



UNION PARK

GRAND UNION CANAL • UXBRIDGE • WEST LONDON



An exclusive development
offering a stunning choice of
studio, 1, 2 & 3 bedroom apartments
within a tranquil canal side setting


within convenient proximity of Crossrail
connections, providing a 23 minute hop into
the heart of London's West End






UNION PARK
CANAL SIDE APARTMENTS

Aqua House at Union Park will comprise 118 luxury apartments located in a semi-rural swathe of green belt overlooking the quiet waters of the Grand Union Canal - yet will offer residents convenient access to town centre amenities, together with excellent transport connections.

 Idyllic canal side location with tow path walks


 3 minutes walk from attractive marina with Water's Edge restaurant

 Within 20 minutes walk (1 mile) of West Drayton mainline and forthcoming high speed Crossrail


 Convenient for Uxbridge tube station (10 mins by bus) with Metropolitan line services into Baker Street

 8 minutes from London Heathrow via Crossrail 2019

 8 minutes drive from M4 (J4)

 12 minutes drive from M25 motorway (J15)

UNION PARK
UXBRIDGE • WEST LONDON

Computer generated image of the development.

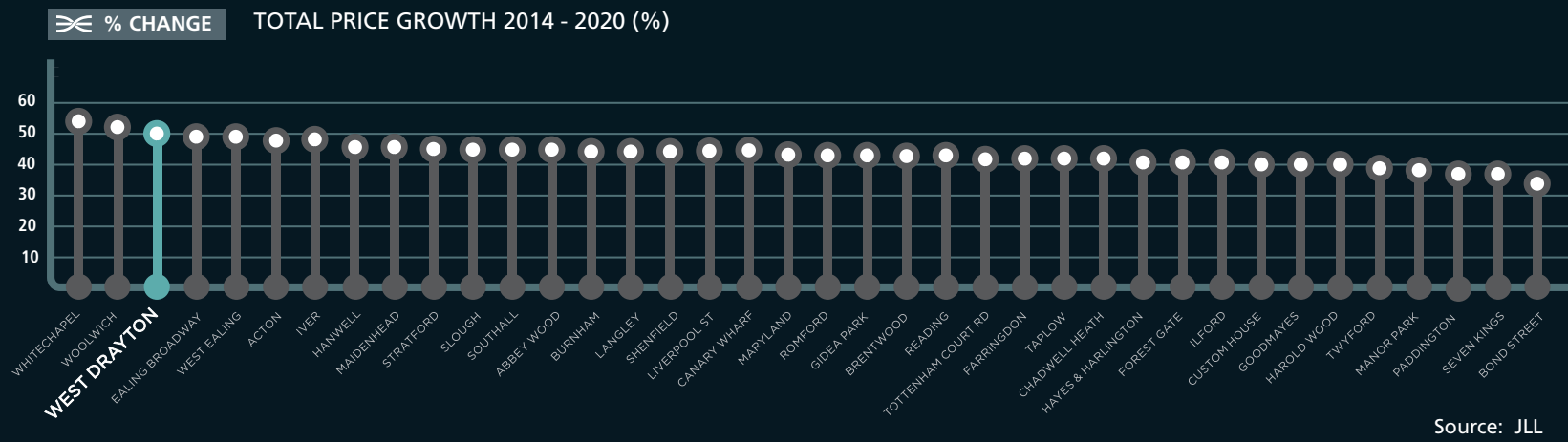


Residents at Union Park will enjoy fast connectivity by all forms of public transport, with direct road and rail routes into central London, Reading and further afield.

West Drayton station is operated by First Great Western railway, with services to Paddington, Reading and Oxford, while nearby Uxbridge has Metropolitan and Piccadilly line services linking to the Capital's entire tube and mainline network.

Step into the lifestyle
that connects when minutes matter



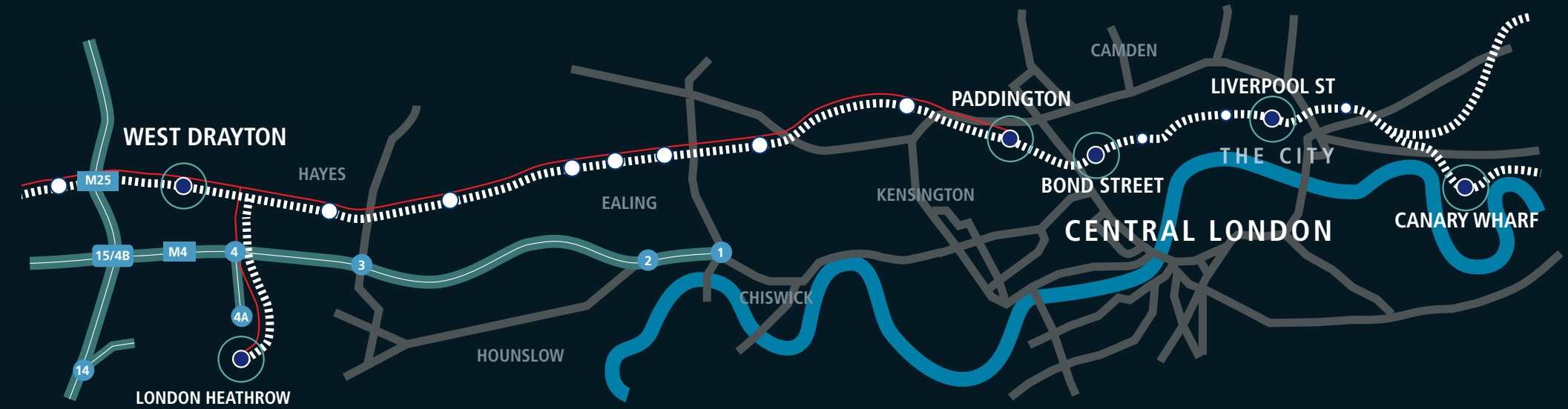


Union Park is well placed to maximise on the Crossrail impact, with West Drayton forecast to be amongst the top three house price growth zones along the Elizabeth Line.

The station itself will see a major investment programme prior to Crossrail entering service with extended platforms, public lifts to platforms, new entrances and a new covered footbridge.

When operational, up to six trains an hour will serve West Drayton allowing passengers to travel right across the Capital to Canary Wharf without having to change trains.

With asking prices for homes surrounding Elizabeth line stations having already soared by up to a third in 12 months, the apartments at Union Park are surely poised to enjoy the ripples of regenerative growth, emanating from West Drayton and the direct impact of Crossrail investment.



Crossrail. The growth phenomena

- Average house prices along the Elizabeth line are tipped to increase by 3.3% per year above local house price growth up to 2019.
- West Drayton will see commute times virtually halved with a typical journey time of 56 minutes to Liverpool Street cut to just 31 minutes.
- West Drayton is among the top ten areas set to see the maximum effect of long term growth between 2021 - 2030.

UNION PARK
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HEATHROW 8 MINS

PADDINGTON 20 MINS

BOND STREET 23 MINS

LIVERPOOL ST 31 MINS

CANARY WHARF 37 MINS



Founded in 1966 and named after the Victorian engineer Isambard Kingdom Brunel, Brunel University London lies around one mile (within 20 minutes walk) of the apartments at Union Park.

Today, Brunel has over 14,000 students and 2,500 staff and is a member of the Association of Commonwealth Universities, the European University Association and Universities UK.

ACADEMIC COLLEGES

Brunel has three constituent colleges:

- College of Engineering, Design and Physical Sciences.
- College of Business, Arts and Social Sciences. Brunel Business School was ranked 'Business School of the Year 2013' (Times Higher Education Awards).
- College of Health & Life Sciences.

RESEARCH

Brunel's research ratings have been internationally recognised since 2008. In the 2014 RAE, Brunel was ranked 33rd for research power, while the Brunel Institute of Cancer Genetics and Pharmacogenomics is now internationally acclaimed for outstanding research in the field of cancer genetics.

RANKINGS

THES world university rankings include:

- Brunel University London has been ranked 1st in London, 4th in UK and 29th in the world in 2014 world ranking of the top 100 universities founded in the last 50 years by Times Higher Education.
- 11th among British institutions.
- 32nd among European institutions.
- 93rd best university worldwide in the field of Engineering and Technology.

Brunel University - amongst the UK's top 100 ranking universities

AND WITHIN CONVENIENT WALKING DISTANCE OF UNION PARK

STUDENT RECREATIONAL FACILITIES

Brunel has a gym, spa, running track with professional training, pharmacy, shop, two bars and a night club.

STUDENT HALLS

Brunel's £250 million redevelopment (completed in 2008) provides 34 self catering halls of residence on campus with additional studio accommodation for couples.

DEMOGRAPHICS

Brunel has an international student population of around 2,500 coming from over 114 different countries.





While the quiet waters of the Canal meander past Union Park, their journey started at Brentford on the River Thames - where the Canal then climbs over 50 locks up into the Chiltern Hills and continues to Salford Junction in Birmingham, stretching some 137 miles and passing through 166 locks.

A COLOURFUL HISTORY

The word 'Union' offers a clue as to the heritage of the longest canal in the UK - it is the result of amalgamations between 1894 and 1929, joining several independent waterways designed to improve communications between Birmingham, the Midlands and London. With the advent of the railways, the canal had to adapt to remain profitable with reduced tolls and additional locks to speed up traffic on busy stretches, which together proved successful, keeping the waterways in operation.

286 miles of Grand Union Canal

THE CANAL AT UXBRIDGE

Residents at Union Park will have an abundance of tow path walks and national cycle network routes to enjoy the Canal to its fullest - a safe haven for all ages and all levels of energetic recreation. Lying almost opposite the development is Packet Boat Lane Marina, an attractive modern complex with moorings for 157 boats, comprehensive mooring facilities and 'The Waters Edge' public house and restaurant, with excellent cuisine and canalside al-fresco terrace.

In summary, the Grand Union Canal is rich in wildlife, fauna and historic features, it is bursting with bustling locks, has its own museum at Stoke Bruerne, passes through rolling countryside, industrial towns and sleepy villages - and takes over one week to cruise its entire length.



Dickinson Quay Birmingham



Adjacent Union Park Uxbridge



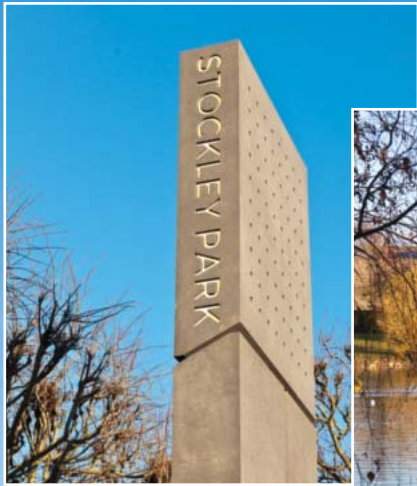
Little Venice London

14 acres of serene habitat centred around a lake that takes its name from being likened to the shape of the British Isles, this beautiful haven for water birds will be an idyllic retreat for residents at Union Park.



Little Britain Lake - 5 minutes walk from Union Park

This award winning business park is home to many international companies, including Apple Inc., Gilhead Sciences, Cannon Inc., BP, M&S and GlaxoSmithKline. It is also home to Stockley Pines championship golf course that boasts the accolade of being one of London's finest public golf courses.



Stockley Park - 7 minutes drive from Union Park



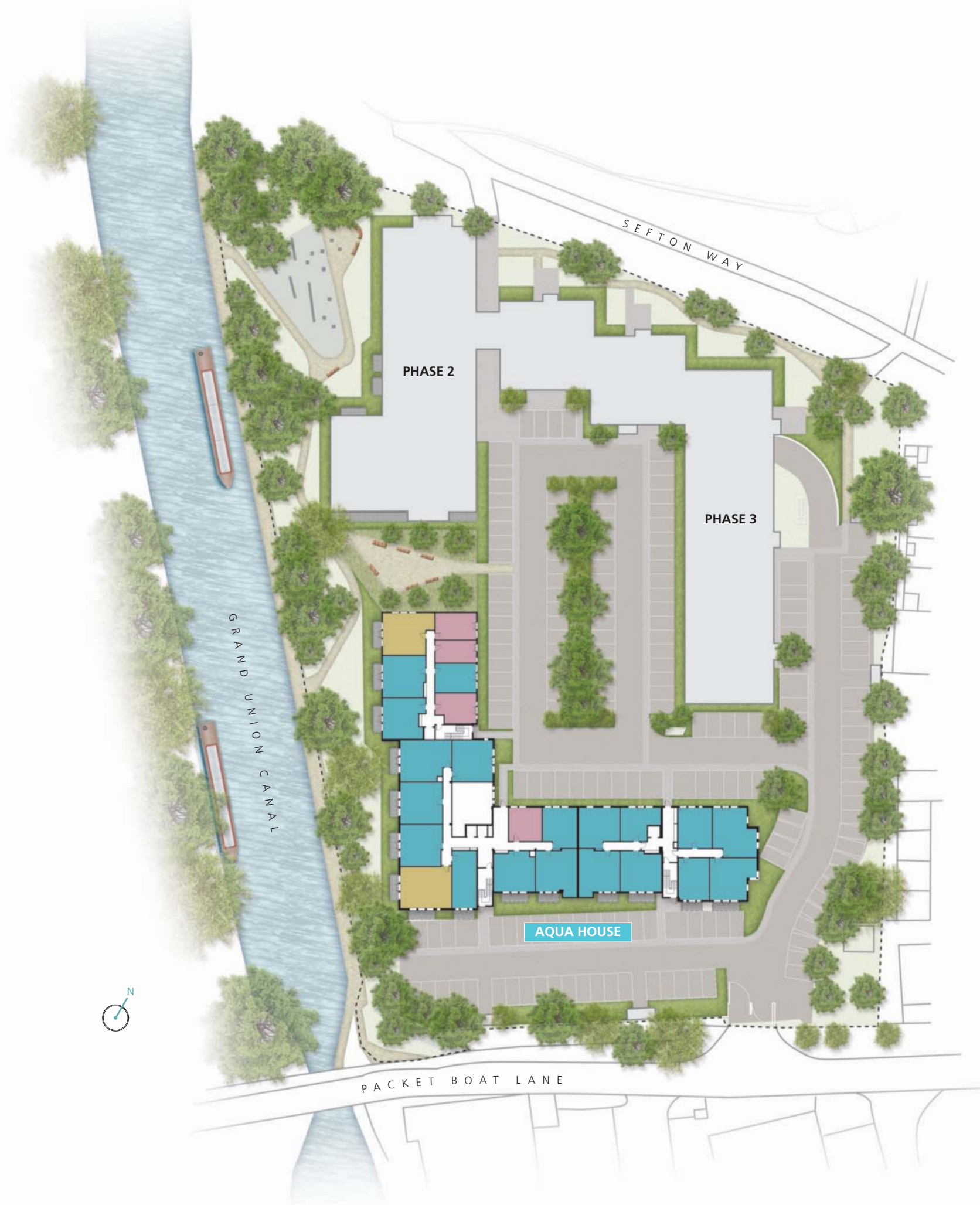
Packet Boat Marina located virtually adjacent to your fabulous new apartment at Union Park

Union Park will provide an exceptionally convenient base for all walks of life - from young professionals to families, from those seeking to get on the property ladder to those wishing

Space to relax, achieve and thrive in.

to downsize in style, everything is in place, fine education, recreation, entertainment, town centre shopping and a host of cultural pursuits can be found within a 2 mile radius of the apartments at Union Park.

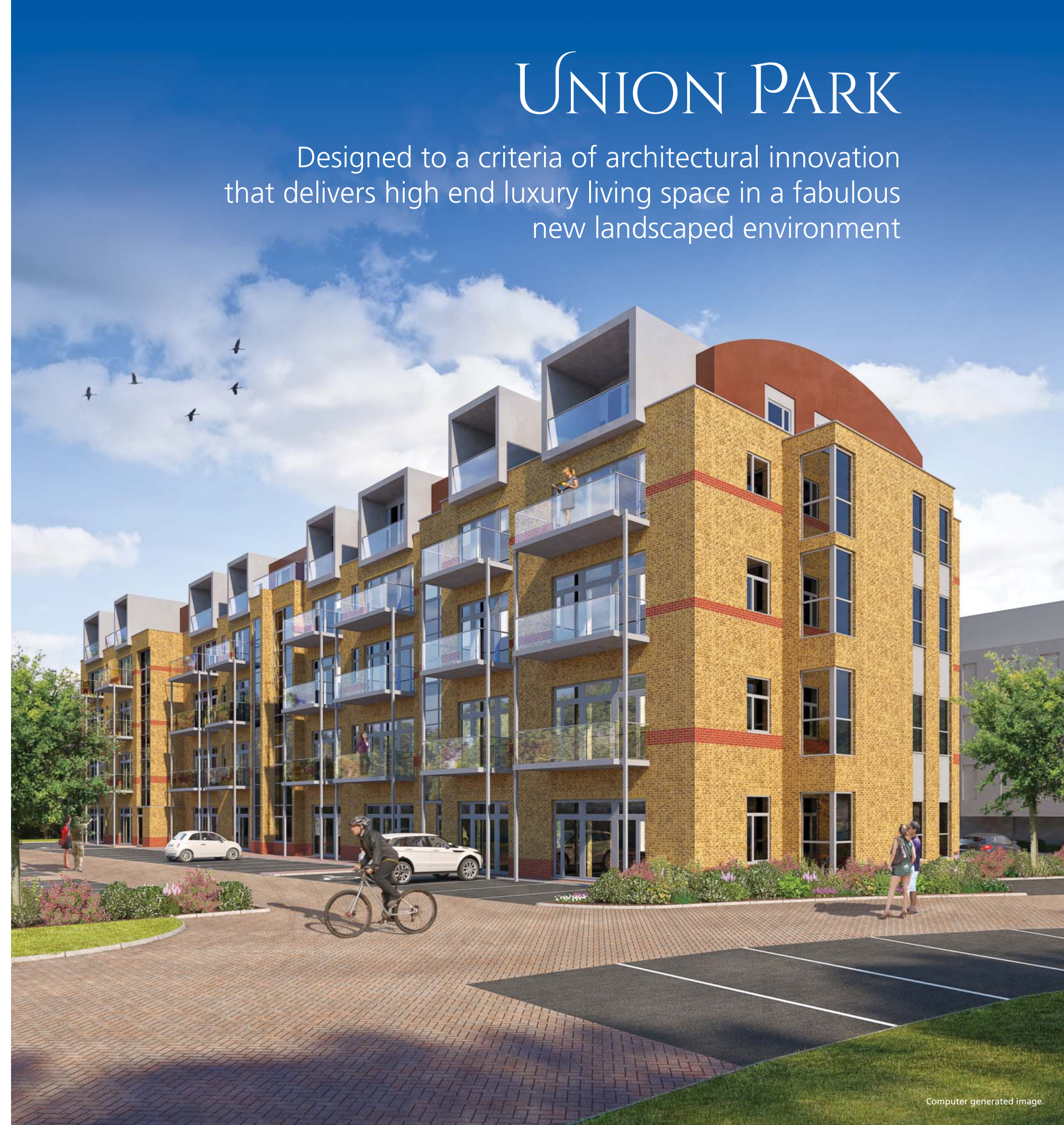




Indicative site plan showing proposed landscaping.

UNION PARK

Designed to a criteria of architectural innovation that delivers high end luxury living space in a fabulous new landscaped environment





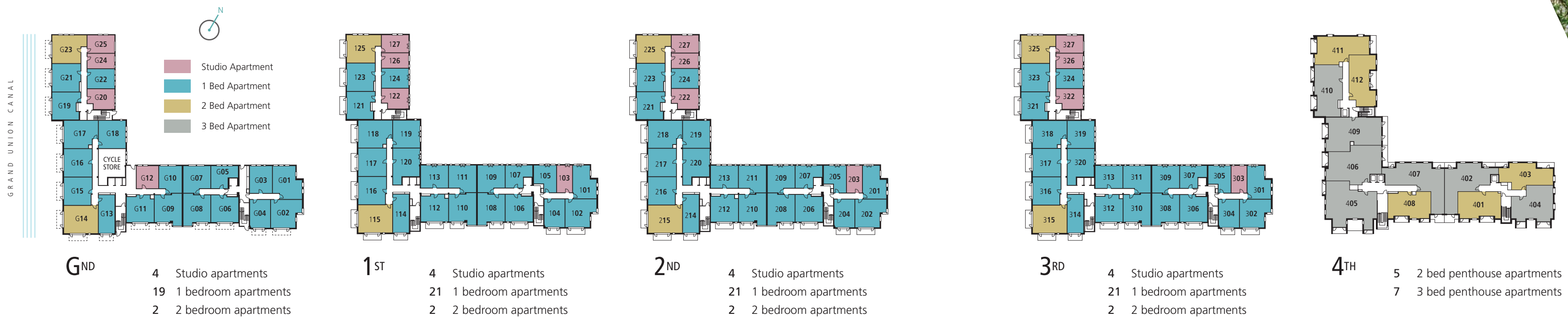
Development overview

AQUA HOUSE

Computer generated image.

- An all private gated residential building.
- Secure car parking bay included.
- Daytime concierge service.
- Residents' private shuttlebus service to West Drayton mainline and Uxbridge tube station.
- A choice of luxurious studio, 1, 2 & 3 bedroom apartment styles.
- Apartment types from around 310 sq.ft. to over 1,370 sq.ft.
- All first, second and third level apartments with juliet or balcony.
- Each fourth floor apartment with one or more terraces.
- Lift serving each apartment core.
- Highly refined specifications and finishes throughout.

UNION PARK
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Computer generated image of principal living area. Apartment 315.



Sleek functionality amid sophisticated style.

Computer generated images. Apartment 315.



UNION PARK
ALIVE WITH STYLE

Exclusive living - from every point of view.



Computer generated image with actual view from canal side apartment.



FOURTH FLOOR NOT SHOWN



3RD



| | | | |
|-------------|-----|------------|---------------|
| Studio | | | |
| 103 | 203 | 303 | |
| | | 28.0 sq.m. | 301 sq.ft. |
| Living area | | 5.2 x 4.1m | 17'0" x 13'4" |



2ND



| | | | |
|-------------|--|------------|---------------|
| Studio | | | |
| G12 | | 34.3 sq.m. | 369 sq.ft. |
| Living area | | 5.8 x 4.3m | 19'0" x 14'0" |



1ST



GND



| | | | |
|-------------|-----|------------|---------------|
| Studio | | | |
| G24 | | 28.5 sq.m. | 307 sq.ft. |
| 126 | 226 | 326 | 27.8 sq.m. |
| Living area | | 5.2 x 3.9m | 17'0" x 12'9" |



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|-------------|-----|------------|---------------|
| Studio | | | |
| G20 | | 35.1 sq.m. | 378 sq.ft. |
| 122 | 222 | 322 | 34.1 sq.m. |
| Living area | | 5.2 x 5.3m | 17'0" x 17'4" |



| | | | |
|-------------|-----|------------|---------------|
| Studio | | | |
| G25 | | 33.4 sq.m. | 359 sq.ft. |
| 127 | 227 | 327 | 33.6 sq.m. |
| Living area | | 5.2 x 4.8m | 17'0" x 15'8" |



| | | | |
|-------------|-----|------------|--------------|
| 1 bedroom | | | |
| 105 | 205 | 305 | 35.7 sq.m. |
| | | 384 sq.ft. | |
| Living area | | 5.6 x 3.0m | 18'4" x 9'9" |
| Bedroom | | 3.2 x 2.8m | 10'5" x 9'2" |

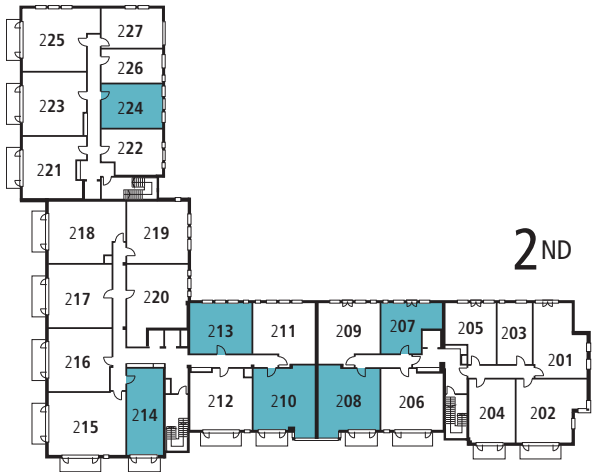


| | | | |
|---------------------|-----|------------|---------------|
| 1 bedroom Manhattan | | | |
| G04 | | 40.6 sq.m. | 437 sq.ft. |
| 104 | 204 | 304 | 40.0 sq.m. |
| | | 430 sq.ft. | |
| Living area | | 5.5 x 4.5m | 18'0" x 14'8" |
| Bedroom | | 2.5 x 3.4m | 8'2" x 11'1" |

FOURTH FLOOR NOT SHOWN



3RD



2ND



1ST



GND



| | | | |
|---------------------|------------|---------------|--|
| 1 bedroom Manhattan | | | |
| G22 | 36.7 sq.m. | 395 sq.ft. | |
| 124 224 324 | 36.2 sq.m. | 390 sq.ft. | |
| Living area | 4.4 x 5.1m | 14'4" x 16'8" | |
| Bedroom | 2.3 x 3.2m | 7'6" x 10'5" | |



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|---------------------|------------|---------------|--|
| 1 bedroom Manhattan | | | |
| G13 | 42.7 sq.m. | 459 sq.ft. | |
| 114 214 314 | 43.2 sq.m. | 465 sq.ft. | |
| Living area | 4.1 x 4.6m | 13'4" x 15'0" | |
| Bedroom | 3.1 x 3.6m | 10'1" x 11'9" | |



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|-------------|------------|---------------|--|
| 1 bedroom | | | |
| G08 | 55.5 sq.m. | 597 sq.ft. | |
| 108 208 308 | 54.6 sq.m. | 587 sq.ft. | |
| (Handed) | | | |
| G09 | 55.0 sq.m. | 592 sq.ft. | |
| 110 210 310 | 54.6 sq.m. | 587 sq.ft. | |
| Living area | 5.5 x 4.1m | 18'0" x 13'4" | |
| Bedroom | 3.0 x 6.3m | 9'9" x 20'8" | |



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|-------------|------------|---------------|--|
| 1 bedroom | | | |
| G05 | 34.6 sq.m. | 372 sq.ft. | |
| 107 207 307 | 34.0 sq.m. | 366 sq.ft. | |
| Living area | 4.3 x 4.3m | 14'0" x 14'0" | |
| Bedroom | 2.8 x 4.3m | 9'2" x 14'0" | |

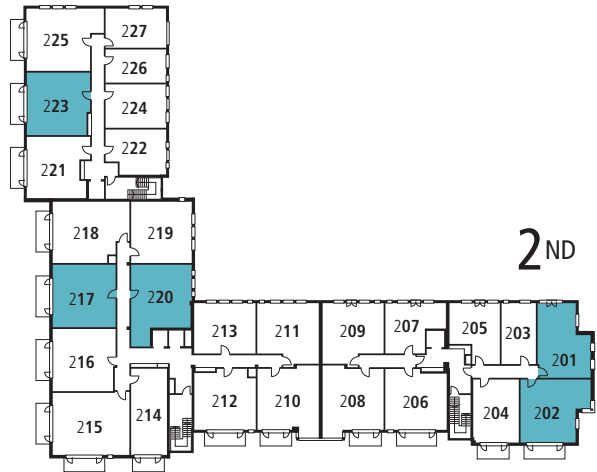


| | | | |
|-------------|------------|---------------|--|
| 1 bedroom | | | |
| 113 213 313 | 42.5 sq.m. | 457 sq.ft. | |
| Living area | 4.2 x 5.8m | 13'8" x 19'0" | |
| Bedroom | 2.9 x 4.3m | 9'6" x 14'0" | |



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|-------------|------------|--------------|--|
| 1 bedroom | | | |
| G10 | 40.5 sq.m. | 436 sq.ft. | |
| Living area | 5.8 x 3.0m | 19'0" x 9'9" | |
| Bedroom | 4.2 x 2.8m | 13'8" x 9'2" | |

FOURTH FLOOR NOT SHOWN

3RD2ND1STGND**1 bedroom****G01** 59.6 sq.m. 641 sq.ft.

| | | |
|-------------|------------|---------------|
| Living area | 5.2 x 6.0m | 17'0" x 19'7" |
| Bedroom | 4.7 x 4.4m | 15'4" x 14'4" |

**1 bedroom Manhattan****120 220 320** 58.4 sq.m. 628 sq.ft.

| | | |
|--------------|------------|---------------|
| Living area | 4.2 x 5.4m | 13'8" x 17'8" |
| Kitchen area | 2.0 x 1.8m | 6'6" x 5'10" |
| Bedroom | 3.1 x 4.8m | 10'1" x 15'8" |

**1 bedroom****101 201 301** 47.6 sq.m. 512 sq.ft.

| | | |
|-------------|------------|---------------|
| Living area | 4.4 x 4.6m | 14'4" x 15'0" |
| Bedroom | 4.4 x 4.3m | 14'4" x 14'0" |

**1 bedroom****G21 123 223 323** 53.3 sq.m. 574 sq.ft.
52.4 sq.m. 564 sq.ft.

| | | |
|--------------|------------|---------------|
| Living area | 5.0 x 4.3m | 16'4" x 14'0" |
| Kitchen area | 2.2 x 2.6m | 7'2" x 8'6" |
| Bedroom | 5.0 x 2.9m | 16'4" x 9'6" |

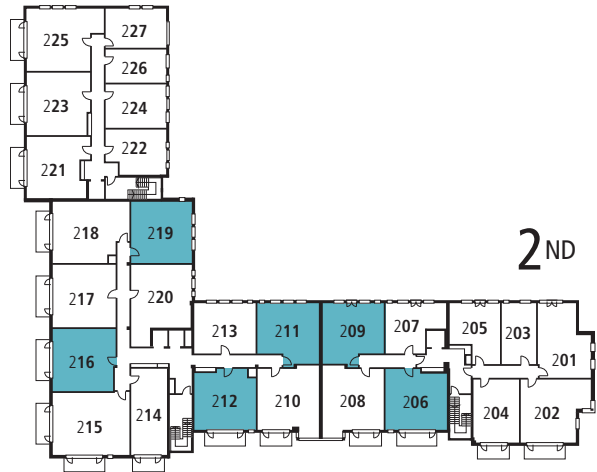
**1 bedroom****G16 117 217 317** 54.9 sq.m. 591 sq.ft.
54.5 sq.m. 586 sq.ft.

| | | |
|--------------|------------|---------------|
| Living area | 4.8 x 4.3m | 15'8" x 14'0" |
| Kitchen area | 2.8 x 2.4m | 9'2" x 7'10" |
| Bedroom | 5.9 x 2.9m | 19'3" x 9'6" |

**1 bedroom****G02 102 202 302** 54.5 sq.m. 586 sq.ft.
53.6 sq.m. 577 sq.ft.

| | | |
|-------------|------------|---------------|
| Living area | 6.4 x 4.0m | 21'0" x 13'0" |
| Bedroom | 4.1 x 3.6m | 13'4" x 11'9" |

FOURTH FLOOR NOT SHOWN

**1 bedroom**

| | | |
|-------------|------------|------------|
| G15 | 54.2 sq.m. | 583 sq.ft. |
| 116 216 316 | 53.9 sq.m. | 580 sq.ft. |

| | | |
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| Living area | 4.5 x 4.3m | 14'8" x 14'0" |
| Kitchen area | 3.0 x 2.4m | 9'9" x 7'10" |
| Bedroom | 5.6 x 2.9m | 18'4" x 9'6" |

**1 bedroom**

| | | |
|-------------|------------|------------|
| G07 | 48.3 sq.m. | 520 sq.ft. |
| 109 209 309 | 47.6 sq.m. | 512 sq.ft. |

(Handed)

| | | |
|-------------|------------|------------|
| 111 211 311 | 48.4 sq.m. | 521 sq.ft. |
|-------------|------------|------------|

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|--------------|------------|---------------|
| Living area | 4.1 x 5.4m | 13'4" x 17'8" |
| Kitchen area | 2.1 x 1.5m | 6'10" x 5'0" |
| Bedroom | 3.0 x 4.3m | 9'9" x 14'0" |

**1 bedroom**

| | | |
|-----|------------|------------|
| G03 | 43.0 sq.m. | 463 sq.ft. |
|-----|------------|------------|

| | | |
|--------------|------------|---------------|
| Living area | 3.2 x 4.4m | 10'5" x 14'4" |
| Kitchen area | 2.8 x 2.0m | 9'2" x 6'6" |
| Bedroom | 2.7 x 4.4m | 8'10" x 14'4" |

**1 bedroom**

| | | |
|-------------|------------|------------|
| G11 | 50.2 sq.m. | 540 sq.ft. |
| 112 212 312 | 48.9 sq.m. | 526 sq.ft. |

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|--------------|------------|---------------|
| Living area | 4.5 x 4.2m | 14'8" x 13'8" |
| Kitchen area | 2.6 x 2.1m | 8'6" x 6'10" |
| Bedroom | 2.8 x 5.2m | 9'2" x 17'0" |

**1 bedroom**

| | | |
|-------------|------------|------------|
| G18 | 51.6 sq.m. | 555 sq.ft. |
| 119 219 319 | 52.0 sq.m. | 560 sq.ft. |

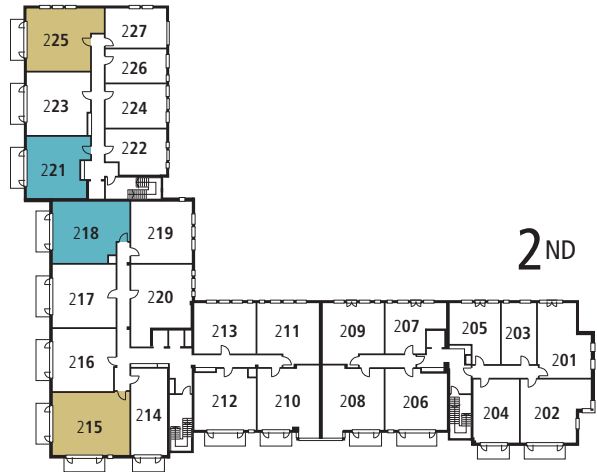
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|--------------|------------|---------------|
| Living area | 5.2 x 4.3m | 17'0" x 14'0" |
| Kitchen area | 2.0 x 2.8m | 6'6" x 9'2" |
| Bedroom | 4.0 x 2.8m | 13'0" x 9'2" |

**1 bedroom**

| | | |
|-------------|------------|------------|
| G06 | 50.2 sq.m. | 540 sq.ft. |
| 106 206 306 | 49.5 sq.m. | 533 sq.ft. |

| | | |
|-------------|------------|---------------|
| Living area | 4.2 x 6.7m | 13'8" x 22'0" |
| Bedroom | 4.5 x 2.8m | 14'8" x 9'2" |

FOURTH FLOOR NOT SHOWN

3RD2ND1STGND

1 BED 2 BED



1 bedroom

| | | |
|-------------|------------|------------|
| G19 | 50.2 sq.m. | 540 sq.ft. |
| 121 221 321 | 49.6 sq.m. | 534 sq.ft. |

| | | |
|-------------|------------|---------------|
| Living area | 5.2 x 4.3m | 17'0" x 14'0" |
| Bedroom | 5.2 x 2.8m | 17'0" x 9'2" |



1 bedroom

| | | |
|-------------|------------|------------|
| G17 | 59.4 sq.m. | 639 sq.ft. |
| 118 218 318 | 60.2 sq.m. | 648 sq.ft. |

| | | |
|--------------|------------|---------------|
| Living area | 4.1 x 6.5m | 13'4" x 21'4" |
| Kitchen area | 2.5 x 2.7m | 8'2" x 8'10" |
| Bedroom | 5.3 x 2.9m | 17'4" x 9'6" |



2 bedroom

| | | |
|-------------|------------|------------|
| G23 | 60.0 sq.m. | 646 sq.ft. |
| 125 225 325 | 58.9 sq.m. | 634 sq.ft. |

| | | |
|-------------|------------|---------------|
| Living area | 4.7 x 4.4m | 15'4" x 14'4" |
| Bedroom 1 | 5.2 x 3.0m | 17'0" x 9'9" |
| Bedroom 2 | 4.6 x 3.0m | 15'0" x 9'9" |



2 bedroom

| | | |
|-------------|------------|------------|
| G14 | 61.3 sq.m. | 660 sq.ft. |
| 115 215 315 | 66.1 sq.m. | 711 sq.ft. |

| | | |
|-------------|------------|---------------|
| Living area | 6.4 x 4.5m | 21'0" x 14'8" |
| Bedroom 1 | 4.6 x 2.9m | 15'0" x 9'6" |
| Bedroom 2 | 2.8 x 3.6m | 9'2" x 11'9" |



| | | | |
|------------------|-------------------|-------------------|--|
| 2 bedroom | | | |
| 411 | 87.2 sq.m. | 938 sq.ft. | |
| Living area | 4.2 x 6.5m | 13'8" x 21'4" | |
| Bedroom 1 | 3.7 x 4.7m | 12'1" x 15'4" | |
| Bedroom 2 | 7.2 x 2.9m | 23'6" x 9'6" | |



| | | | |
|------------------|-------------------|-------------------|--|
| 2 bedroom | | | |
| 403 | 74.8 sq.m. | 805 sq.ft. | |
| Living area | 5.1 x 4.2m | 16'8" x 13'8" | |
| Bedroom 1 | 4.4 x 4.9m | 14'4" x 16'0" | |
| Bedroom 2 | 3.4 x 3.7m | 11'1" x 12'1" | |

| | | | |
|------------------|-------------------|-------------------|--|
| 2 bedroom | | | |
| 412 | 82.4 sq.m. | 887 sq.ft. | |
| Living area | 6.4 x 4.1m | 21'0" x 13'4" | |
| Bedroom 1 | 3.5 x 5.1m | 11'5" x 16'8" | |
| Bedroom 2 | 3.4 x 3.3m | 11'1" x 10'9" | |



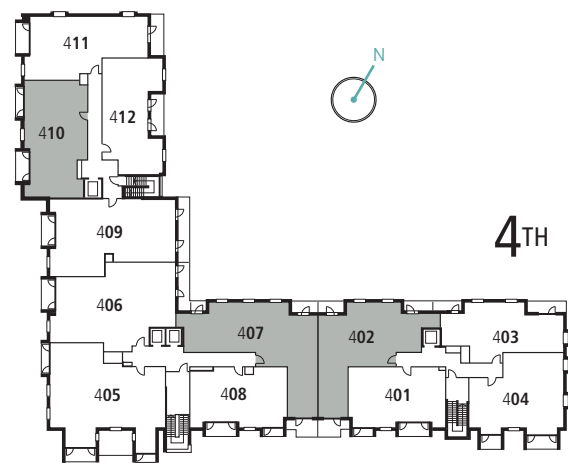
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|------------------|-------------------|-------------------|--|
| 2 bedroom | | | |
| 408 | 74.9 sq.m. | 806 sq.ft. | |
| Living area | 5.3 x 5.8m | 17'4" x 19'0" | |
| Bedroom 1 | 2.8 x 4.8m | 9'2" x 15'8" | |
| Bedroom 2 | 2.9 x 4.8m | 9'6" x 15'8" | |



| | | | |
|------------------|-------------------|-------------------|--|
| 2 bedroom | | | |
| 401 | 75.9 sq.m. | 817 sq.ft. | |
| Living area | 5.4 x 4.8m | 17'8" x 15'8" | |
| Bedroom 1 | 3.7 x 4.5m | 12'1" x 14'8" | |
| Bedroom 2 | 2.8 x 4.5m | 9'2" x 14'8" | |



LOWER FLOORS NOT SHOWN



LOWER FLOORS NOT SHOWN



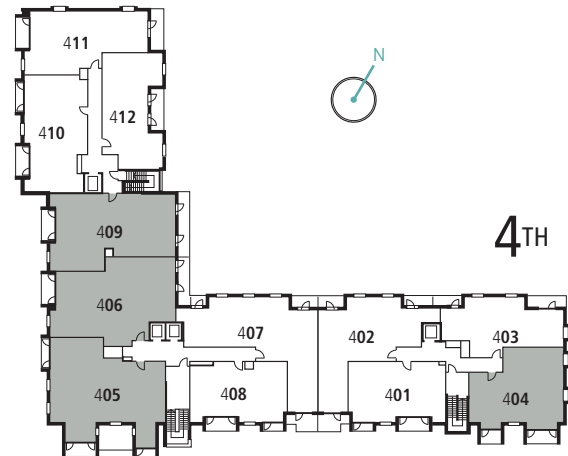
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|-------------|-------------|---------------|
| 3 bedroom | | |
| 407 | 115.5 sq.m. | 1243 sq.ft. |
| Living area | 6.4 x 5.8m | 21'0" x 19'0" |
| Bedroom 1 | 3.3 x 5.2m | 10'9" x 17'0" |
| Bedroom 2 | 3.2 x 4.1m | 10'5" x 13'4" |
| Bedroom 3 | 2.6 x 4.4m | 8'6" x 14'4" |
| Study | 3.0 x 4.4m | 9'9" x 14'4" |



| | | |
|-------------|-------------|---------------|
| 3 bedroom | | |
| 402 | 100.6 sq.m. | 1082 sq.ft. |
| Living area | 5.7 x 5.3m | 18'8" x 17'4" |
| Bedroom 1 | 3.4 x 5.2m | 11'1" x 17'0" |
| Bedroom 2 | 2.8 x 4.4m | 9'2" x 14'4" |
| Bedroom 3 | 3.2 x 4.2m | 10'5" x 13'8" |



| | | |
|-------------|------------|---------------|
| 3 bedroom | | |
| 410 | 92.1 sq.m. | 991 sq.ft. |
| Living area | 5.4 x 5.6m | 17'8" x 18'4" |
| Bedroom 1 | 5.6 x 3.0m | 18'4" x 9'9" |
| Bedroom 2 | 4.0 x 3.0m | 13'0" x 9'9" |
| Bedroom 3 | 4.0 x 2.2m | 13'0" x 7'2" |



LOWER FLOORS NOT SHOWN



3 bedroom
409

113.4 sq.m. 1220 sq.ft.

| | | |
|-------------|------------|---------------|
| Living area | 5.8 x 5.6m | 19'0" x 18'4" |
| Bedroom 1 | 5.4 x 3.3m | 17'8" x 10'9" |
| Bedroom 2 | 4.6 x 3.3m | 15'0" x 10'9" |
| Bedroom 3 | 3.9 x 3.2m | 12'9" x 10'5" |



3 bedroom
404

89.5 sq.m. 963 sq.ft.

| | | |
|--------------|------------|---------------|
| Living area | 4.2 x 5.0m | 13'8" x 16'4" |
| Kitchen area | 3.0 x 1.5m | 9'9" x 5'0" |
| Bedroom 1 | 3.6 x 5.4m | 11'9" x 17'8" |
| Bedroom 2 | 4.8 x 2.8m | 15'8" x 9'2" |
| Bedroom 3 | 2.8 x 4.6m | 9'2" x 15'0" |



3 bedroom
406

129.1 sq.m. 1389 sq.ft.

| | | |
|-------------|------------|---------------|
| Living area | 8.0 x 4.4m | 26'2" x 14'4" |
| Bedroom 1 | 5.7 x 5.0m | 18'4" x 16'4" |
| Bedroom 2 | 6.2 x 3.1m | 20'3" x 10'1" |
| Bedroom 3 | 3.2 x 4.5m | 10'5" x 14'8" |



3 bedroom
405

128.0 sq.m. 1377 sq.ft.

| | | |
|-------------|------------|----------------|
| Living area | 6.5 x 4.6m | 21'4" x 15'0" |
| Bedroom 1 | 7.0 x 3.5m | 22'11" x 11'5" |
| Bedroom 2 | 3.4 x 6.2m | 11'1" x 20'3" |
| Bedroom 3 | 3.2 x 3.2m | 10'5" x 10'5" |
| Study | 4.4 x 2.8m | 14'4" x 9'2" |

GENERAL

- Lift serving each apartment level.
- Heating via thermostatically controlled underfloor heating.
- Fresh air ventilation system.
- White finish engineered timber internal doors with horizontal feature grooves.
- White finish architrave free pocket sliding living/bedroom divider doors where applicable.
- Walnut veneer entrance door.
- Deco style three step square edge skirting board and architraves.
- Chrome finish door furniture.
- Home office facility to each apartment.
- Double glazing.
- Video entryphone security.
- Majority with balcony or terrace with external lighting.
- Dimmable low energy downlighting to kitchen area, living/dining, bathroom and en-suite (surface mounted to bedrooms and hallway).
- White matt finish to all walls and ceilings.

LIVING/DINING

- Woodstrip chalk slate engineered oiled oak flooring including hall.
- Digital TV, Sky+, Sky, Freesat, DAB Radio and FM Radio sockets in living area (subject to subscription).
- Telephone socket.
- Full height glazing to terrace, balcony and juliet access areas.

BATHROOMS & EN-SUITE

- Contemporary white suites.
- Large format grey porcelain floor tiling.
- Large format limestone porcelain wall tiling.
- Heated chrome ladder towel rail.
- White porcelain basin with undermounted grey timber veneer vanity cabinet.
- Shaver socket.
- Single mixer tap to bath and shower.
- Thermostatic shower over bath in bathrooms.
- Thermostatic shower in white stone tray and glass enclosure to en-suites (if applicable).

KITCHEN

- Woodstrip chalk slate engineered oiled oak flooring including hall.
- Designer grey base and wall units to kitchens with soft close handleless drawers and doors.
- Natural quartz stone worktop.
- Stainless steel electric fan assisted single oven, ceramic 4 zone electric hob with stainless steel hood and splashback.
- Integrated appliances include dishwasher, washer/dryer, fridge/freezer and microwave.
- Single stainless steel 1½ sink with single tap for hot, cold and boiling water.
- Feature underlighting to units.

BEDROOMS

- Fully fitted carpeting.
- Fitted wardrobes to master bedrooms.
- Sky+ to master bedroom (subject to subscription).

COMMUNAL AREAS

- Video door entry system to communal residential entrances.
- Heavy duty carpet tile finish to corridors and stairs, ceramic floor tiling to lobby areas.
- Secure internal cycle store.
- Energy efficient sensor controlled external lighting.
- Landscaped communal garden area.
- Secure car parking.

Development Consortium

Union Park is a prestigious joint development between three leading residential developers, London Green, Chrisaria Group and The Liveras Group.



London Green Ltd is an experienced yet agile property development firm, focussed on the redevelopment of commercial property and the development of larger, bespoke residential schemes in London and the surrounding Regions.



Chrisaria Group is a multi-disciplinary, privately owned company acquiring and developing high quality property within the UK. Astute and creative asset management is at the core of Chrisaria's success, combining that with investment insight, innovative thinking and a wealth of experience.

Managing Agents



We love buildings, but our true business is people, that's why our people know that they really can make a difference, one leaseholder at a time. Ringley leads the market in transparency and provides all owners with online access 24/7 to the Gateway portal so you can see the estate finances, risk compliance, site visit reports and information on how we deal with issues at the development.

UNION PARK
PERFECTION IN PLACE



UNION PARK

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