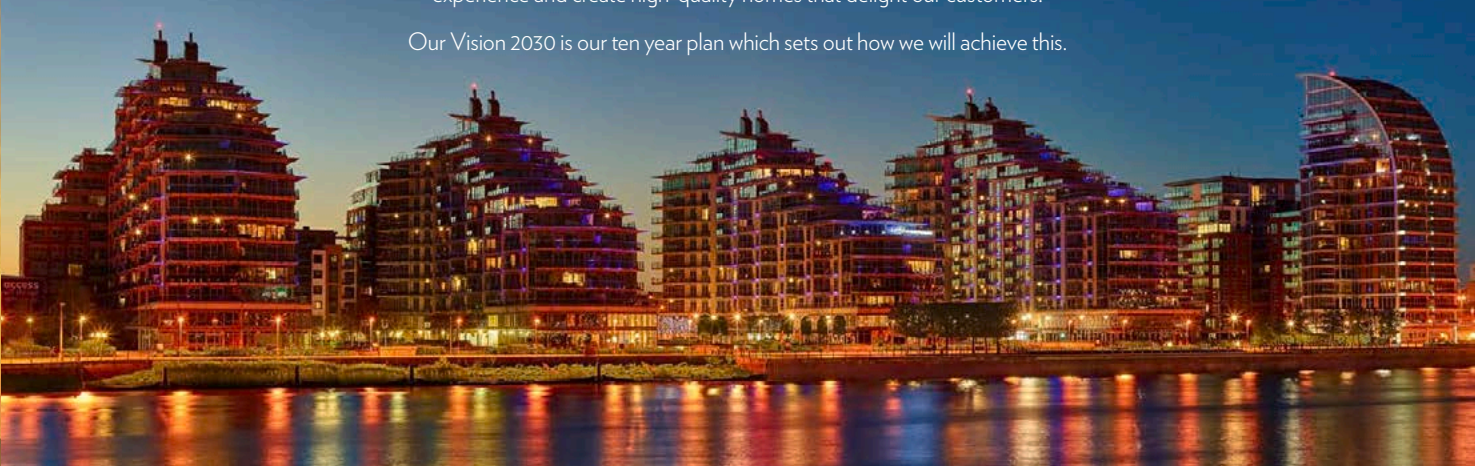


TRANSFORMING TOMORROW

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

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

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



TRANSFORMING PLACES

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



TRANSFORMING LIFESTYLES

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



TRANSFORMING NATURE

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



TRANSFORMING FUTURES

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



Please scan this QR code for more information on how we are **TRANSFORMING TOMORROW**

Say Hello —

FOR MORE INFORMATION:

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GRANDUNION.UK

OUR VISION
2030
TRANSFORMING TOMORROW



Berkeley
Group

Proud to be a member of the
Berkeley Group of companies



**Investor in
Customers®
Gold 2020**



**OUTSTANDING
ACHIEVEMENT
2020**



**GOLD
AWARD**



St George
Designed for life

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to 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/X705/0620

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.



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