

UNION PARK



GRAND UNION CANAL • UXBRIDGE • WEST LONDON

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**An exclusive development offering a stunning
choice of studio, 1, 2 & 3 bedroom apartments
within a tranquil canalside setting
within convenient proximity of Crossrail
connections, providing a 23 minute hop into
the heart of London's West End.**

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WATERSIDE HOUSE

THE COURTYARD

THE COURTYARD

AQUA HOUSE

CANALSIDE LIVING

“Union Park provides an exceptionally convenient base for all walks of life – from young professionals to families, those seeking to get on the property ladder, to those wishing to downsize in style. Everything is in place, fine education, recreation, entertainment, town centre shopping and a host of cultural pursuits, all within a 2 mile radius of the apartments.”



These apartments really do offer the best of both worlds.

Ideally located for commuters looking for quick motorway access or speedy travel to central London, seekers of the bright lights of the big City, or those who want to stay closer to home and enjoy the fantastic selection of shops and restaurants in nearby Uxbridge.

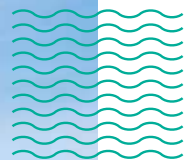
Spacious, open plan living areas make the apartments the ideal place to relax at home with friends and family, with private outside spaces beckoning you toward the peaceful outdoors.



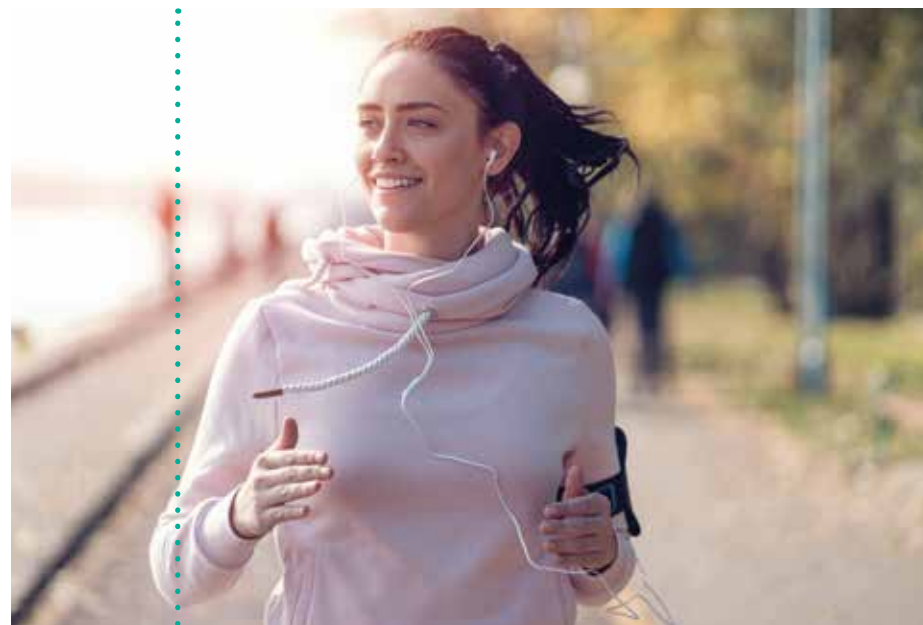
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“While the quiet waters of the canal meander past Union Park, their journey started at Brentford on the River Thames – where the Canal then climbs over 50 locks up into the Chiltern Hills and continues to Salford Junction in Birmingham, stretching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



NATURE & SERENE SPACES

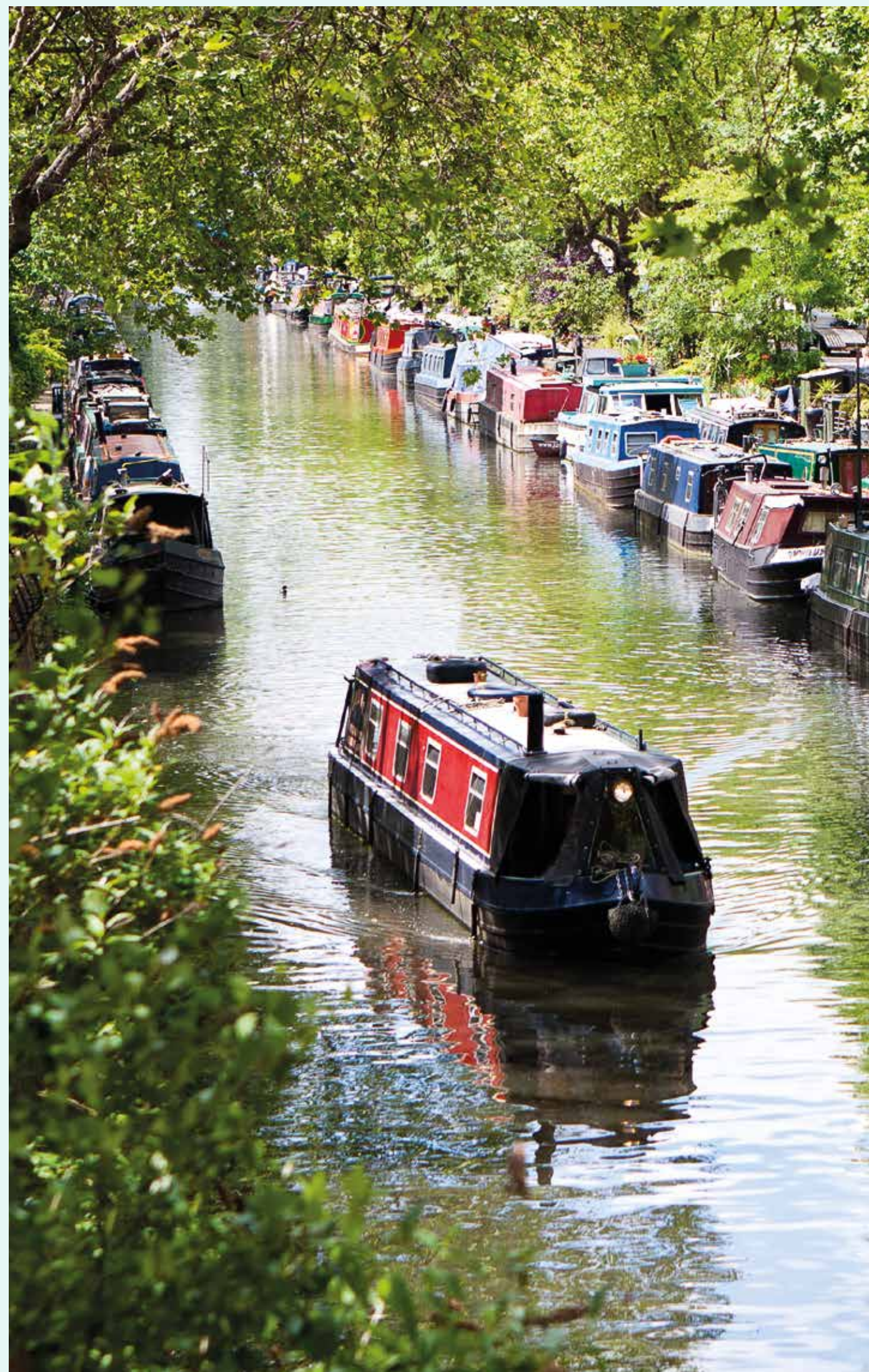


Located within a semi-rural ribbon of green belt, overlooking the quiet waters of the Grand Union Canal, there's an abundance of tow paths for walking and national cycle network routes on your doorstep so you can enjoy the canal to its fullest.



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.

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.



ON YOUR DOORSTEP

Nearby Uxbridge, just 10 minutes away by bus or car, offers a wealth of entertainment with a selection of high street and boutique shops, an Odeon cinema for watching the latest Hollywood blockbuster, and a range of renowned chain and independent bars and restaurants.





OUTSTANDING EDUCATION



London is famous for its worldleading independent schools, colleges and universities. Closer to home is the highly regarded Brunel University, with over 14,000 students and 2,500 staff it is a member of the Association of Commonwealth Universities, the European University Association and Universities UK.

West Drayton, Uxbridge and the surrounding areas have a number of primary and secondary schools rated 'good' by Ofsted, as well as HCUC (Harrow College & Uxbridge College), which is rated 'outstanding'.

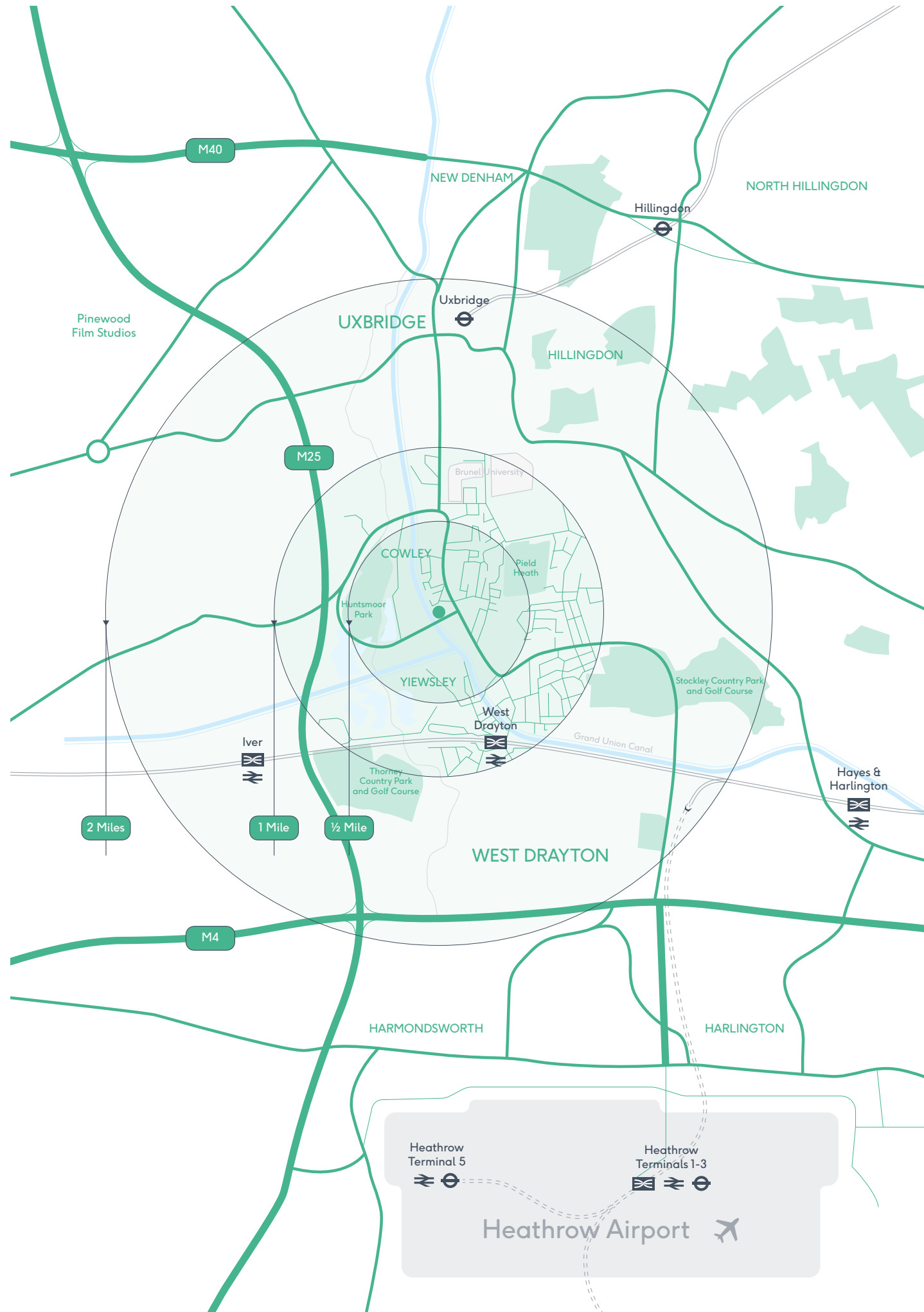
BE INSPIRE BY LONDON



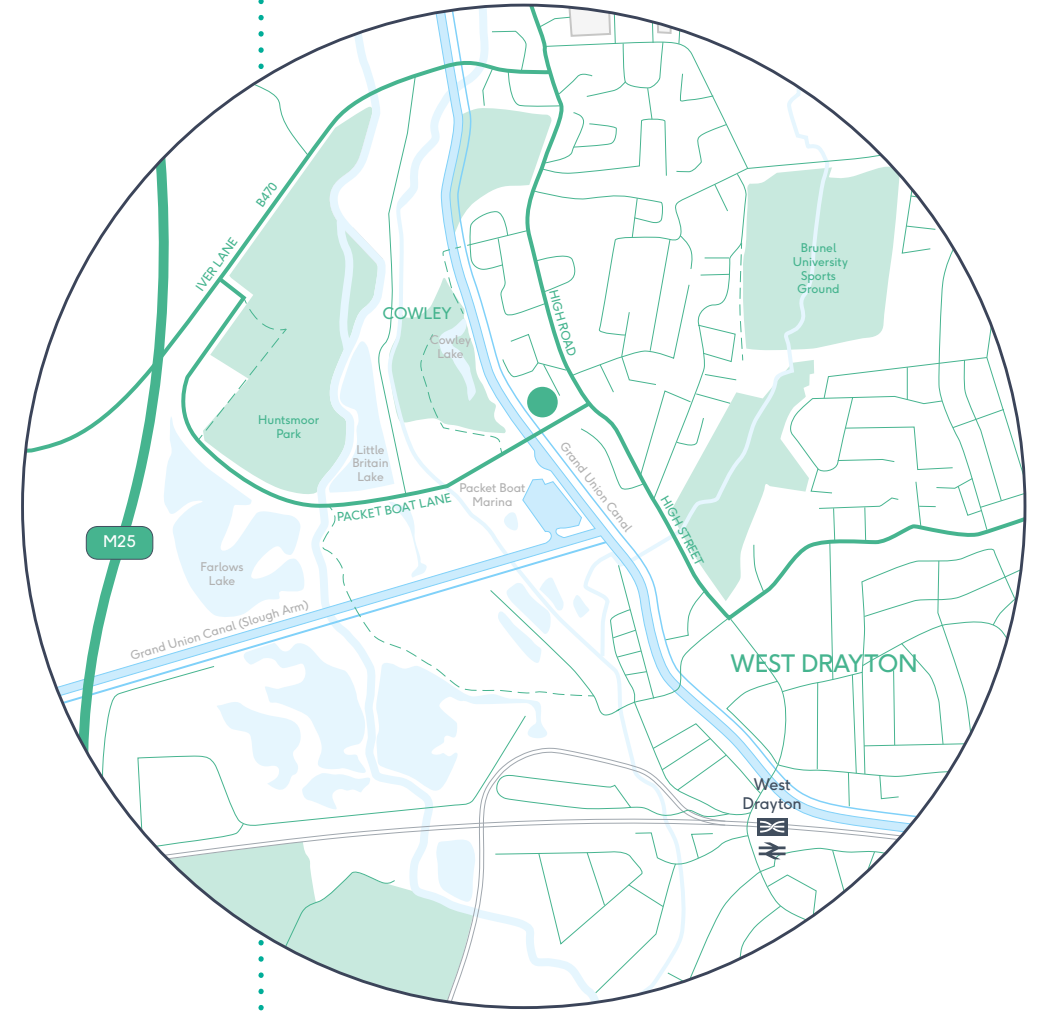
With Central London just 30 minutes away you can shop 'til you drop, experience the latest pop-up events, indulge your senses at a Michelin star restaurants, or meet friends at one of many trendy cocktail bars. Culture vultures can take in some of the most iconic and historically rich sites England has to offer.

Being in easy distance of London, Union Park really does offer the best of both worlds.





PERFECTLY PLACED



Idyllic canalside 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)



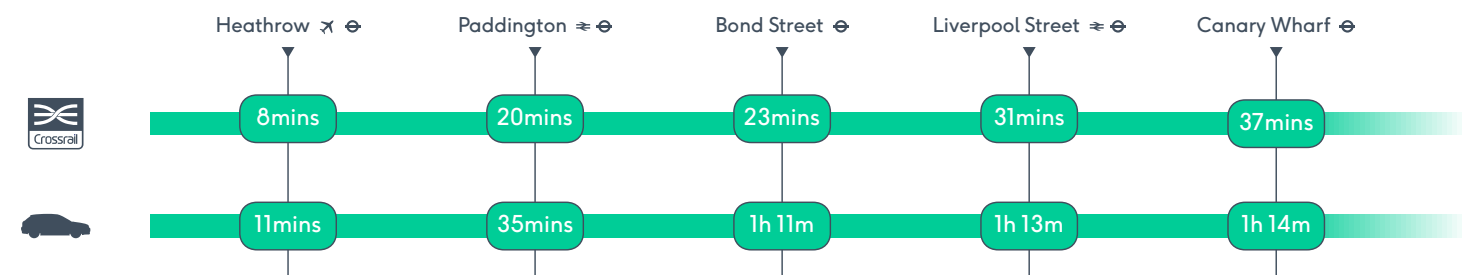
12 minutes drive from M25 motorway (J15)

ALL THE RIGHT CONNECTIONS



“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.”

Residents at Union Park will enjoy fast connectivity by all forms of public transport, with the M4 just 10 minutes away and direct road and rail routes into central London, Reading and further afield. West Drayton will be home to Crossrail as well as First Great Western railway, with services to Paddington, Reading and Oxford. Nearby Uxbridge Underground station has Metropolitan and Piccadilly line services linking to the Capital’s entire tube and mainline network.



THE DEVELOPMENT

This gated residential development has been carefully designed to maximise space and architecture, complemented by stunning interior design and high specification fixtures and fittings.

Residents will benefit from private balconies and gardens to most apartments, private and secure parking and a concierge during the day.

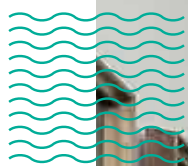
- An all private gated residential building.
- Secure car parking bay included.
- Daytime concierge service.
- Shuttle bus facility to West Drayton station at peak times (subject to ongoing demand).
- A choice of luxurious studio, 1, 2 & 3 bedroom apartment styles.
- Apartment types from 377 sq.ft. to 1,312 sq.ft.
- The majority of apartments with Juliet or balcony.
- Lift serving each apartment core.
- Highly refined specification and finishes throughout.





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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.
- LED 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

- Engineered smooth 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.
- 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

- Engineered smooth oak flooring including hall.
- Designer grey base and wall units to kitchens with soft close handleless drawers and doors.
- Quartz stone worktop.
- Stainless steel electric fan assisted single oven, ceramic 4 zone electric hob with stainless steel hood and splashback.
- Integrated appliances.
- Single stainless steel sink with single tap for hot and cold water.

BEDROOMS

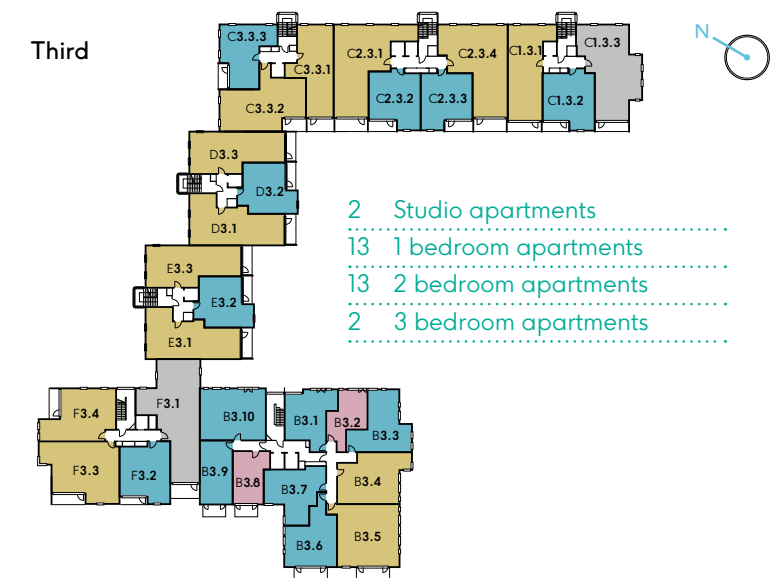
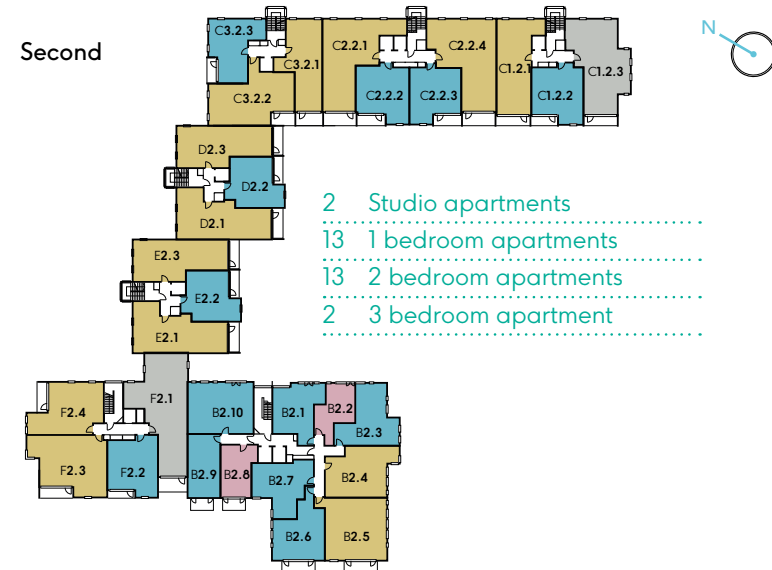
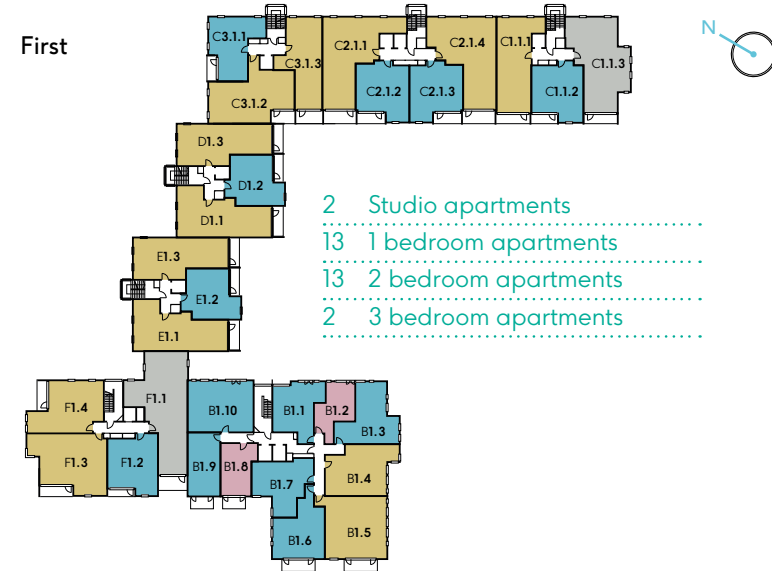
- Fully fitted carpeting.
- Fitted wardrobes to master bedrooms.
- Sky+ to master bedroom (subject to subscription).

COMMUNAL AREAS

- Video door entry system to communal residential entrances.
- 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.

FLOORPLANS

DEVELOPMENT OVERVIEW



Key



Development Consortium

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

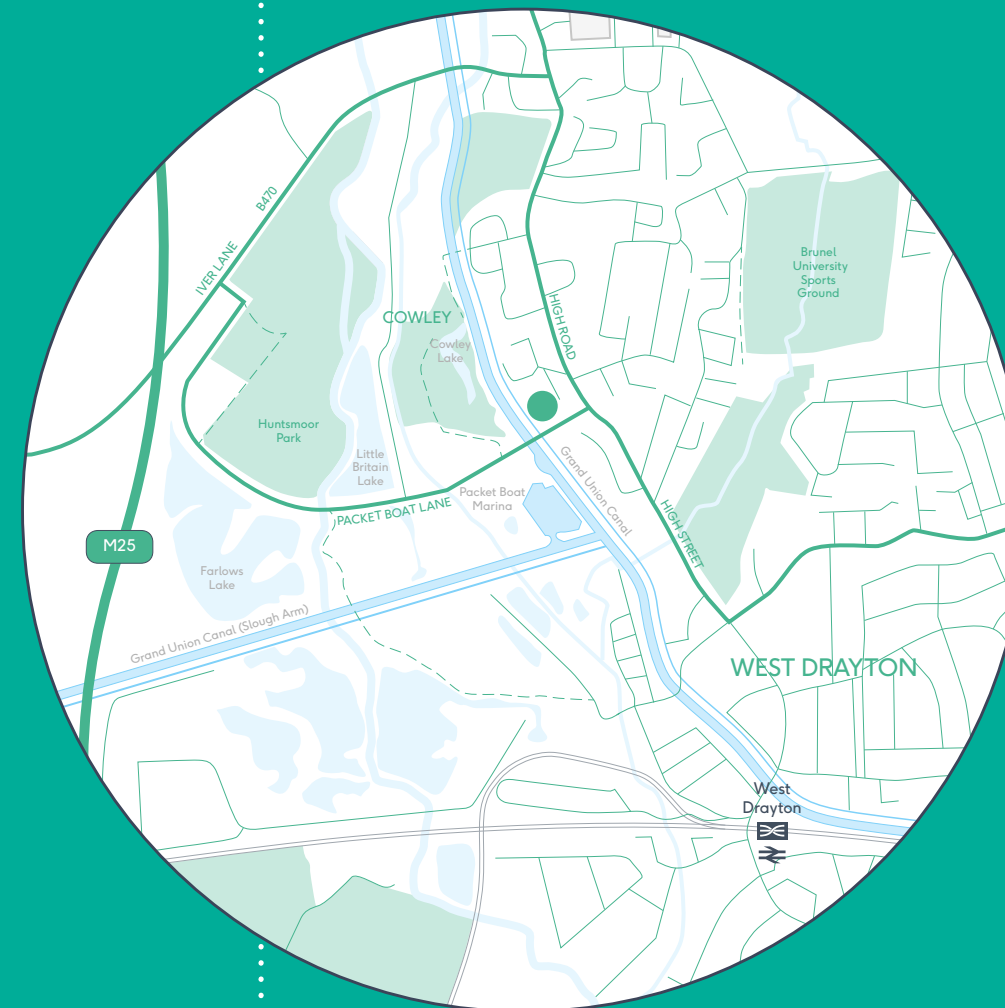


London Green Ltd is an experienced yet agile property development firm, focussed on the redevelopment of commercial property and the development of larger, bespoke residential schemes in London and the surrounding Regions.

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.



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To arrange a viewing or find out more
call 01895 659236
or visit UNIONPARK.CO.UK

