



1, 2 and 3 bedroom apartments

Phase 4

Union Park West Drayton

Grand Union Canal
West Drayton, West London,
UB8 2GH

Contemporary canalside living

www.homegroup.org.uk



A new place to call your home

An exclusive development offering a stunning collection of 1, 2 & 3 bedroom apartments within a tranquil canalside setting and convenient proximity of Crossrail connections, providing a 23 minute journey into the heart of London's West End. For those who want to stay closer to home, you can 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.

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.

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.



Perfectly placed with all the right connections

Tesco Superstore
0.6miles

Intu Uxbridge
2miles

Brunel University
1.5miles

Odeon Cinema
2.4miles



- Beautiful canalside location with low path walks
- 3 minutes walk from the marina with Water's Edge restaurant
- Within 20 minutes of West Drayton mainline station
- Outstanding Education - close to Brunel University and Ofsted rated 'good' primary and secondary schools



Connections that make life easier

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.



Air travel

Miles, minutes

Heathrow

5 miles, 13 minutes

Gatwick

46.9 miles, 57 minutes

Luton

31.8 miles, 43 minutes

Crossrail

Minutes

From Bracknell Station:

Heathrow

8 minutes

Paddington

20 minutes

Bond Street

23 minutes

Liverpool Street

31 minutes

Canary Wharf

37 minutes

By road

Miles, minutes

M4

3.5 miles, 10 minutes

M25

5.3 miles, 11 minutes

M1

18.3 miles, 34 minutes

Distances are approximate and listed without traffic. Times taken from Google Maps and TfL journey planner. Images are indicative only.



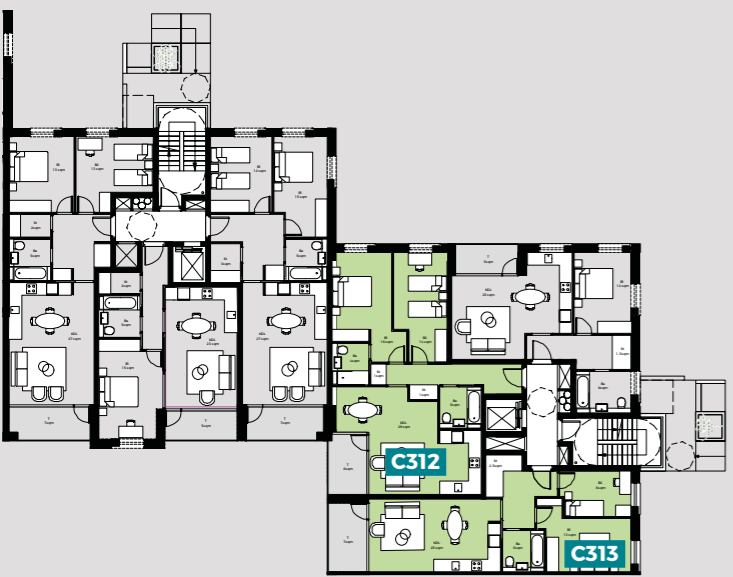
Development overview

1 bed
 2 bed
 3 bed



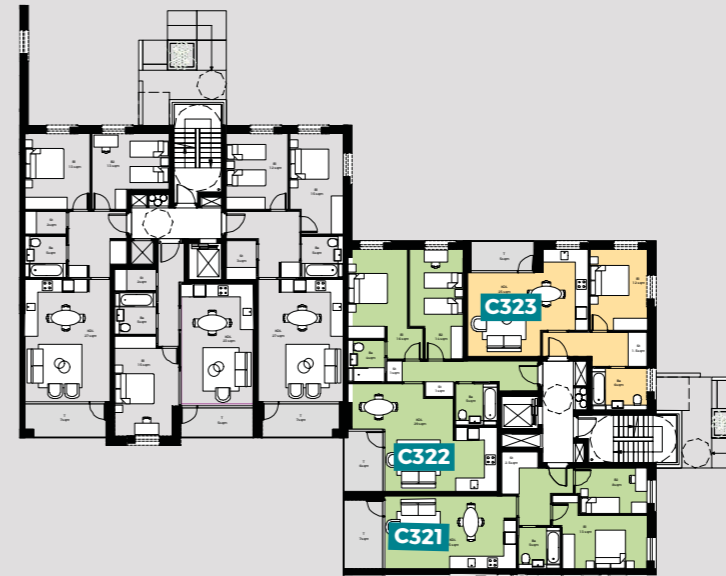
Ground floor

1 x 1 bedroom apartment
 Plot C302
 1 x 2 bedroom apartment
 Plot C301



First floor

1 x 2 bedroom apartment
 Plots C313
 1 x 2 bedroom apartment
 Plots C312



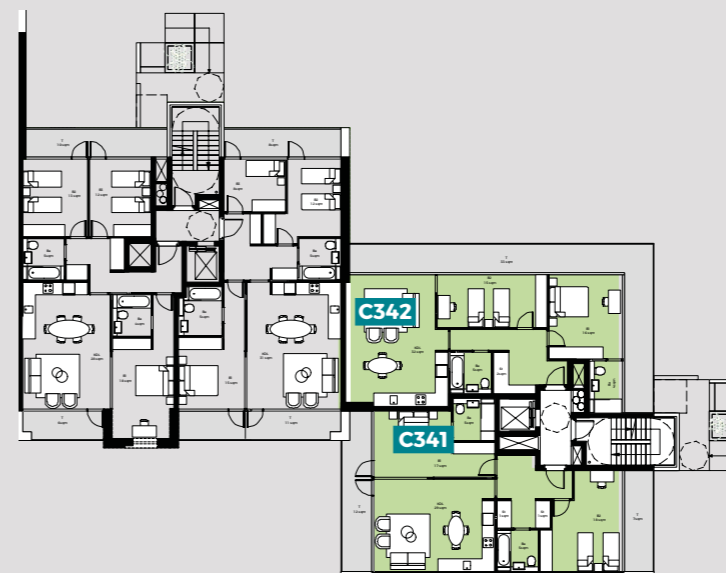
Second floor

1 x 1 bedroom apartment
 Plots C323
 2 x 2 bedroom apartments
 Plots C322, C321



Third floor

1 x 1 bedroom apartment
 Plots C333
 2 x 2 bedroom apartments
 Plots C332, C331



Fourth floor

2 x 2 bedroom apartments
 Plots C342, C341

Specification includes

- 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 (selected units only), ceramic 4 zone electric hob with stainless steel hood and splashback.
- Integrated appliances.
- Contemporary white bathroom suites.
- Large format grey porcelain floor tiling and limestone porcelain wall tiling.
- Heated chrome ladder towel rail.
- White porcelain basin with undermounted grey timber veneer vanity cabinet.
- Engineered smooth oak flooring in living/dining room and hallway.
- Fully fitted carpeting to bedrooms
- Fitted wardrobes to master bedrooms
- Full height glazing to terrace, balcony and Juliet access areas.



Specifications are subject to change. Images are indicative only.

Union Park

Block C3 – Ground floor

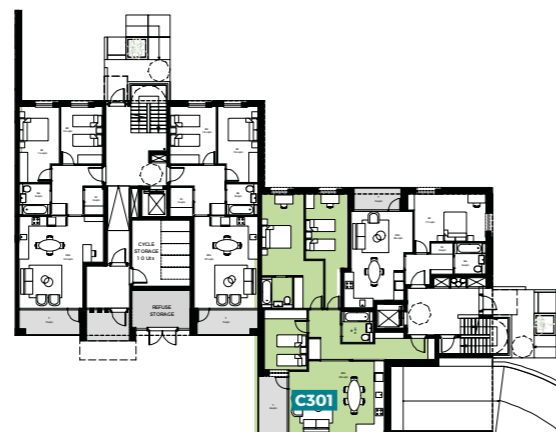
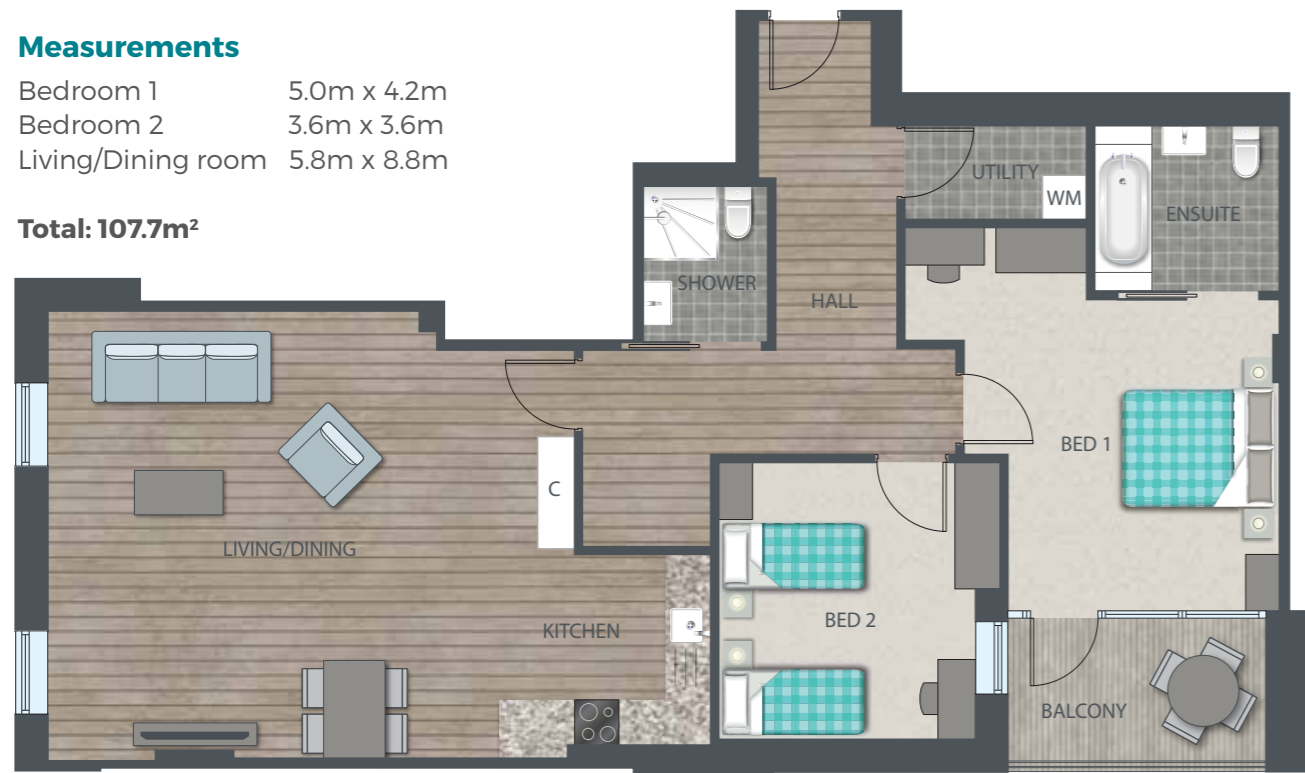
2 bedroom home

Plot C301

Measurements

Bedroom 1	5.0m x 4.2m
Bedroom 2	3.6m x 3.6m
Living/Dining room	5.8m x 8.8m

Total: 107.7m²



Union Park

Block C3 – Ground floor

1 bedroom home

Plot C302

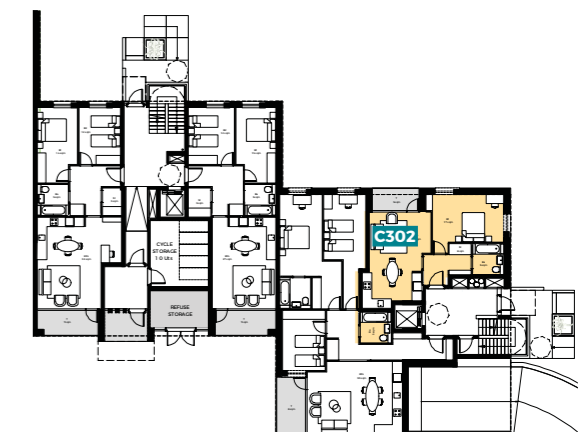
Measurements

Bedroom 1	3.6m x 3.6m
Living/Dining room	5.8m x 6.0m

Total: 56.8m²



Any floor plans are a general outline of the layout of the property for guidance only. All measurements are approximate and may vary and any intending purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Dimensions shown are not intended to be relied upon for installation of appliances or items of furniture or otherwise.



Union Park

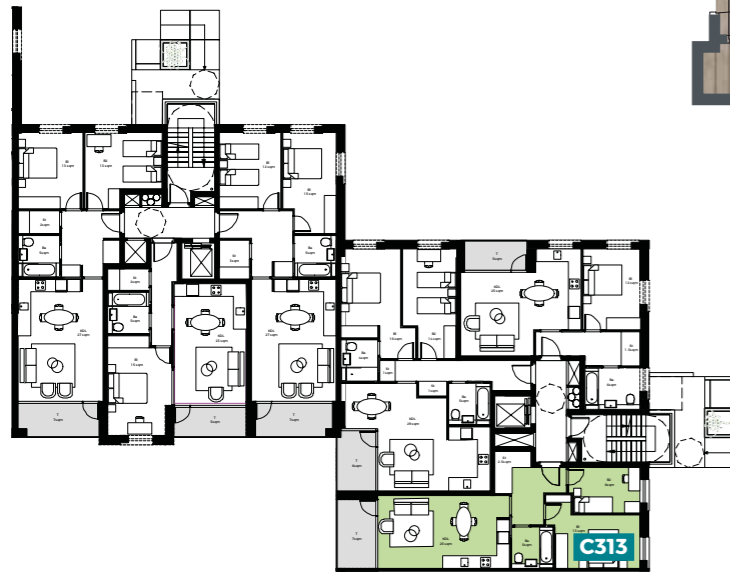
Block C3 - First floor

2 bedroom home

Plot C313 Measurements

Bedroom 1	3.4m x 2.2m
Bedroom 2	4.2m x 2.8m
Kitchen/Living/ Dining Area	6.8m x 3.8m

Total: 65.6m²



Union Park

Block C3 - First floor

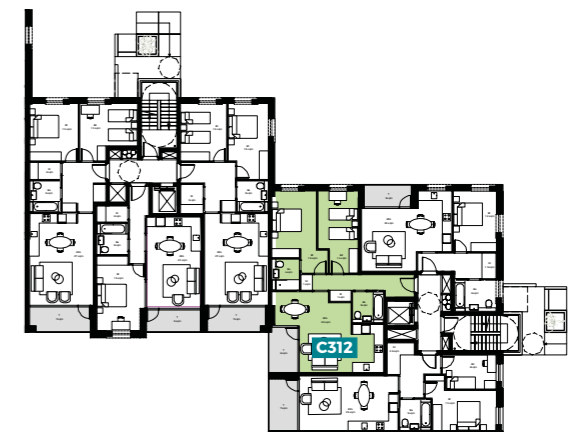


2 bedroom home

Plot C312 Measurements

Bedroom 1	3.2m x 3.8m
Bedroom 2	2.6m x 5.4m
Living/Dining room	7.2m x 5.2m

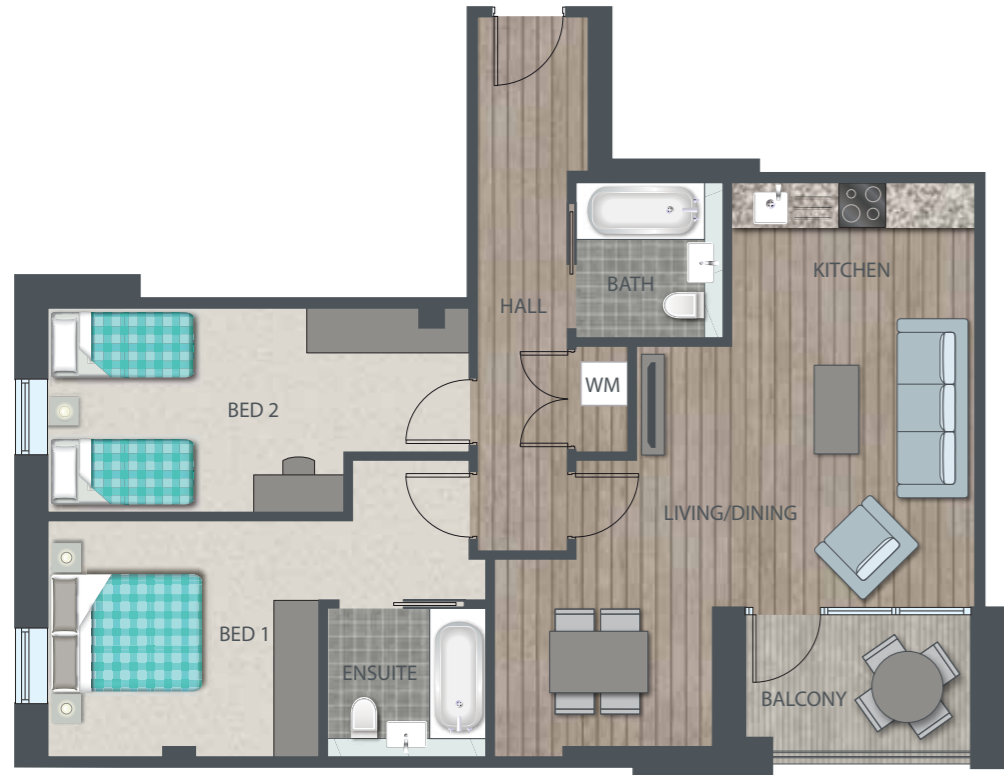
Total: 80.3m²



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Union Park

Block C3 – Second floor



2 bedroom home

Plot C322
Measurements

Bedroom 1 3.2m x 3.8m
Bedroom 2 2.6m x 5.4m
Living/Dining room 7.2m x 5.2m

Total: 80.3m²



Union Park

Block C3 – Second floor



1 bedroom home

Plot C323
Measurements

Bedroom 1 3.0m x 4.0m
Living/Dining room 6.4m x 4.2m

Total: 54.4m²

2 bedroom home

Plot C321

Measurements

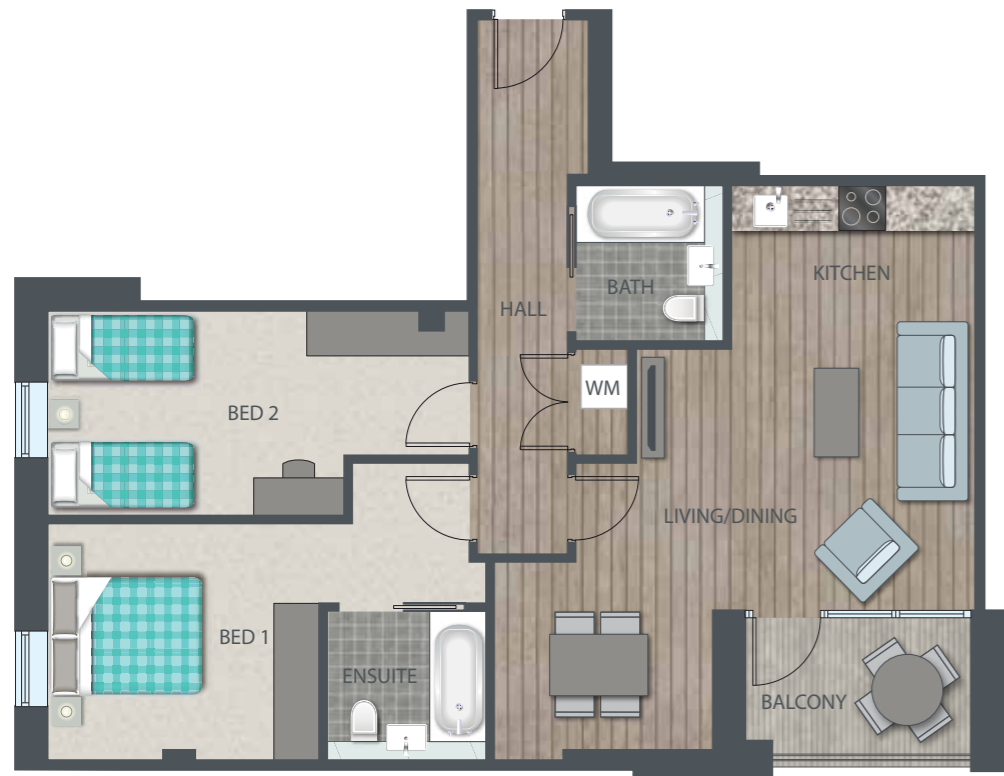
Bedroom 1 4.2m x 2.8m
Bedroom 2 3.4m x 2.2m
Kitchen/Living/
Dining Area 6.8m x 3.8m

Total: 65.6m²



Union Park

Block C3 – Third floor



2 bedroom home

Plot C332
Measurements

Bedroom 1 3.2m x 3.8m
Bedroom 2 2.6m x 5.4m
Living/Dining room 7.2m x 5.2m

Total: 80.3m²



Union Park

Block C3 – Third floor



1 bedroom home

Plot C333
Measurements

Bedroom 1 3.0m x 4.0m
Living/Dining room 6.4m x 4.2m

Total: 54.4m²



2 bedroom home

Plot C331

Measurements

Bedroom 1 4.2m x 2.8m
Bedroom 2 3.4m x 2.2m
Kitchen/Living/
Dining Area 6.8m x 3.8m

Total: 65.6m²

Union Park

Block C3 – Fourth floor



2 bedroom home

Plot C341

Measurements

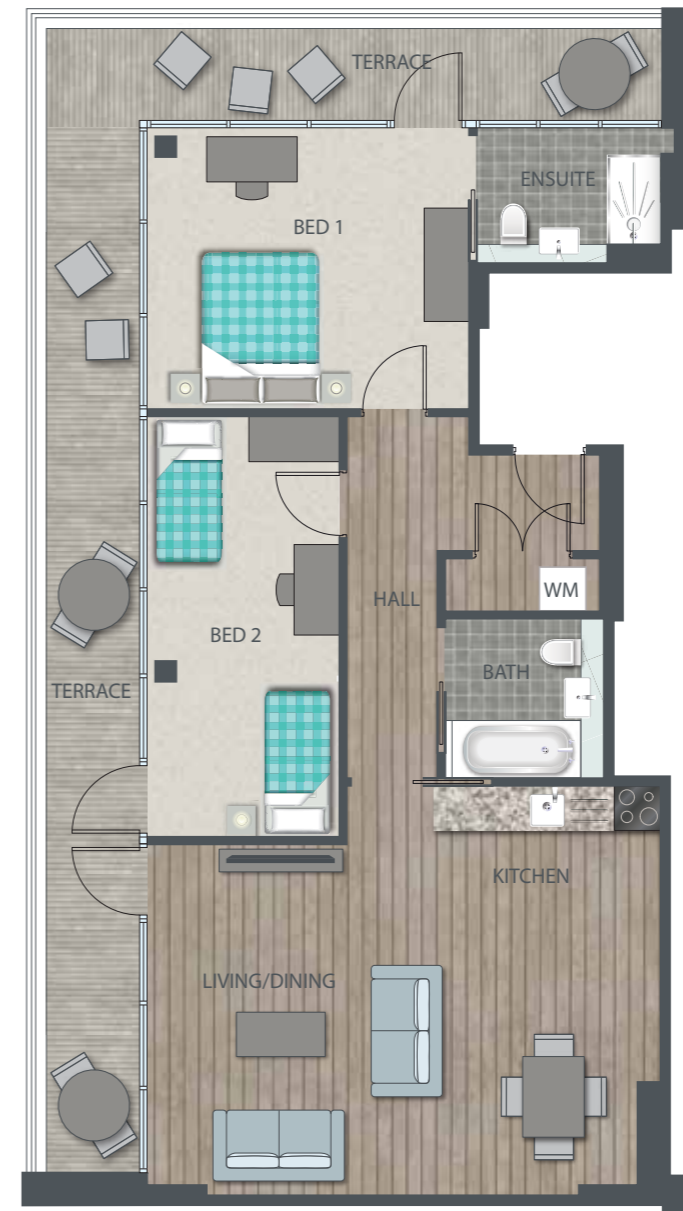
Bedroom 1	4.0m x 3.4m
Bedroom 2	4.0m x 5.2m
Living/Dining room	6.4m x 4.8m

Total: 89.5m²



Union Park

Block C3 – Fourth floor



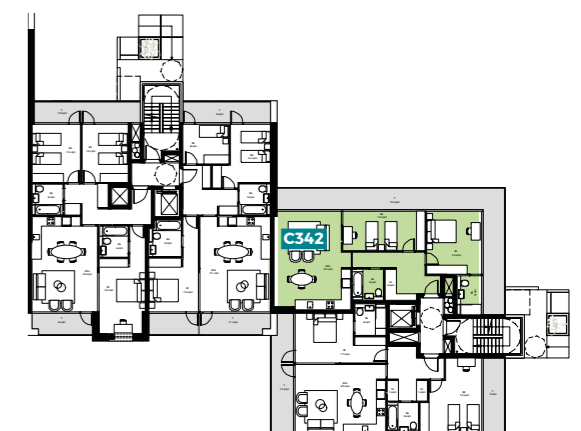
2 bedroom home

Plot C342

Measurements

Bedroom 1	3.8m x 4.2m
Bedroom 2	5.4m x 2.8m
Living/Dining room	5.4m x 6.8m

Total: 85.9m²



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10 steps to buying

You've found your dream home, here's what happens next:



Step 1. Get things moving

We're delighted that you've chosen to enquire about a Home Group development. In the first instance, contact us and we will happily talk you through this process and arrange your viewing. Please phone or call into the sales office to arrange a convenient time.



Step 2. A little more about you

Before you can reserve your new home, there are some simple forms that you need to complete. These are just a formality, but they're important as they help us tailor our expertise to your requirements. If you require any assistance or help filling them in, your Sales Advisor will be on hand to help.



Step 3. Arrange your finances

If you need a mortgage to purchase your new home, you'll need to obtain an Agreement in Principle (AIP) from your preferred bank or building society. Many people use the services of an Independent Financial Advisor (IFA) to help them select the right mortgage product and assist with the application process. Home Group can put you in touch with a trusted IFA who will help you select a product that is a good fit for your requirements.



Step 4. Reserve your home

To secure your home, you need to pay a £1,000 reservation fee (£500 if shared ownership) of which is refundable*. This reservation fee takes your home off the market for 28 days, (unless otherwise stated) giving you time to ensure you're ready for your move.



Step 5. Make it legal

Having paid your reservation fee, you need to instruct a solicitor. Your solicitor handles all the legal aspects of your purchase, from reservation to completion. Once you've appointed a solicitor, our legal team will send them a detailed information pack containing all the information they need to assist you with your purchase. If you need help finding a solicitor, your Sales Advisor will be happy to recommend some.



Step 6. Exchange contracts

Good news, if you're at this stage, your home is reserved. During, or by the end of this 28 day reservation period, you should be in a position to pay your deposit and exchange contracts. Once contracts are exchanged, we are both legally committed to complete on the purchase and you are one step closer to moving in to your new home.



Step 7. Home Demonstration and Inspection

Before you complete on your purchase, we'll be in touch to arrange a demonstration of your new home. Your Sales Advisor will give you the chance to experience your new home for the first time whilst also gaining your confirmation that you are happy ahead of moving in.



Step 8. The keys to your new home

Completion normally takes place within 10 working days of exchanging contracts, or as soon as the property is ready to move into. Upon completion, you get the keys and take ownership of your new home.



Step 9. You're in!

Congratulations and welcome to your new home.



Step 10. With you ALL the way

Don't worry, we're still here to help you settle in; your Sales Aftercare Team will keep in touch and contact you shortly after you move in, but if you have any questions about your home or need anything in the meantime, just drop us a line. Thank you for choosing Home Group.

*Fully refunded before instruction of Home Group solicitors. £150 fee will be retained by Home Group as an administration fee if we have instructed our solicitors.

Get in touch

Phone 0800 073 0600
Email BuyAHome@homegroup.org.uk
Web www.homegroup.org.uk

Let's get social



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