

GRAND  
UNION



AFFINITY  
HOUSE

AFFINITY  
TOWER



St George  
Designed for life

SAY HELLO TO  
**GRAND UNION**

Page 2

HISTORY Page 4

LOCATION Page 8

CONNECTIVITY Page 10

COMMUNITY Page 14

AMENITIES Page 22

FUTURE OPPORTUNITIES Page 30

SEGRO V-PARK GRAND UNION Page 32



SAY HELLO TO  
**THE NEIGHBOURHOOD**

Page 34

LOCAL AREA Page 36

EDUCATION Page 40

SITE PLAN Page 42



SAY HELLO TO  
**AFFINITY HOUSE  
& AFFINITY TOWER**

Page 44

INTERIORS Page 44

AFFINITY HOUSE FLOORPLANS Page 54

AFFINITY TOWER FLOORPLANS Page 64

SPECIFICATION Page 82

RESIDENTS' FACILITIES Page 84



SAY HELLO TO  
**ST GEORGE QUALITY**

Page 86

MYHOME PLUS Page 90

SUSTAINABILITY Page 93

OUR VISION Page 94

FOR MORE INFORMATION Page 96

**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. 14 acres of open space will include landscaped gardens and riverside walks and meadows surrounding over 3,350 new 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 new waterside destination in which to socialise, play and relax.

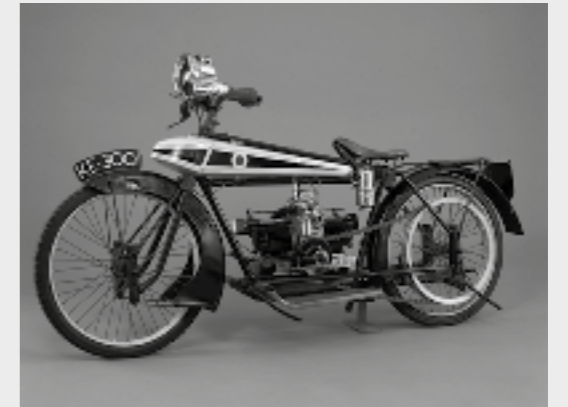
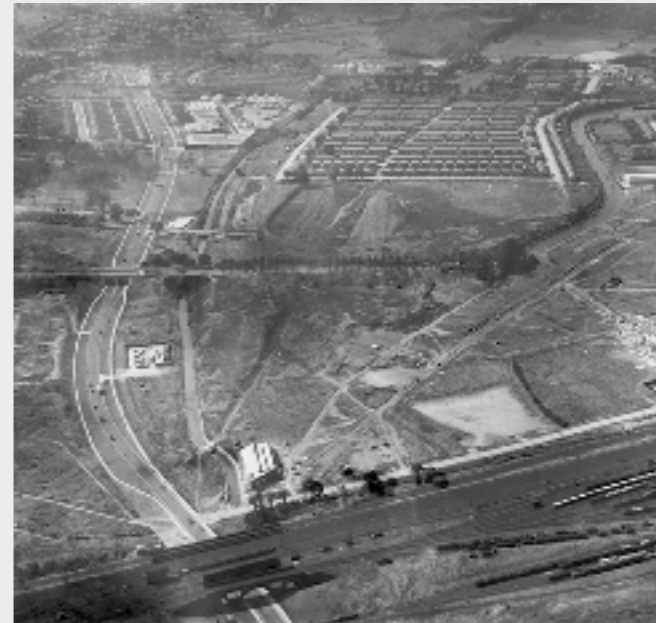
SAY  
*Hello*  
TO  
GRAND UNION



2

3

# INDUSTRY & MOTORBIKES A BRIEF HISTORY OF ALPERTON



1199

1432

1801

1850

1903

1920

1938

1970

2017

2019

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

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

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

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

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

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

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

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

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

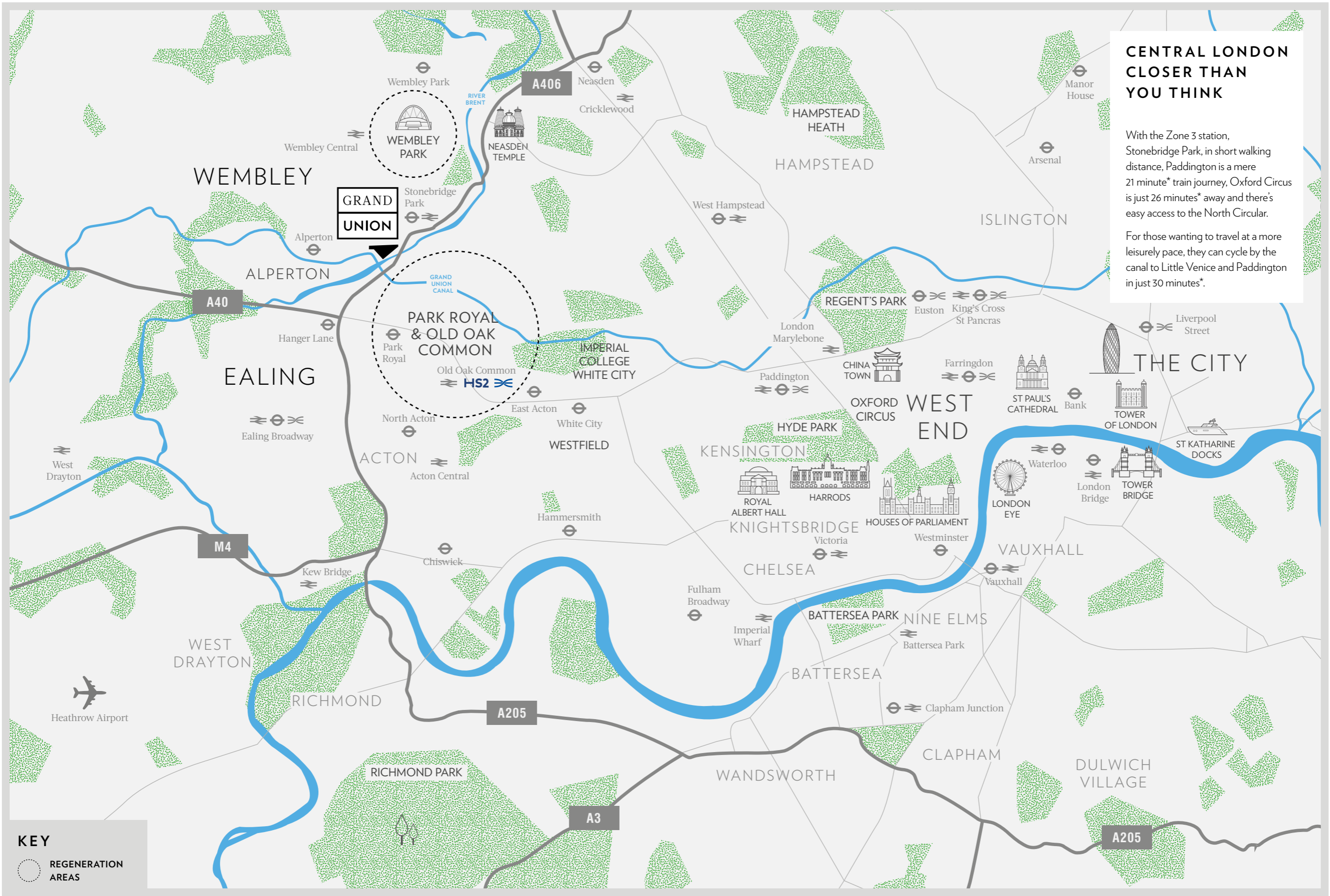
The first phase of Grand Union launched mid 2019

LONDON CANALSIDE  
LIFE AT ITS BEST



View of waterside restaurant  
Computer generated image. Indicative only.

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



**CENTRAL LONDON CLOSER THAN YOU THINK**

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

For those wanting to travel at a more leisurely pace, they can cycle by the canal to Little Venice and Paddington in just 30 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.



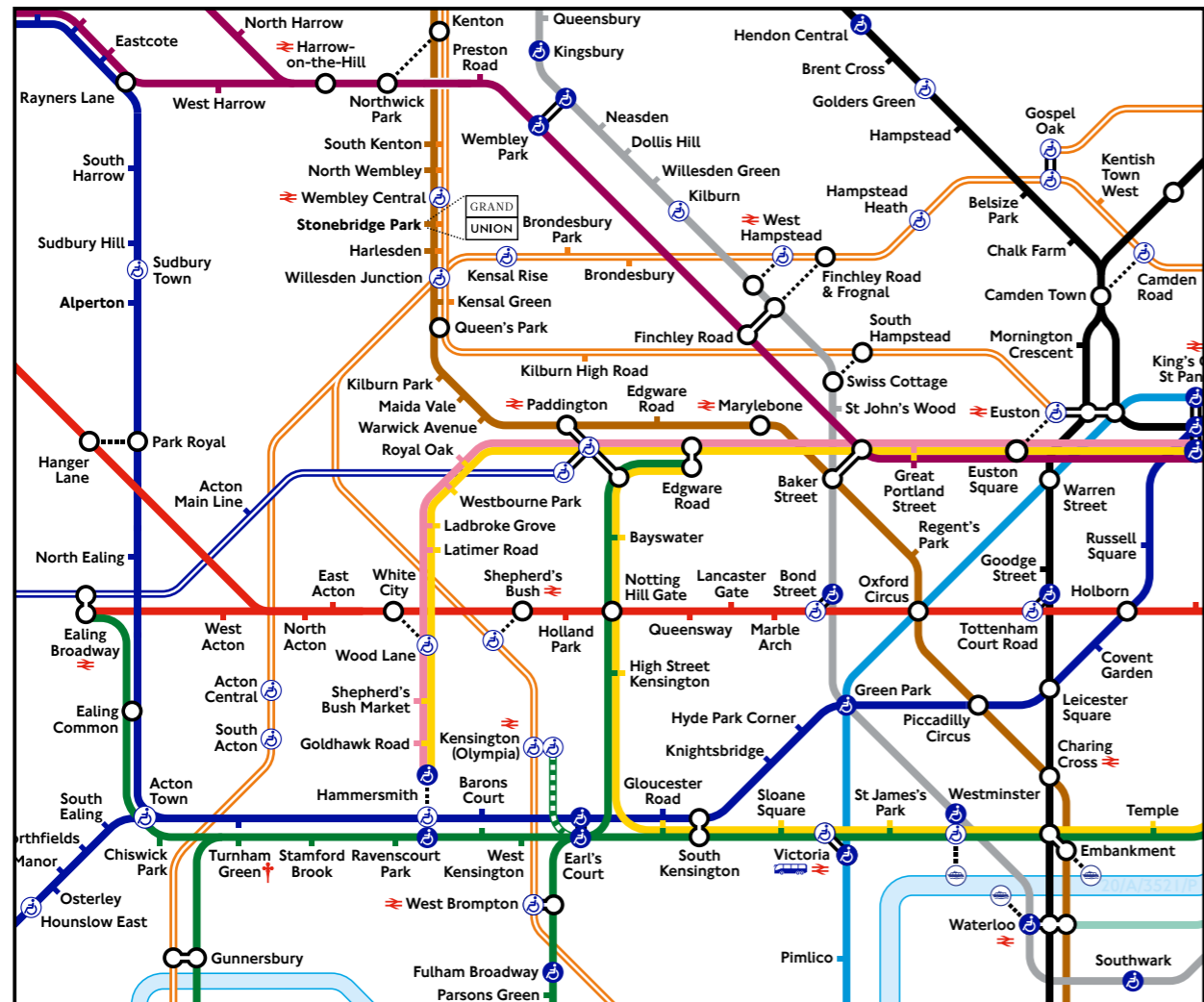
SAY  
*Hello*  
TO  
OXFORD CIRCUS  
IN 26 MINUTES\*



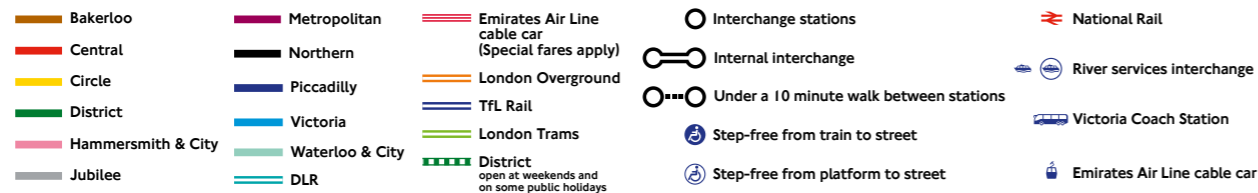
\*Journey times are approximate only and represent off peak hours. Source: tfl.gov.uk

## LONDON UNDERGROUND & OVERGROUND

Stonebridge Park and Alperton stations are a short walk away, offering direct links into the City and West End.



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. Map Source: tfl.gov.uk

## CONVENIENTLY LOCATED

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

WALK	BIKE	ROAD
FROM AFFINITY HOUSE*	FROM AFFINITY HOUSE*	FROM AFFINITY HOUSE*
⋮	⋮	⋮
STONEBRIDGE PARK STATION, ZONE 3 0.6 miles / 950 m	NEASDEN TEMPLE 7 mins	CENTRAL MIDDLESEX HOSPITAL 12 mins
⋮	⋮	⋮
ALPERTON COMMUNITY SCHOOL 0.8 miles / 1.2 km	LONDON DESIGNER OUTLET 9 mins	WALPOLE PARK 16 mins
⋮	⋮	⋮
ALPERTON, ZONE 4 0.8 miles / 1.2 km	WEMBLEY STADIUM 13 mins	GUNNERSBURY PARK 20 mins
⋮	⋮	⋮
TUBE	RAIL	AIR
FROM STONEBRIDGE PARK, ZONE 3 OR ALPERTON, ZONE 4**	FROM STONEBRIDGE PARK**	FROM AFFINITY HOUSE BY ROAD*
⋮	⋮	⋮
PARK ROYAL 2 mins from Alperton	HAMPSTEAD HEATH 23 mins	LONDON HEATHROW 36 mins
⋮	⋮	⋮
SHEPHERD'S BUSH 20 mins from Stonebridge Park	EUSTON 25 mins	LONDON LUTON 40 mins
⋮	⋮	⋮
PADDINGTON 21 mins from Stonebridge Park	WATFORD JUNCTION 27 mins	LONDON STANSTED 1hr 5 mins
⋮	⋮	⋮
OXFORD CIRCUS 26 mins from Stonebridge Park	CLAPHAM JUNCTION 27 mins	LONDON CITY AIRPORT 1hr 10 mins
⋮	⋮	⋮
KNIGHTSBRIDGE 29 mins from Alperton	STRATFORD 53 mins	LONDON GATWICK 1hr 20 mins
⋮		
KING'S CROSS 30 mins from Stonebridge Park		



SAY

*Hello*

TO

**A THRIVING  
COMMUNITY**

## A COMMUNITY CENTRE AT ITS HEART



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

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



# Workshops



# Community Garden



# Classes



# Community Kitchen

## GREEN OPEN SPACES



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



# Co-op Supermarket



# Bars and Restaurants



# On-site Twisty Tail Nursery

good vibes only

# Bowling Alley

ENJOY A NIGHT OUT WITH FRIENDS  
AT YOUR OWN BOWLING ALLEY

# Residents' Lounge

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



PARK ROYAL REGENERATION

SAY

Hello

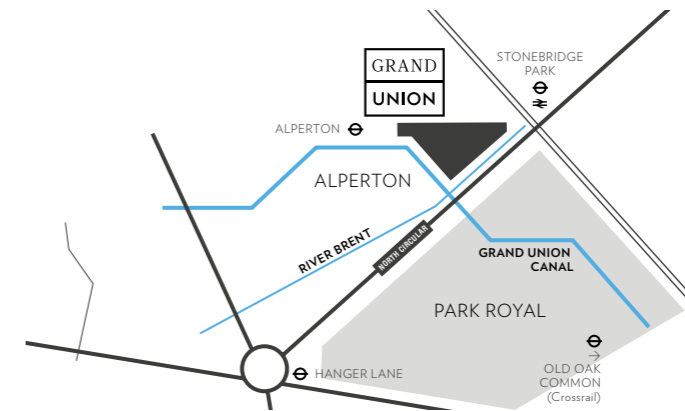
TO

FUTURE OPPORTUNITIES

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

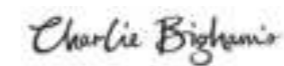
Park Royal is the site of London's largest regeneration project, and is set to create 65,000 new jobs over the next 30 years.

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



OVER  
**1,700**  
BUSINESSES

EMPLOYING OVER  
**43,100**  
WORKERS



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



OPPOSITE  
SEGRO V-Park Grand  
Union is an innovative and  
bespoke industrial hub at  
Grand Union.

RIGHT & BELOW  
A mixture of light industrial  
companies will have use  
of a highly sustainable  
workspace.

SAY

Hello

TO

## SEGRO V-PARK GRAND UNION

134,500 sq ft of workspace, where a  
variety of light industrial businesses  
will be able to innovate and grow.



Computer generated image. Indicative only

St George and SEGRO, a leading owner and developer  
of warehouse space, have formed a joint venture to  
bring forward the first urban multi-storey industrial  
development in the UK.

The pioneering development, known as SEGRO V-Park  
Grand Union, will provide employment opportunities for  
the local community and workspace for a variety of light  
industrial occupiers, tech start-ups and food and drink  
distributors to manufacturers and creative studios. It will  
benefit from shared meeting rooms, breakout areas and  
wellness spaces, including a green roof terrace.

Within SEGRO V-Park Grand Union, the ground and  
first floors will be utilised to provide over 100 parking  
spaces, with electric vehicle charging points incorporated.  
Other sustainability features such as photovoltaic cells  
and an internal green wall will also help create a better  
environment for our occupiers and the community.  
collaborate and get inspiration from like-minded people.



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



Lifestyle images are indicative only.

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

Journey times are approximate only. Source: Google Maps. Lifestyle images are indicative only.



Turtle Bay, Ealing



Boxpark, A 'pop-up mall', Wembley



Boutique fashion shops, Ealing

# Excellence in Education

## EASY ACCESS TO SOME OF THE BEST EDUCATION LONDON HAS TO OFFER

### SCHOOLS & SIXTH FORMS

#### PERIVALE PRIMARY SCHOOL

Ofsted rated outstanding  
school for 3-11 year olds

8 mins by car  
1.5 miles\*

#### WEMBLEY HIGH TECHNOLOGY COLLEGE

Ofsted rated outstanding  
school for 11-18 year olds

12 mins by car  
3.1 miles\*

#### ALPERTON COMMUNITY SCHOOL

Ofsted rated good  
school for 11-18 year olds

2 mins by car  
0.6 mile\*

#### HARROW SCHOOL

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

15 mins by car  
4 miles\*

### UNIVERSITIES

#### LONDON COLLEGE OF FASHION

Nurturing creative talent for over a century

28 mins by tube (Bakerloo)\*\*

#### UNIVERSITY OF WESTMINSTER

Centre of excellence for Media and  
Communication research and studies

24 mins by tube (Bakerloo)\*\*

#### UNIVERSITY COLLEGE LONDON

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

35 mins overground (Stonebridge Park)\*\*

#### LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE

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

43 mins by tube (Piccadilly)\*\*

#### IMPERIAL COLLEGE LONDON

A global top 10 university with  
world-class reputation

(White City Campus)

26 mins by overground and tube (Central)\*\*

#### BRUNEL UNIVERSITY LONDON

Excellent reputation in Engineering,  
Science & Technology

26 mins by car\*

#### CENTRAL ST MARTIN'S

Ranked 2nd in the world for  
Art and Design

41 mins by tube (Bakerloo → Central)\*\*

#### KING'S COLLEGE LONDON

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

44 mins by tube (Piccadilly)\*\*

\*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

## DEVELOPMENT LAYOUT





44



SAY  
*Hello*  
TO  
CONTEMPORARY  
INTERIORS



45



## BATHROOM & KITCHEN



Photography of Grand Union show apartment. Indicative only.



Photography of Grand Union show apartment. Indicative only.

LIVING ROOM



Photography of Manhattan show apartment. Indicative only.



Photography of 2 bedroom show apartment. Indicative only.



Computer generated image of 3 bedroom show apartment. Indicative only.



FLOORPLANS

SAY

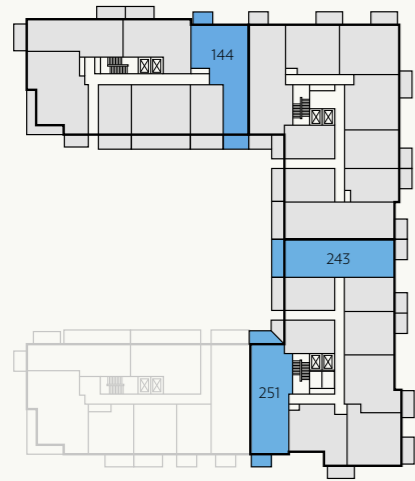
*Hello*

TO

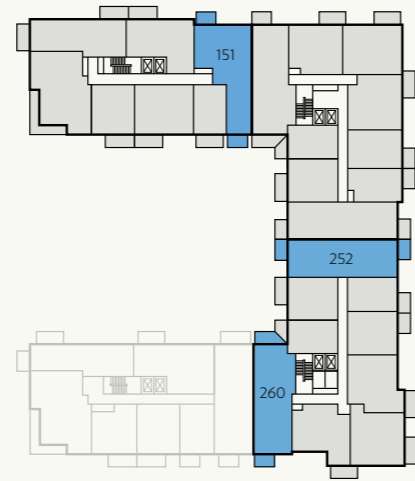
**AFFINITY HOUSE**

Contemporary 3  
bedroom apartments

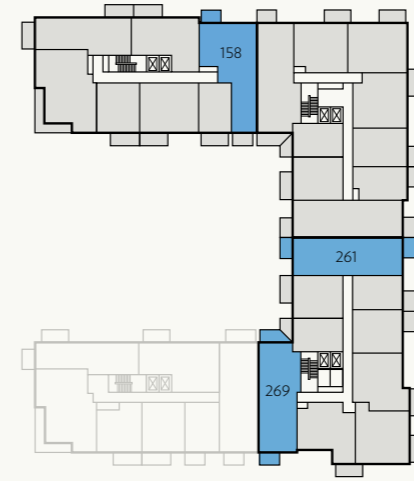
LEVEL 01



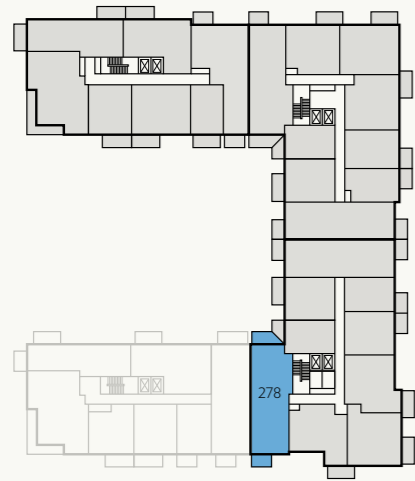
LEVEL 02



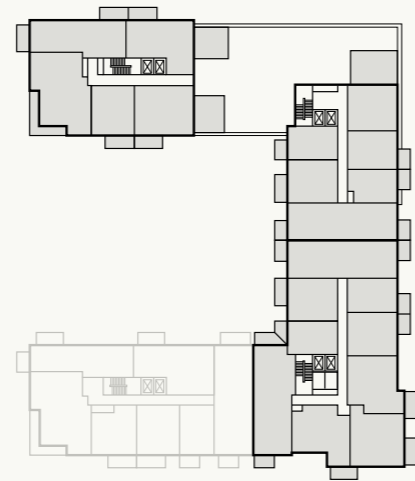
LEVEL 03



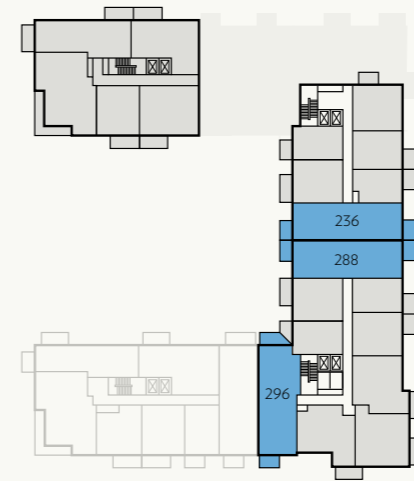
LEVEL 04



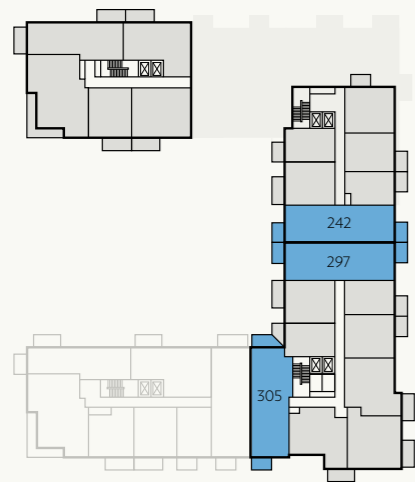
LEVEL 05



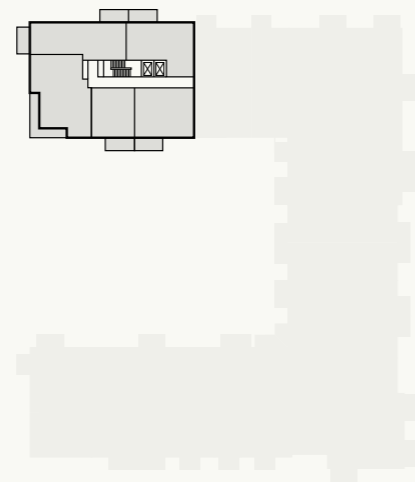
LEVEL 06



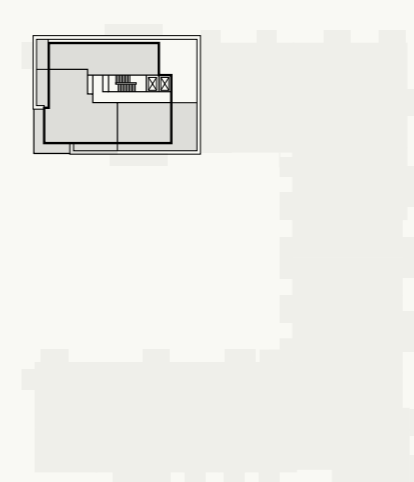
LEVEL 07



LEVEL 08



LEVEL 09



ACCOMMODATION FINDER

APARTMENT NO.	LEVEL	BEDROOMS	PAGE NO.
144	1	3 Bedrooms	57
151	2	3 Bedrooms	58
158	3	3 Bedrooms	58
236	6	3 Bedrooms	59
242	7	3 Bedrooms	59
243	1	3 Bedrooms	60
251	1	3 Bedrooms	62
252	2	3 Bedrooms	61
260	2	3 Bedrooms	63
261	3	3 Bedrooms	61
269	3	3 Bedrooms	63
278	4	3 Bedrooms	63
288	5	3 Bedrooms	61
296	6	3 Bedrooms	63
297	7	3 Bedrooms	61
305	7	3 Bedrooms	63

KEY

■ 3 BEDROOM APARTMENTS



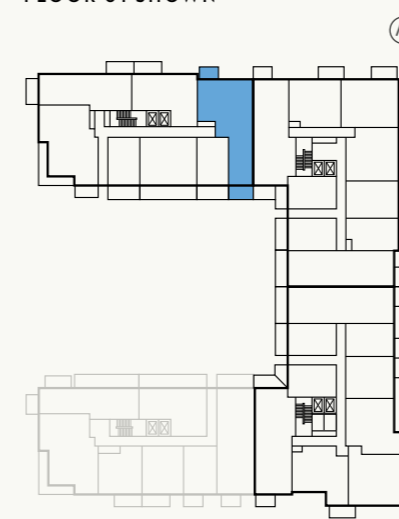
Photography of the 3 bedroom show apartment, indicative only.

Affinity House  
3 BEDROOM APARTMENT

Apartment: 144

Floor: 01

FLOOR 01 SHOWN



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

<b>TOTAL INTERNAL AREA</b>	<b>109 sq.m</b>	<b>1,173 sq.ft</b>
<b>TOTAL EXTERNAL AREA</b>	<b>13.0 sq.m</b>	<b>140 sq.ft</b>
Kitchen / Dining / Living Room	7.93m x 3.77m	26'0" x 12'4"
Bedroom 1	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"

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.

*Affinity House*  
**3 BEDROOM APARTMENT**  
 Apartments: 151 & 158  
 Floors: 02 & 03

**FLOOR 02 SHOWN**



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

<b>TOTAL INTERNAL AREA</b>	<b>109 sq.m</b>	<b>1,173 sq.ft</b>
<b>TOTAL EXTERNAL AREA</b>	<b>13.4 sq.m</b>	<b>144 sq.ft</b>
Kitchen / Dining / Living Room	7.93m x 3.77m	26'0" x 12'4"
Bedroom 1	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"

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*Affinity House*  
**3 BEDROOM APARTMENT**  
 Apartments: 236 & 242  
 Floors: 06 & 07

**FLOOR 06 SHOWN**



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

<b>TOTAL INTERNAL AREA</b>	<b>101 sq.m</b>	<b>1,087 sq.ft</b>
<b>TOTAL EXTERNAL AREA</b>	<b>11.6 sq.m</b>	<b>125 sq.ft</b>
Kitchen / Dining / Living Room	8.14m x 3.88m	26'8" x 12'9"
Bedroom 1	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"

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.

Affinity House  
**3 BEDROOM APARTMENT**  
 Apartment: 243  
 Floor: 01

FLOOR 01 SHOWN



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

<b>TOTAL INTERNAL AREA</b>	<b>101 sq.m</b>	<b>1,083 sq.ft</b>
<b>TOTAL EXTERNAL AREA</b>	<b>16.7 sq.m</b>	<b>180 sq.ft</b>
Kitchen / Dining / Living Room	8.14m x 3.88m	26' 8" x 12' 8"
Bedroom 1	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"

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.

Affinity House  
**3 BEDROOM APARTMENT**  
 Apartments: 252, 261, 288 & 297  
 Floors: 02, 03, 06 & 07

FLOOR 02 SHOWN



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

<b>TOTAL INTERNAL AREA</b>	<b>101 sq.m</b>	<b>1,083 sq.ft</b>
<b>TOTAL EXTERNAL AREA</b>	<b>11.6 sq.m</b>	<b>125 sq.ft</b>
Kitchen / Dining / Living Room	8.14m x 3.88m	26' 8" x 12' 8"
Bedroom 1	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

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.



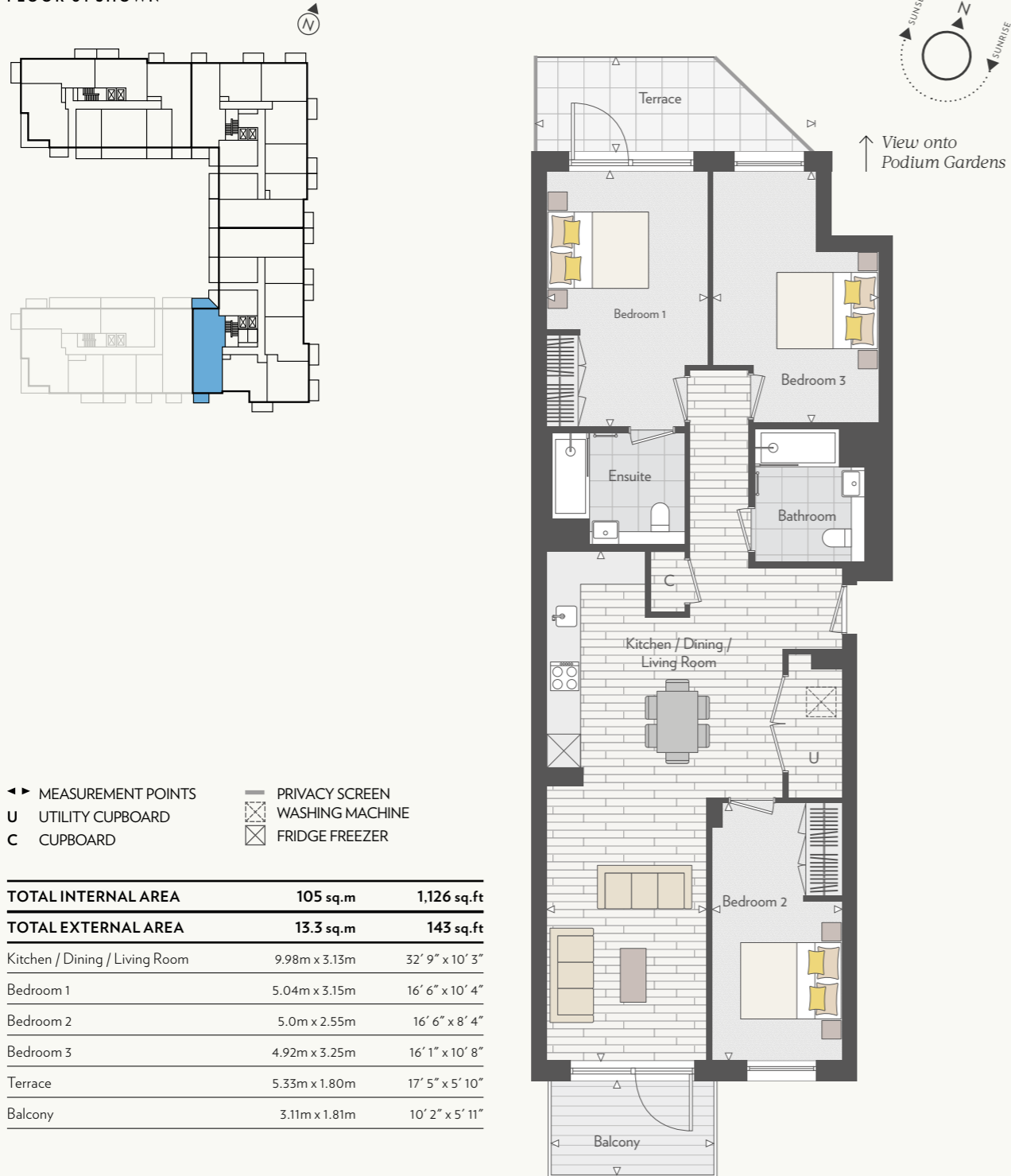
Affinity House

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

<b>TOTAL INTERNAL AREA</b>	<b>105 sq.m</b>	<b>1,126 sq.ft</b>
<b>TOTAL EXTERNAL AREA</b>	<b>13.3 sq.m</b>	<b>143 sq.ft</b>
Kitchen / Dining / Living Room	9.98m x 3.13m	32' 9" x 10' 3"
Bedroom 1	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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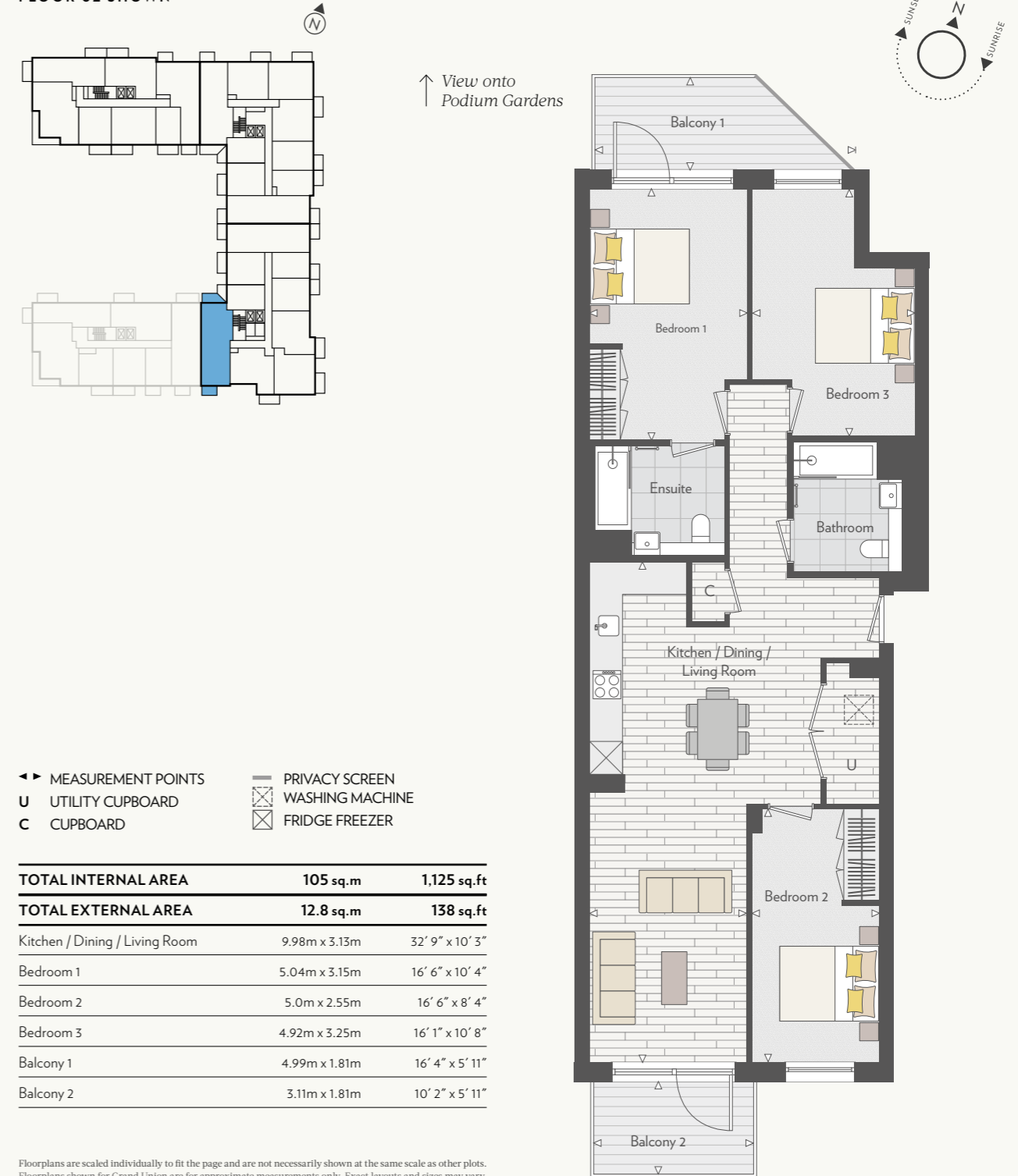
Affinity House

3 BEDROOM APARTMENT (WHEELCHAIR ADAPTABLE)

Apartments: 269, 278, 296 & 305

Floors: 03, 04, 06 & 07

FLOOR 02 SHOWN



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

<b>TOTAL INTERNAL AREA</b>	<b>105 sq.m</b>	<b>1,125 sq.ft</b>
<b>TOTAL EXTERNAL AREA</b>	<b>12.8 sq.m</b>	<b>138 sq.ft</b>
Kitchen / Dining / Living Room	9.98m x 3.13m	32' 9" x 10' 3"
Bedroom 1	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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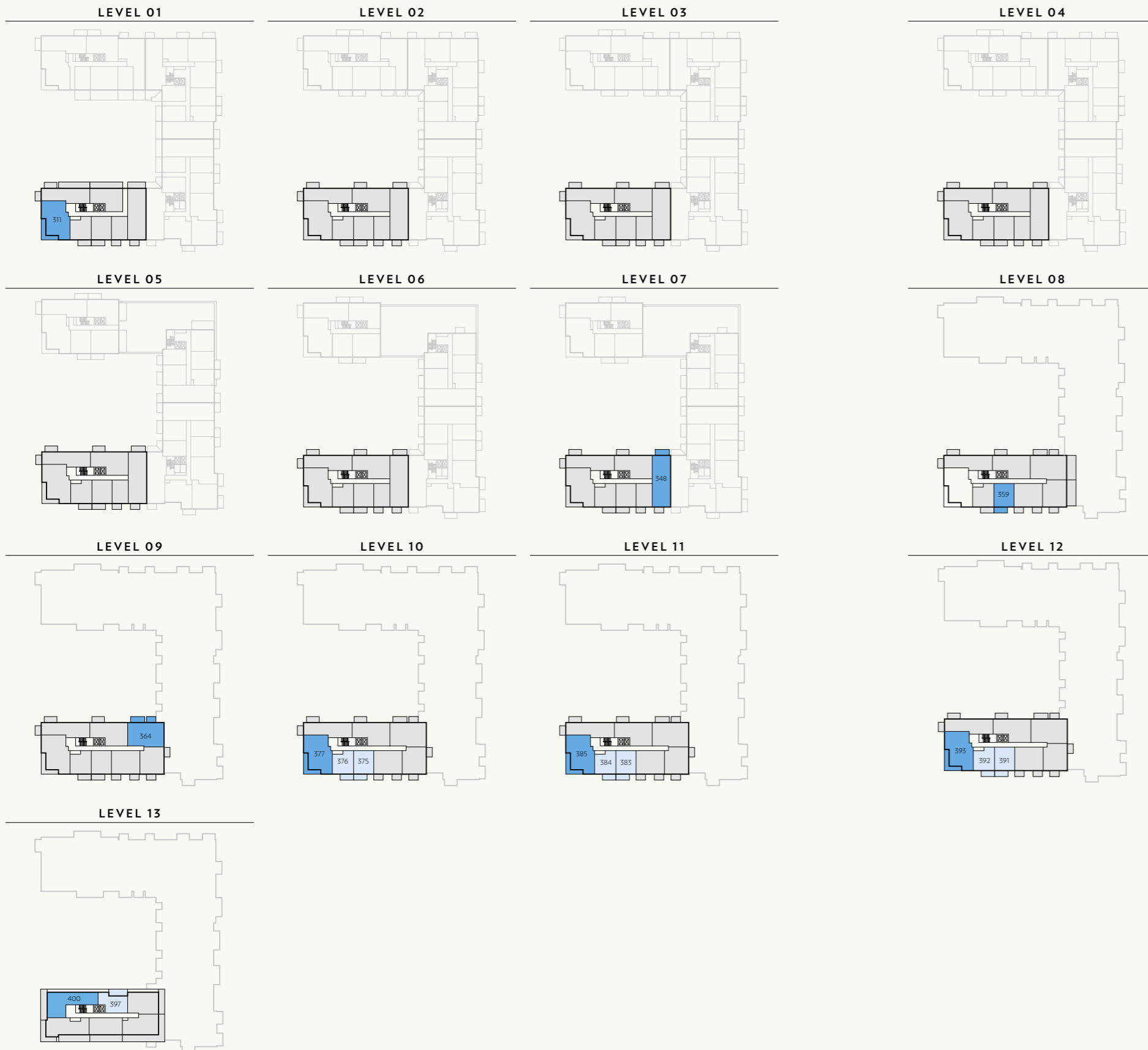
SAY

*Hello*

TO

**AFFINITY TOWER**

A collection of new  
1 & 3 bedroom apartments



ACCOMMODATION FINDER

APARTMENT NO.	LEVEL	BEDROOMS	PAGE NO.
311	1	3 Bedrooms	74
348	7	3 Bedrooms	76
359	8	1 Bedroom	68
364	9	3 Bedrooms	72
375	10	1 Bedroom	68
376	10	1 Bedroom	69
377	10	3 Bedrooms	74
383	11	1 Bedroom	68
384	11	1 Bedroom	69
385	11	3 Bedrooms	74
391	12	1 Bedroom	68
392	12	1 Bedroom	69
393	12	3 Bedrooms	74
397	13	1 Bedroom	70
400	13	3 Bedrooms	78

KEY

- 1 BEDROOM APARTMENTS
- 3 BEDROOM APARTMENTS

Affinity Tower

1 BEDROOM APARTMENT (WHEELCHAIR ADAPTABLE)

Apartments: 359, 375, 383 & 391

Floors: 08, 10, 11 & 12

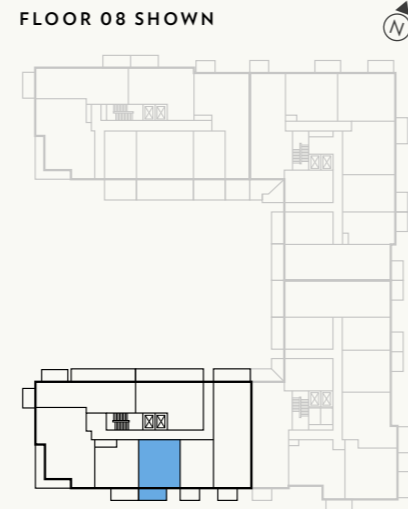


View towards the Grand Union Canal\*

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

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

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Affinity Tower

1 BEDROOM APARTMENT

Apartments: 376, 384 & 392

Floors: 08, 10, 11 & 12

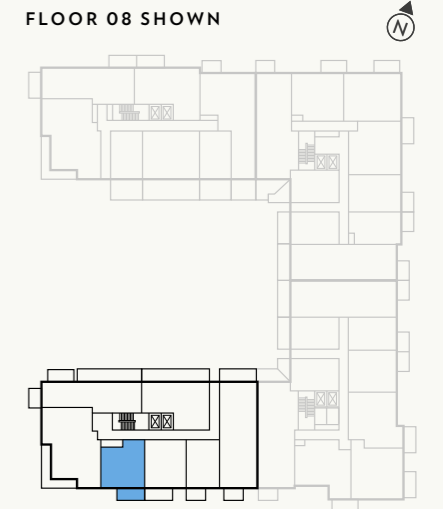


View towards the Grand Union Canal

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

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

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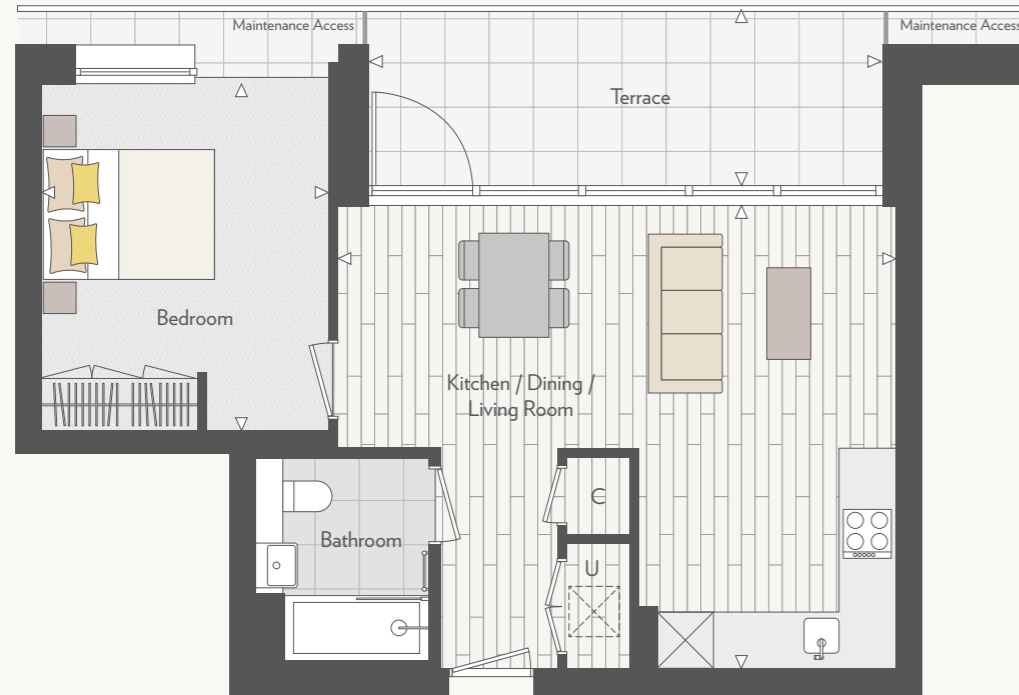
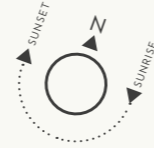


**1 BEDROOM APARTMENT**

Apartment: 397

Floor: 13

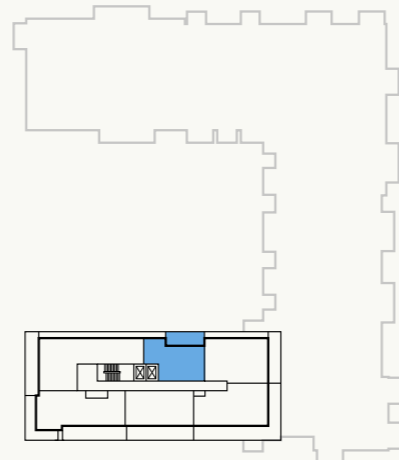
↑ View onto Podium Gardens



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

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

**FLOOR 13 SHOWN**



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Affinity Tower  
3 BEDROOM APARTMENT

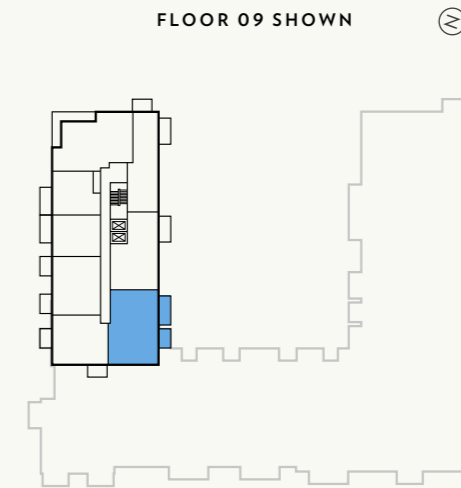
Apartments: 364  
Floors: 09



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

Affinity Tower  
3 BEDROOM APARTMENT

Apartments: 364  
Floors: 09



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

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Affinity Tower

3 BEDROOM APARTMENT

Apartments: 311, 377, 385 & 393

Floors: 01, 10, 11 & 12



←  
View towards the  
Grand Union Canal

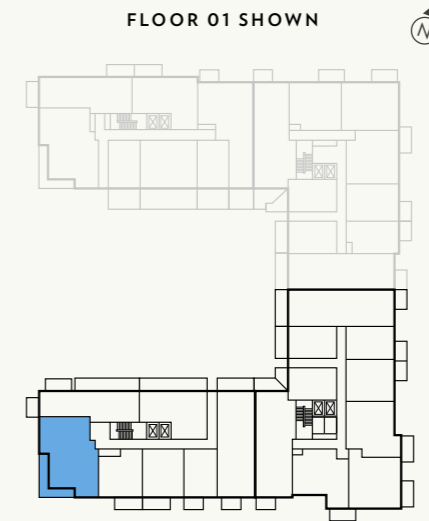
- ▶ MEASUREMENT POINTS
- U UTILITY CUPBOARD
- C CUPBOARD
- PRIVACY SCREEN
- ⊠ WASHING MACHINE
- ⊠ FRIDGE FREEZER

Affinity Tower

3 BEDROOM APARTMENT

Apartments: 311, 377, 385 & 393

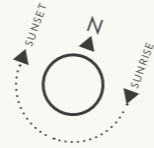
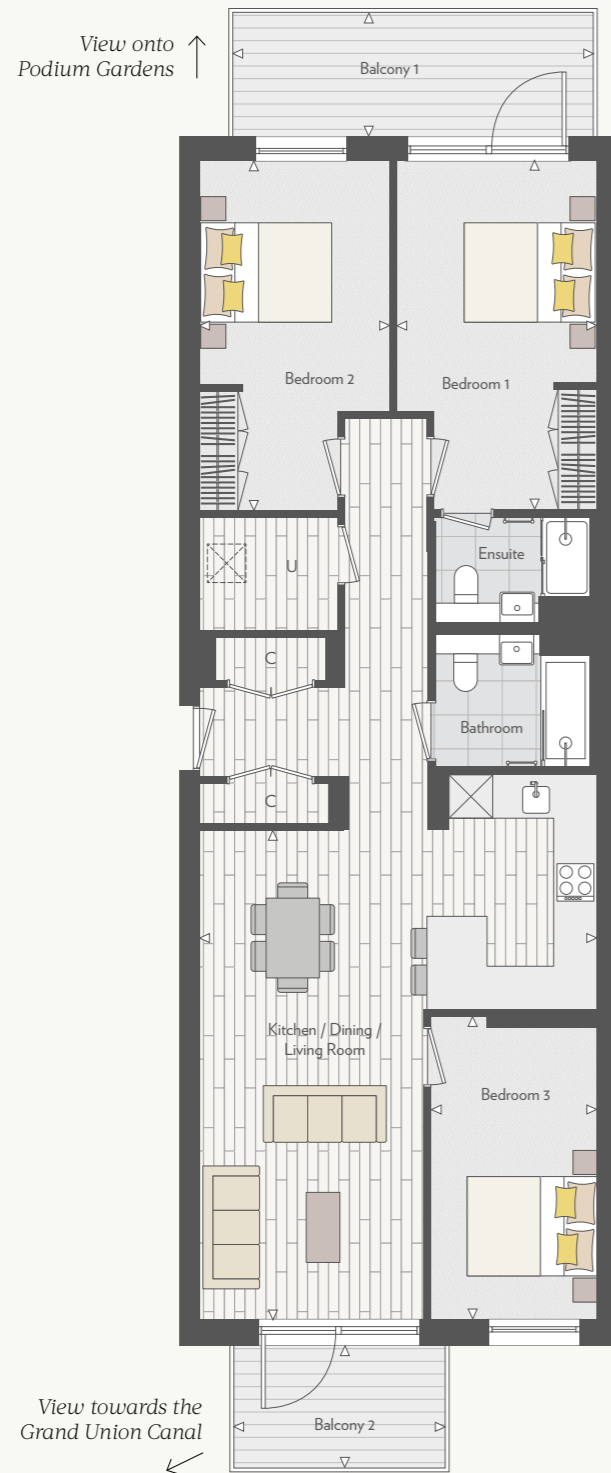
Floors: 01, 10, 11 & 12



APARTMENT TOTAL INTERNAL AREA	102.5 sq.m	1,103 sq.ft
APARTMENT TOTAL EXTERNAL AREA	17.2 sq.m	185 sq.ft
Kitchen / Dining / Living Room	5.99m x 5.10m	19' 8" x 16' 8"
Bedroom 1	5.58m x 2.82m	18' 3" x 9' 3"
Bedroom 2	3.04m x 2.90m	9' 11" x 9' 6"
Bedroom 3	4.28m x 3.00m	14' 0" x 9' 9"
Balcony	7.20m x 1.50m	23' 7" x 4' 9"

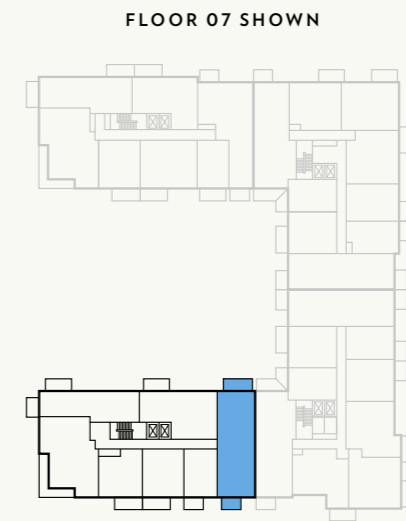
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*Affinity Tower*  
**3 BEDROOM APARTMENT**  
 Apartments: 348  
 Floor: 07



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

*Affinity Tower*  
**3 BEDROOM APARTMENT**  
 Apartments: 348  
 Floor: 07



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

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



**3 BEDROOM APARTMENT**

Apartment: 400

Floor: 13

↑ View towards the Grand Union Canal

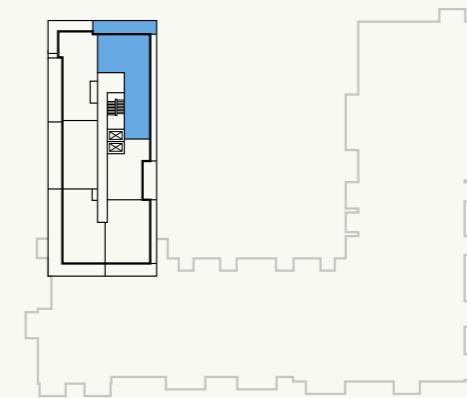


**3 BEDROOM APARTMENT**

Apartment: 400



Floor: 13

FLOOR 13 SHOWN

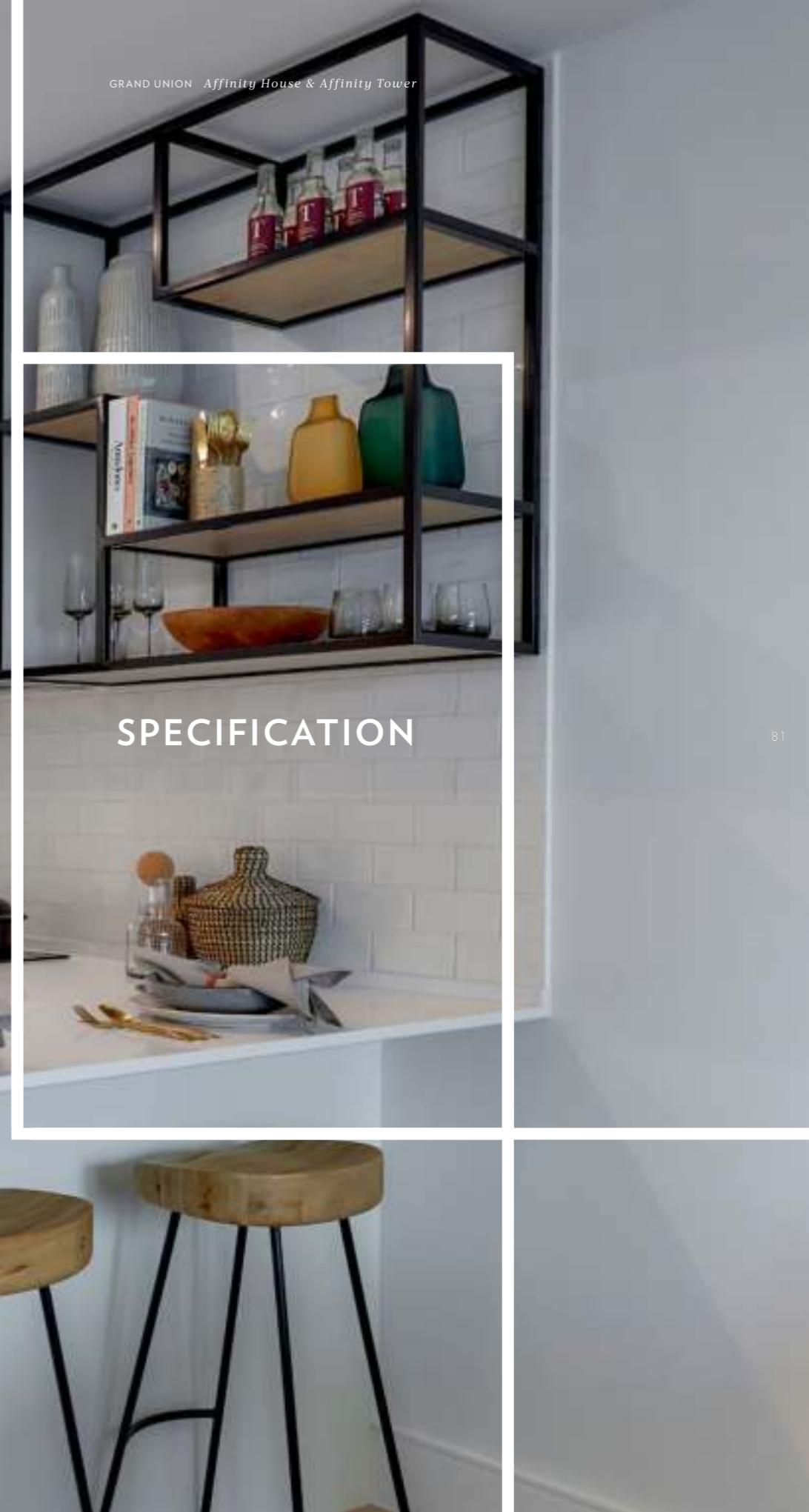


<b>APARTMENT TOTAL INTERNAL AREA</b>	<b>96.9 sq.m</b>	<b>1,043 sq.ft</b>
<b>APARTMENT TOTAL EXTERNAL AREA</b>	<b>17.5 sq.m</b>	<b>188 sq.ft</b>
Kitchen / Dining / Living Room	6.00m x 4.58m	19' 8" x 15' 0"
Master Bedroom	3.96m x 3.67m	13' 0" x 12' 0"
Bedroom 2	4.43m x 3.95m	14' 6" x 12' 11"
Bedroom 3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

◀▶ MEASUREMENT POINTS  
 U UTILITY CUPBOARD  
 C CUPBOARD

▬ PRIVACY SCREEN  
 WASHING MACHINE  
 FRIDGE FREEZER

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## 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 Bedroom 1 and to bedroom 2 in 3 bedroom apartments
- ..... Utility cupboard
- ..... Ten-year warranty from date of legal completion
- ..... 999-year lease from 2021



## Bathrooms, Ensuites & Shower Rooms

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



## Lighting & Electrical

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

## Kitchen

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



## Security & External

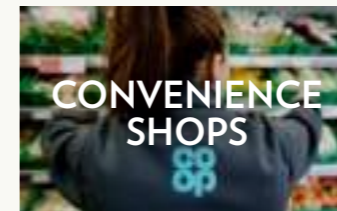
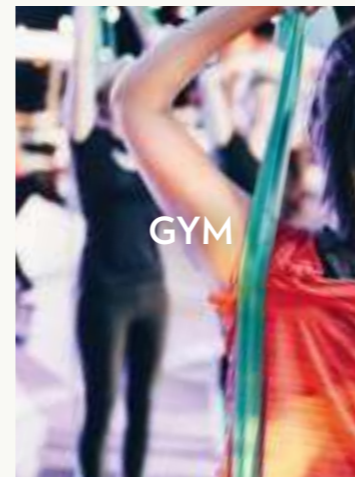
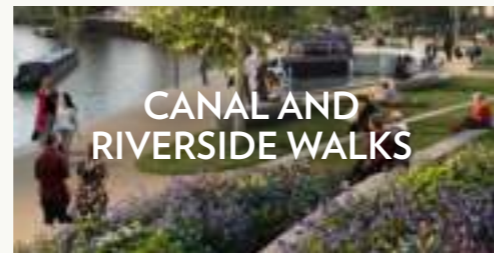
- ..... Video entry phone system
- ..... Smoke detectors to hallway and common areas
- ..... Multi-point high security door locking system to entrance door
- ..... CCTV security system to car park, entrance lobby and development
- ..... Sprinkler system in every apartment

## Sustainability

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



## RESIDENTS' FACILITIES AND ON-SITE AMENITIES



SAY

*Hello*

TO

**ST GEORGE  
QUALITY**

## ST GEORGE – DESIGNED FOR LIFE

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

### CUSTOMER SERVICE IS OUR PRIORITY

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

### QUALITY IS AT THE HEART OF EVERYTHING WE DO

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

### UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

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

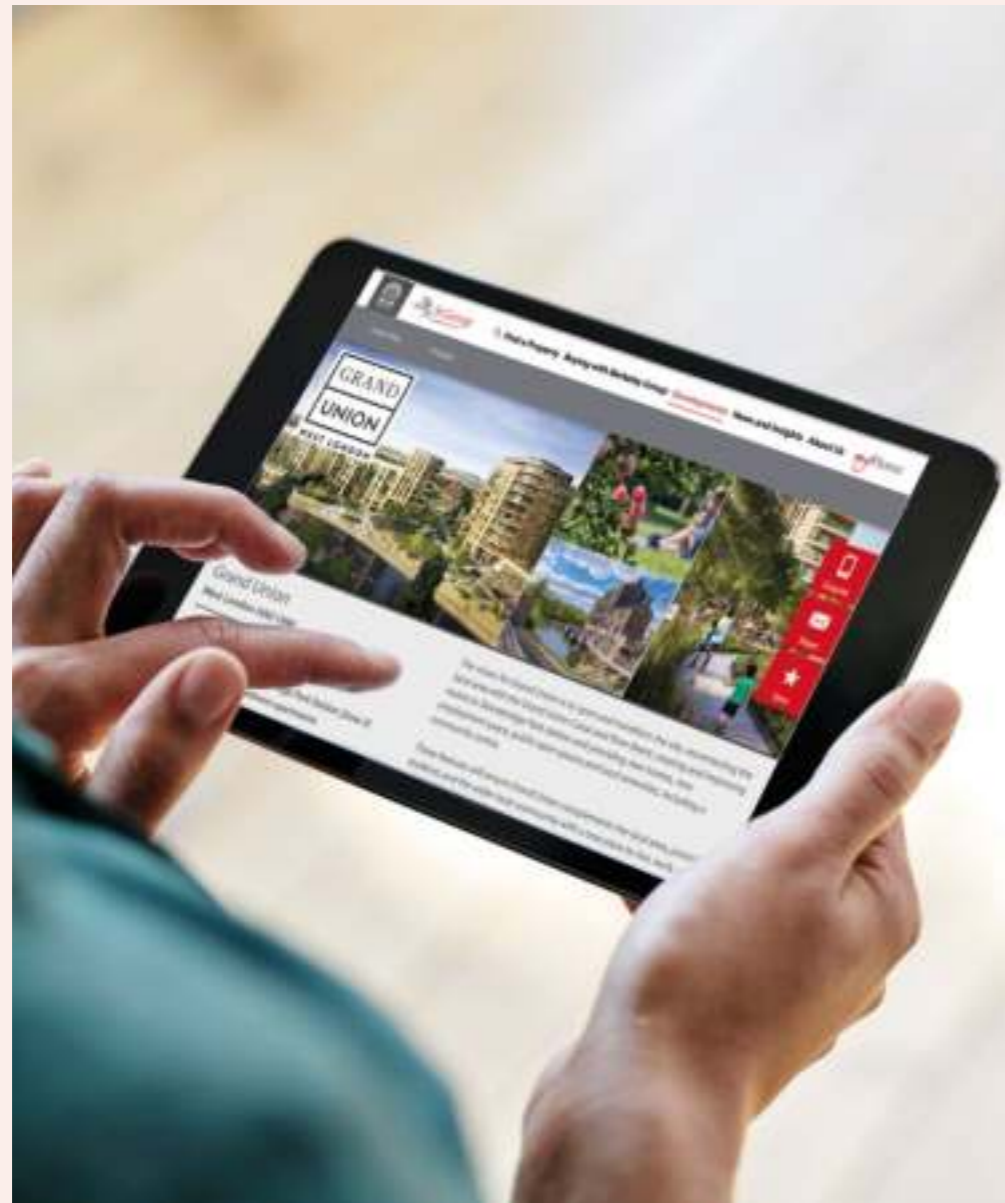
**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](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.

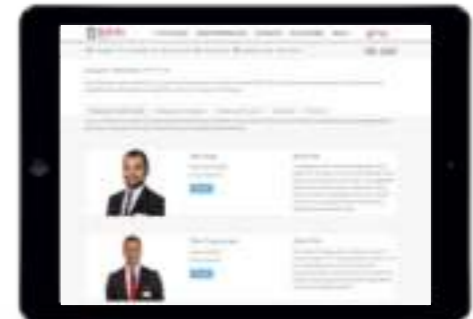
### 1. FILING CABINET

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 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:

**GRAND UNION  
MARKETING SUITE**

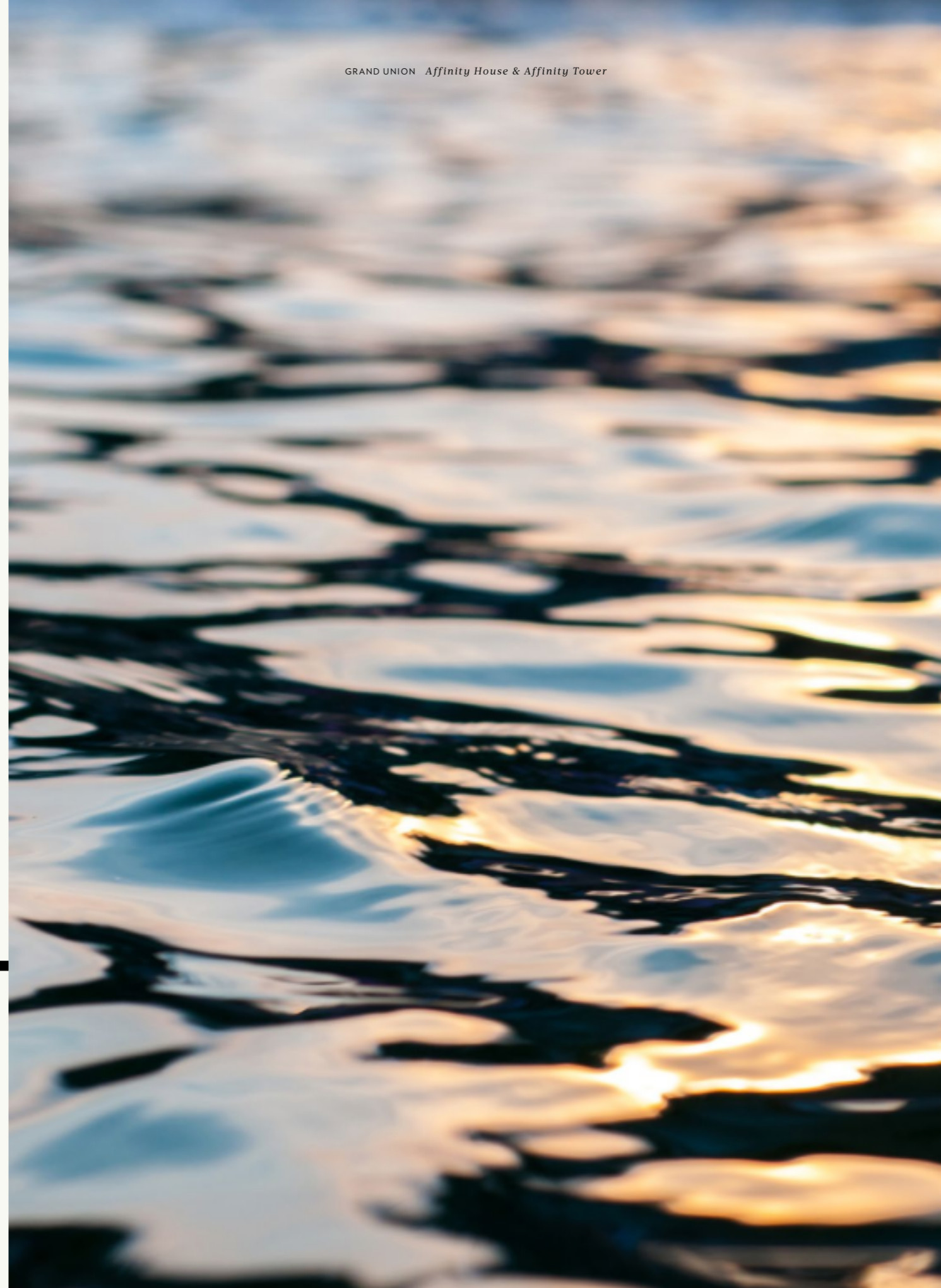
Beresford Avenue  
Wembley HA0 1NW

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 PLC policy of continuous improvement, the finished product may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. St George PLC reserves the right to make these changes as required. These particulars should not be relied upon as statements of fact of representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. St George PLC is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Grand Union to ascertain the availability of any particular property.



GRANDUNION.UK

