

Union Lofts

Maida Vale, London, W9

Fantastic Warehouse Apartments

Located on the banks
of the Grand Union Canal



Available with
London Help to Buy

Studios, one and three bedroom apartments individually designed all with south facing views over the canal.

20 NEW APARTMENTS

High quality warehouse apartments that are set over seven floors.

TOP SPECIFICATION

Each apartment is finished to the highest quality inside and out.

CENTRAL LOCATION

Fast and direct access to London landmarks & popular locations, with easy access to Heathrow Airport.





Maida Vale, Hyde Park, Notting Hill, Regent's Park, Paddington and a number of other popular locations are well within 30 minutes walk.

EDUCATION

The education offerings in London are outstanding. From nearby primary and secondary schools to the main universities, such as UCL and Imperial College.

BARS & RESTAURANTS

The immediate neighbourhood offers an array of some of London's best gastropubs, superb canal-side dining, bars and markets.

LANDMARKS & CULTURE

Close by are London's favourite Royal Parks and the city's leading cultural experiences.

TRANSPORT

Five London Underground stations, Westbourne Park, Maida Vale, Royal Oak, Warwick Avenue, and Paddington Station are all within easy walking distance from Union Lofts.

Bursting with bustling locks, peaceful walks, areas of living history and large communal gardens.

The Grand Union Canal is bursting with bustling locks, peaceful walks, areas of living history and wildlife.

Alive with colourful houseboats, walkers, cycle trails, anglers and day trippers. As well as the impressive main canal, many smaller branches make great diversions if you have time to explore.

Maida Vale is a tranquil suburban district in Zone 2 just outside central London. An affluent, safe residential district well known for its peaceful and picturesque setting of wide tree lined streets, large communal gardens, beautiful Edwardian architecture and the infamous Little Venice canal on your doorstep makes this a highly sought after and desirable location.

Close by are London's favourite Royal Parks & the city's leading cultural experiences. Just an easy walk or ride from Union Lofts, London's famous Royal Parks provide beauty & inspiration throughout all four seasons of the year.

Offering close proximity to Central London with excellent transport links in the vicinity, numerous restaurants, coffee shops and markets close by, it offers the perfect location for those who want to be close enough to Central London but away from the hustle and bustle.





LONDON ZOO



LORD'S
CRICKET GROUND



REGENT'S PARK



LITTLE VENICE



WARWICK AVENUE



ROYAL OAK



PADDINGTON



PADDINGTON



HYDE PARK



NOTTING HILL



WESTFIELD
SHOPPING CENTRE



UNION
LOFTS



Maida Vale is a place where it's easy to shop, eat, drink & enjoy every minute of every day.

Famous for its canals and Little Venice, the leafy neighbourhood of Maida Vale is perfect for weekend strolls while working up an appetite. From canal side restaurants and family-run pizzerias to trendy gastro pubs. Two of the most famous restaurants are Warwick Castle and The Prince Alfred, which have been around since the 19th Century.

Neighbouring Maida Vale you will find Notting Hill, Westbourne Grove & Ladbroke Grove - all within minutes walk of Union Lofts.

For shoppers, Maida Vale & its surrounding villages play host to numerous stylish independent stores & boutiques, while nearby Portobello Market is famed for its vintage fashion & emerging designers.

For high-end shopping, head to Westbourne Grove & Clarendon Cross in Notting Hill. Some of the best boutiques include; L'Appartement Sezane, Reformation, Gwyneth Paltrow's GOOP, Aime & Lisou London.



THE WATERWAY

Enjoy a delicious meal while watching passing barges in front of a roaring fire.



PUPPET THEATRE BARGE

This venue has been in operation since 1982 and puts on classic children's tales with its marionettes.



THE PRINCE ALFRED

A local's favourite in Maida Vale since 1856 and located just minutes from Little Venice.



PORTOBELLO MARKET

The world's largest antiques market with over 1,000 dealers selling every kind of antique and collectibles.



WESTFIELD SHOPPING CENTRE

Westfield London is a pioneering shopping and leisure destination to shop, to eat, and to meet.



**Ideally placed for business travel,
enjoying easy access to Heathrow,
London City & Luton airports.**

Five London Underground stations are within easy walking distance of Union Lofts.

Tube and cross-London connections gives convenient access to the capital's most influential business hubs of The City and Canary Wharf, and many prestigious universities and colleges.

Ideally placed for business travel, enjoy easy access to the Express and Eurostar plus excellent links to Heathrow, London City & Luton airports.



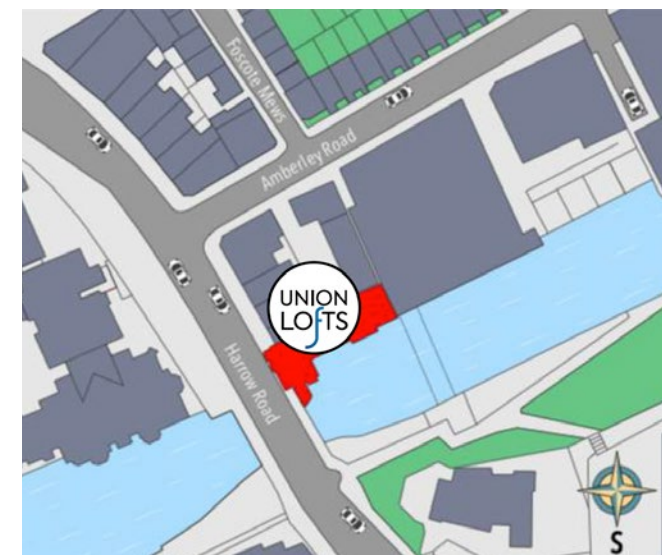
**The education offering in the area
is fantastic - all rated 'outstanding'
by Ofsted.**

The area boasts some of the top schools in London. Nearby Primary schools include Essendine, Ark Atwood & St. Saviour's to the independent Abercorn School & L'Ecole Billingue Elementaire & Secondary schools, Paddington Academy, Westminster Academy & St. Augustine's. Meanwhile, the London School of Economics, King's College, Imperial College & University College of London are all situated less than 35 minutes away.



Brand new warehouse apartments located on the banks of the Grand Union Canal.

- 20 Brand new smart & contemporary apartments with canal views.
- South facing, with the majority of the apartments enjoying either a private balcony and or terraces.
- High specification appliances and finishes as well as bespoke built-in wardrobes to all bedrooms.
- Central and conveniently located, offering easy access to transport links, landmarks and popular locations.
- Ideal for those want to be close to the hustle and bustle of the city but also for those who enjoy an outdoors lifestyle.



The latest specification using natural materials, clean lines and a contemporary colour scheme.

The apartments at Union Lofts are truly unique in every way.





SPECIFICATIONS

KITCHEN

- Lube kitchen in midnight grey matt finish, handle free with black matt metal trim.
- White Quartz worktop with upstand.
- Wide planked hardwood oak floorboards with millrun invisible lacquer engineered matt finish.
- Fully integrated extractor unit.
- Energy efficient LED, under-mounted worktop lighting.
- Stainless steel compact multifunction oven with combo microwave.
- Fully integrated multi-function dishwasher (Siemens or equivalent).
- Fully Integrated washer/dryer (Siemens or equivalent).
- Freestanding washer/dryer in storage room where applicable.
- Fully integrated fridge/freezer (Siemens or equivalent).
- Black switch and socket plates.

LIVING ROOM/HALLS

- Wide planked hardwood oak floorboards with millrun invisible lacquer engineered matt finish.
- A combination of high spec ceiling sunk downlighting spots and wall lights (where applicable).
- Matt black switch and sockets .plates.

BATHROOMS

- Matt black thermostatic bath/shower mixer.
- Telescopic hand-held shower.
- Double flush mounted in the wall above toilet.
- Ceiling mounted rain head shower.
- Contemporary matt black finish ladder style heated towel rail.
- Wall mounted mirror with integrated lighting.
- Fully integrated and concealed cistern WC with soft close function.
- High quality marble and porcelain tiles in herringbone style in floor and wet area.

SHOWER ROOM

- Wall mounted mirror vanity unit with integrated lighting.
- Crittal-style frame glass shower enclosure.
- Matt black thermostatic shower controls.
- Ceiling mounted rain head shower.
- Contemporary matt black finish ladder style heated towel rail.
- Wall mounted mirror with integrated lighting.
- Marble porcelain tiles in herringbone style in floor and wet area.

HEAT & LIGHTING

- Underfloor heating with heat recovery system controlled by zoned thermostat.
- Mix of wall light and led ceiling sunk downlighting in hallway, bedrooms, living room, bathroom.
- Pendent lighting to dining area and kitchens island (where applicable).

COMMON AREAS

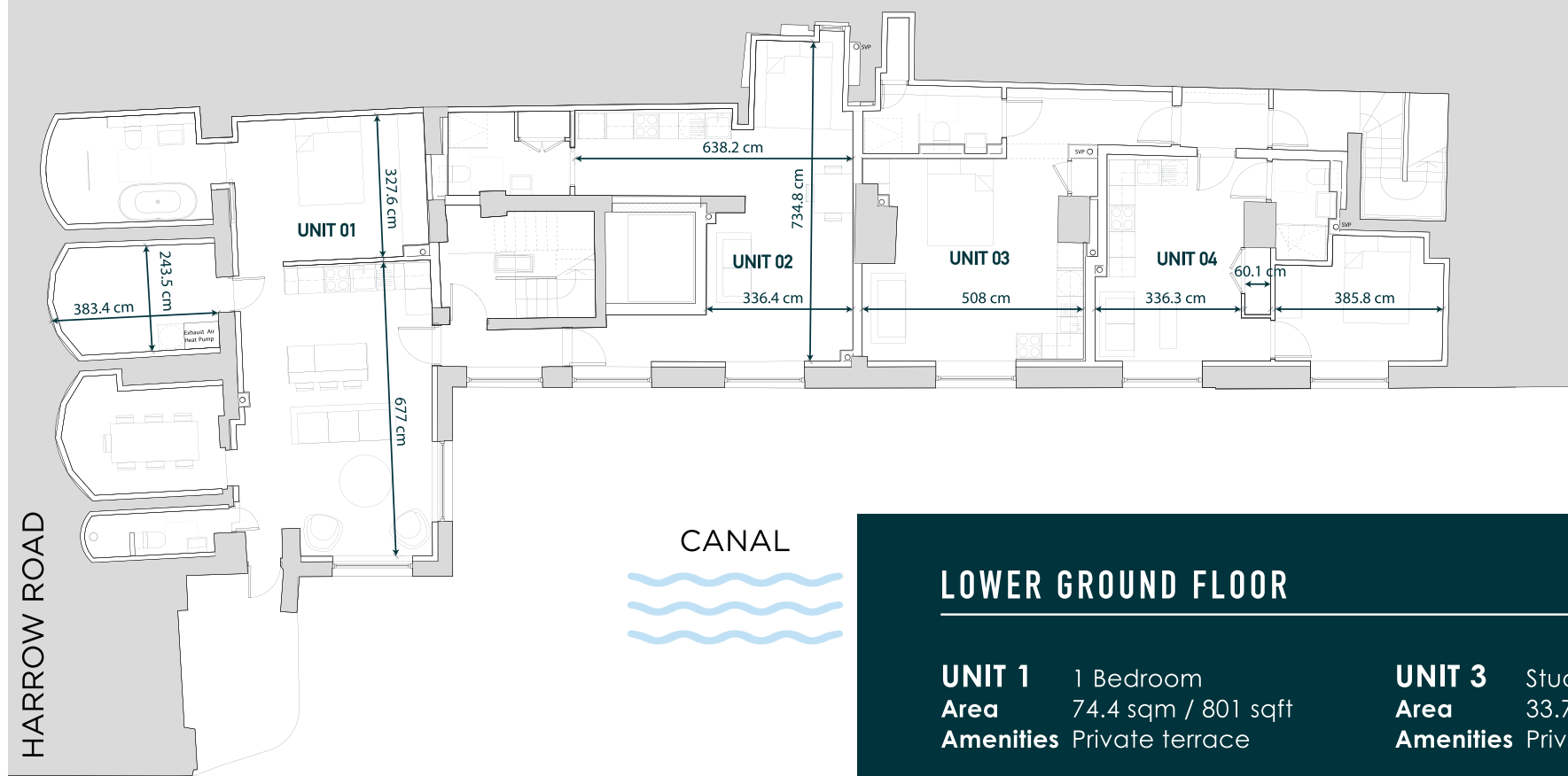
- Interior designed communal areas with artwork.
- Individual lockable mailboxes in Foyer.
- 10 years' new build structural warranty (by ICW or equivalent).
- Cycle storage with secure access.
- 8 Passenger lift by OTIS.
- Common bin room on ground floor with access from roadside.

SECURITY

- CCTV system to front building area.
- Access to apartment via electronic video door entry system.
- High security multi-point locking entrance.
- Door with spyhole viewer to each apartment.

TECHNOLOGY

- High-definition TV distribution (including Sky HD & 3D) and Freeview.
- Telephone outlet in living rooms.
- Wired for high speed internet capabilities.



LOWER GROUND FLOOR

UNIT 1 1 Bedroom
Area 74.4 sqm / 801 sqft
Amenities Private terrace

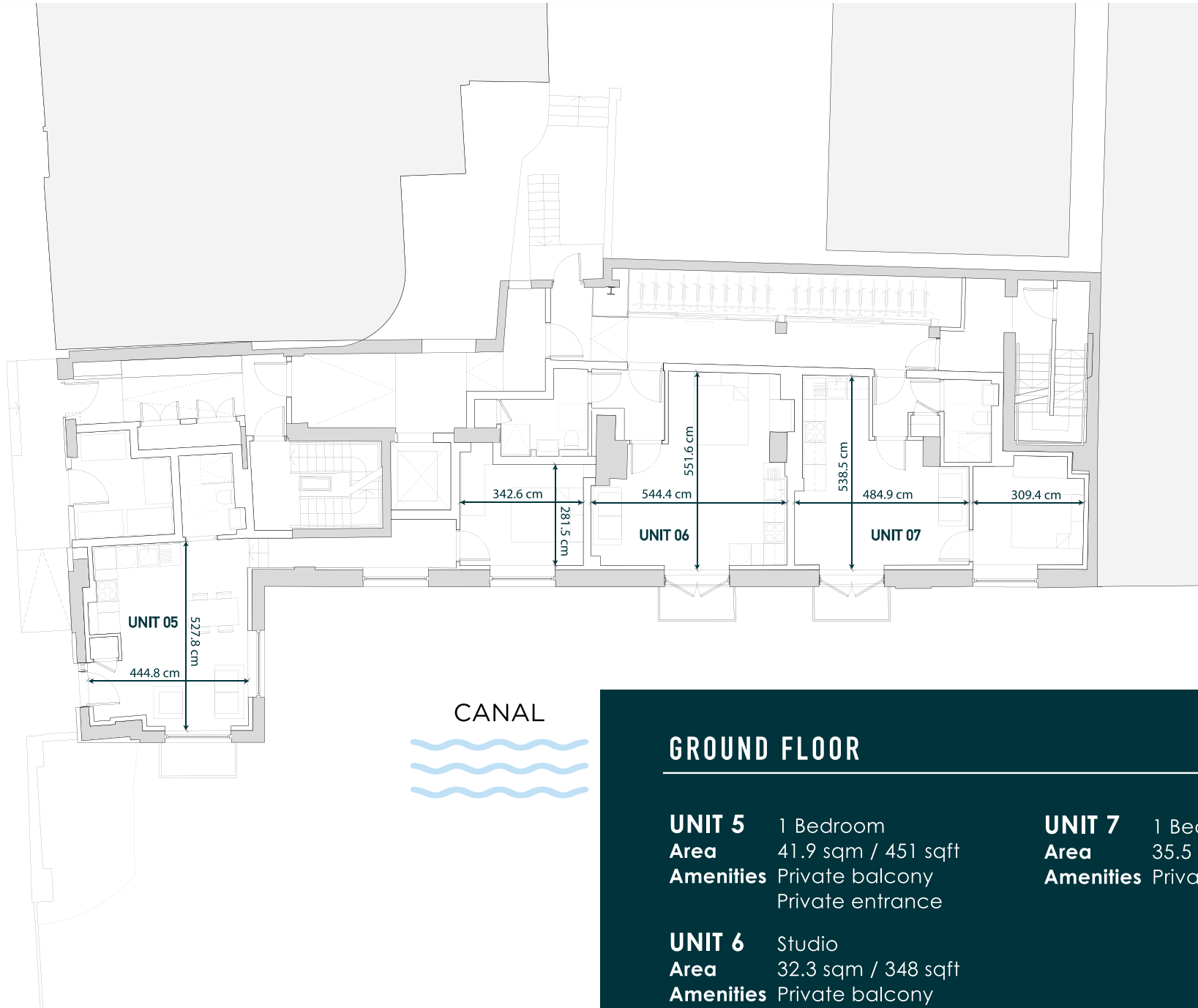
UNIT 2 Studio
Area 36.9 sqm / 397 sqft
Amenities n/a

UNIT 3 Studio
Area 33.7 sqm / 363 sqft
Amenities Private terrace

UNIT 4 1 Bedroom
Area 31.8 sqm / 342 sqft
Amenities n/a



HARROW ROAD



GROUND FLOOR

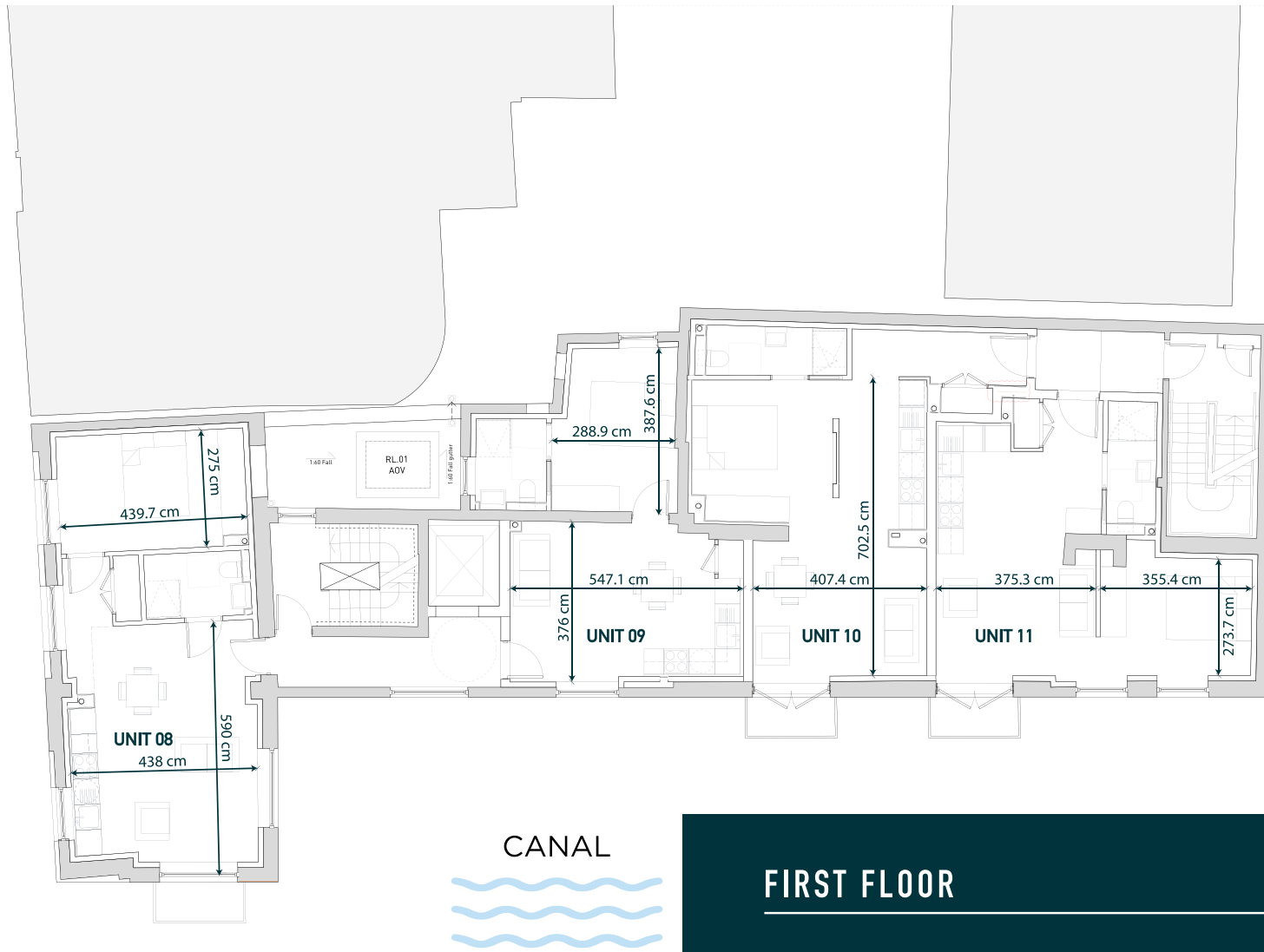
UNIT 5 1 Bedroom
Area 41.9 sqm / 451 sqft
Amenities Private balcony
Private entrance

UNIT 6 Studio
Area 32.3 sqm / 348 sqft
Amenities Private balcony

UNIT 7 1 Bedroom
Area 35.5 sqm / 382 sqft
Amenities Private balcony



HARROW ROAD



FIRST FLOOR

UNIT 8 1 Bedroom
Area 43.6 sqm / 469 sqft
Amenities Private balcony

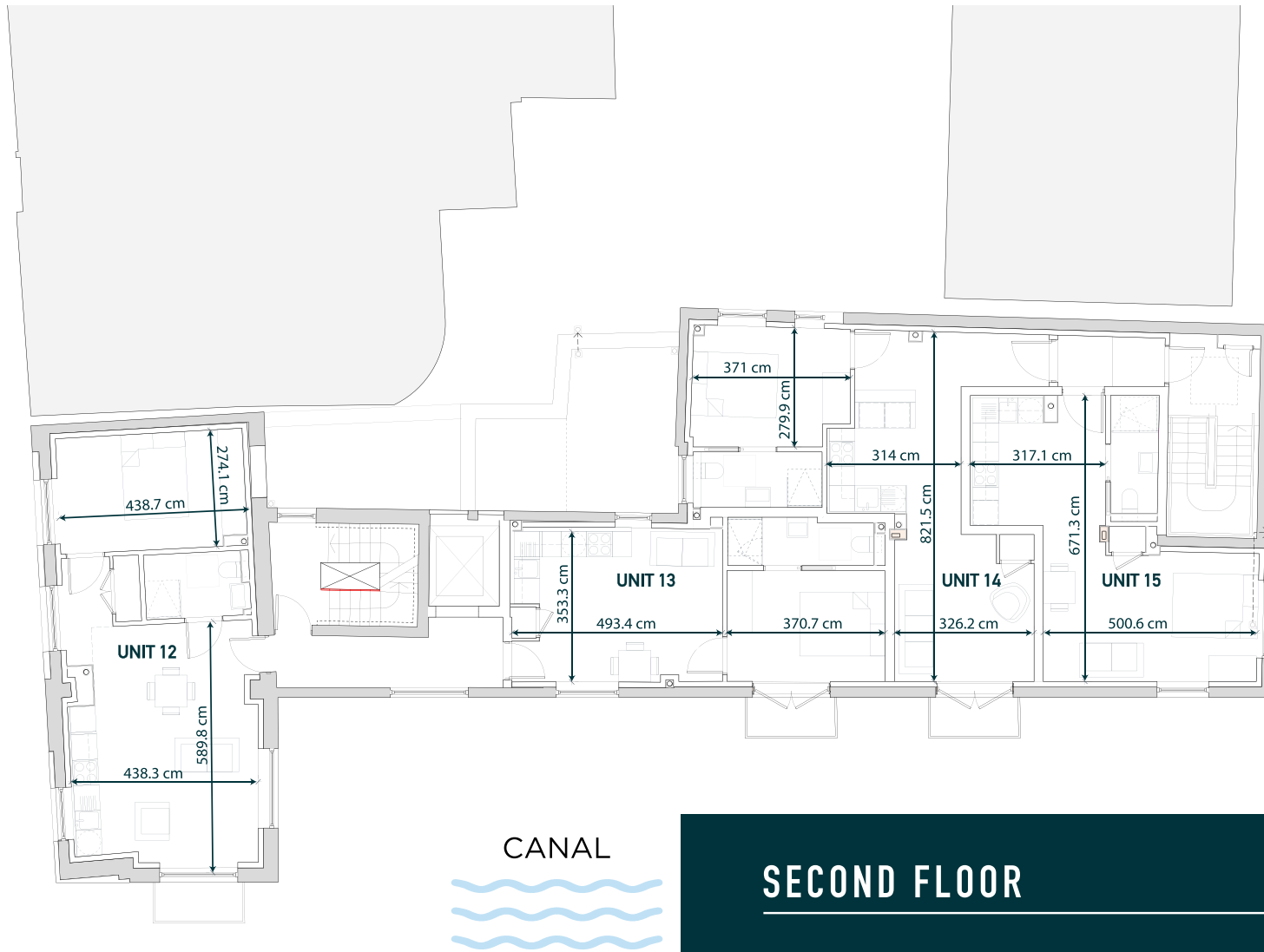
UNIT 9 1 Bedroom
Area 34.9 sqm / 376 sqft
Amenities n/a

UNIT 10 Studio
Area 42.6 sqm / 459 sqft
Amenities Private balcony

UNIT 11 1 Bedroom
Area 38.7 sqm / 417 sqft
Amenities Private balcony



HARROW ROAD



SECOND FLOOR

UNIT 12 1 Bedroom
Area 43.1 sqm / 464 sqft
Amenities Private balcony

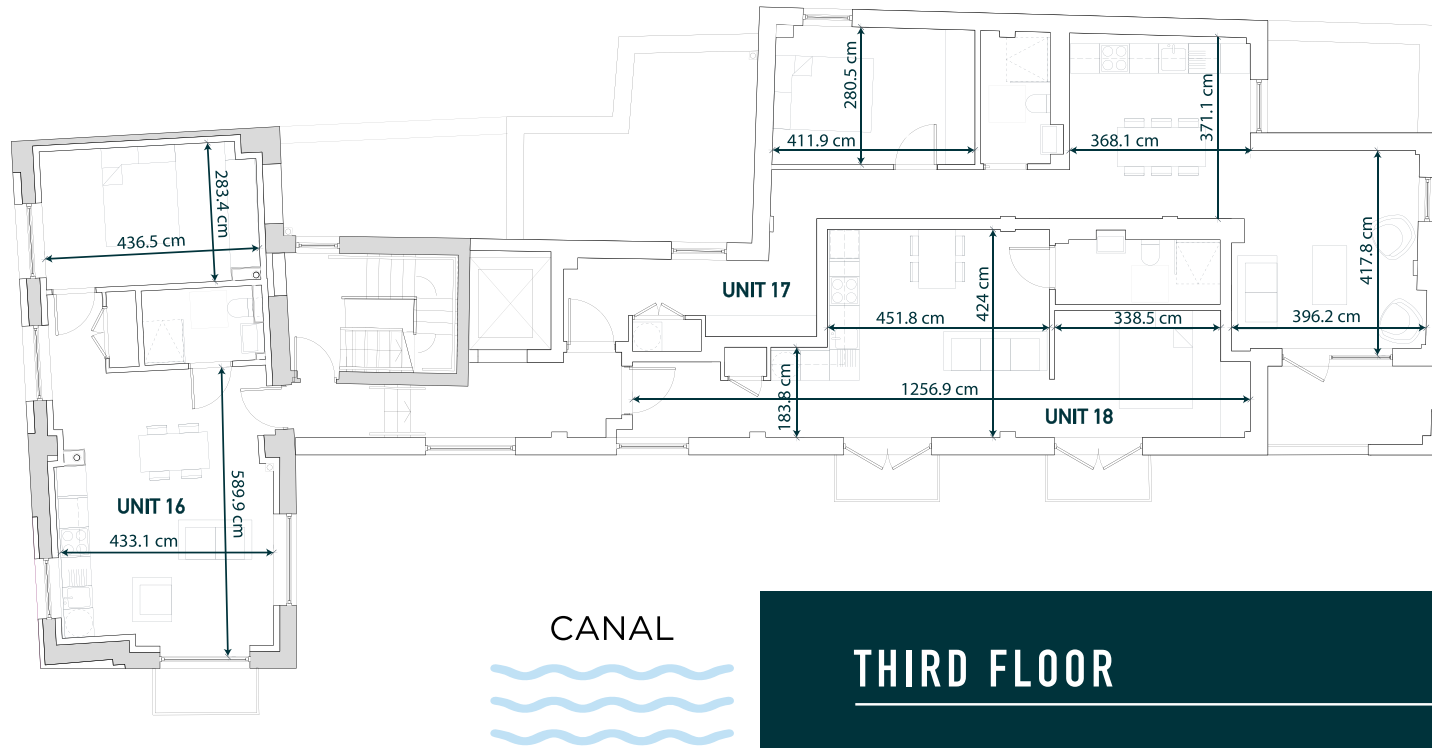
UNIT 13 1 Bedroom
Area 32.1 sqm / 346 sqft
Amenities Private balcony

UNIT 14 1 Bedroom
Area 41.3 sqm / 445 sqft
Amenities Private balcony

UNIT 15 Studio
Area 29.6 sqm / 319 sqft
Amenities n/a



HARROW ROAD



CANAL

THIRD FLOOR

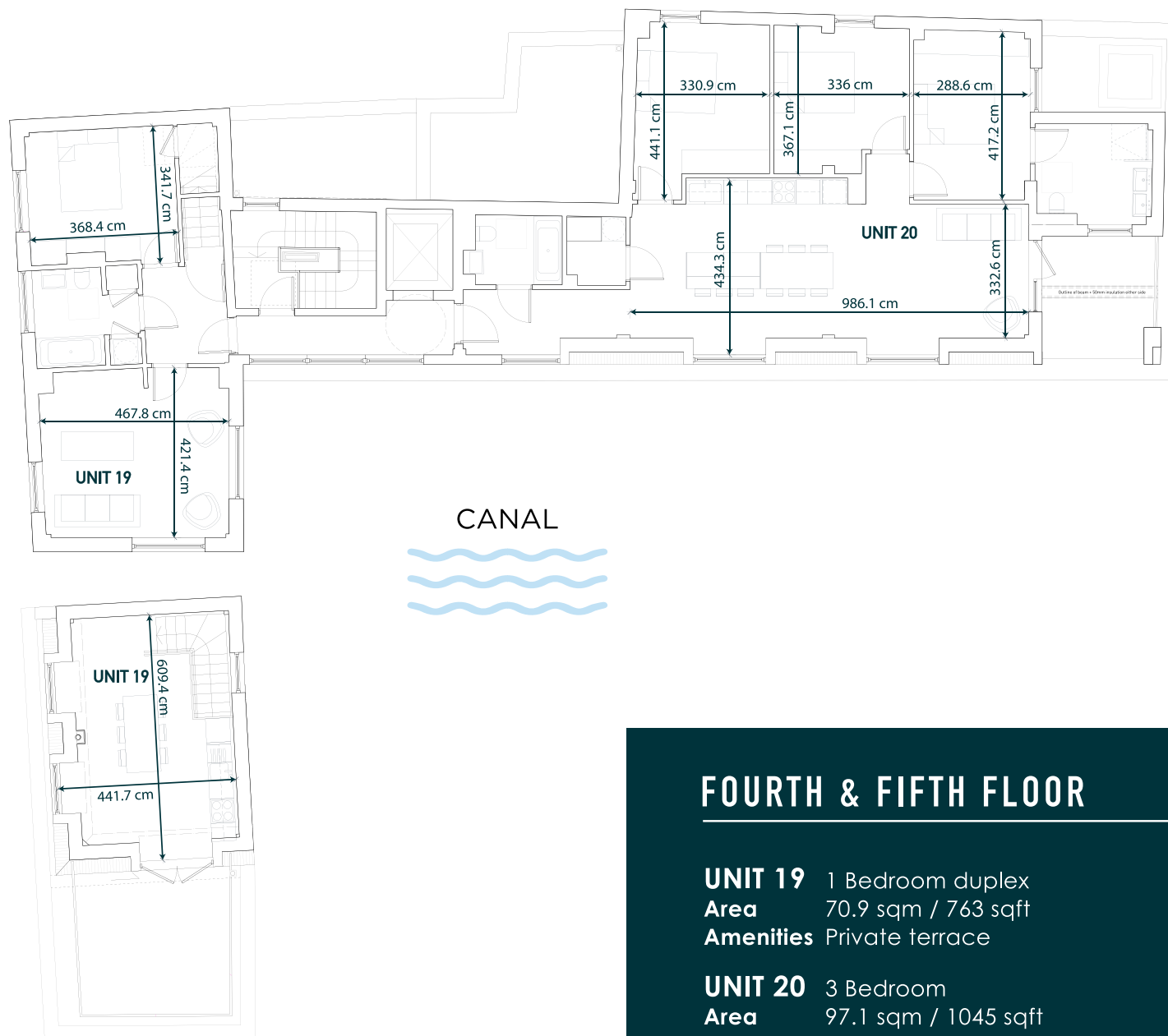
UNIT 16 1 Bedroom
Area 43.7 sqm / 470 sqft
Amenities Private balcony

UNIT 18 Studio
Area 40.9 sqm / 440 sqft
Amenities Private balcony x 2

UNIT 17 1 Bedroom
Area 61.2 sqm / 659 sqft
Amenities Private terrace



HARROW ROAD



FOURTH & FIFTH FLOOR

UNIT 19 1 Bedroom duplex
Area 70.9 sqm / 763 sqft
Amenities Private terrace

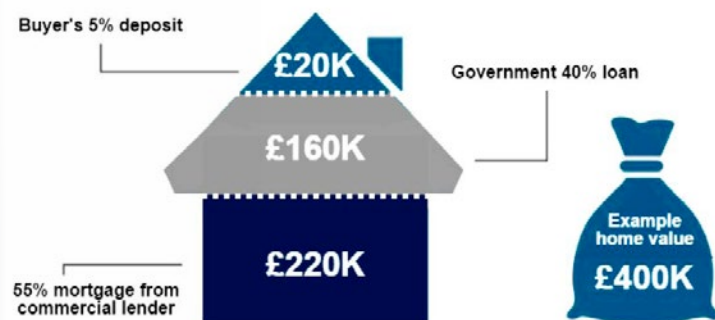
UNIT 20 3 Bedroom
Area 97.1 sqm / 1045 sqft
Amenities Private terrace



WHAT IS LONDON HELP TO BUY?

Under the government's London Help to Buy scheme, people buying a new-build home in Greater London can apply for an equity loan of up to 40% of the property's value. London Help to Buy equity loans are available to first-time buyers looking to buy a new-build property. With London Help to Buy, the government will lend you up to 40% of the property's value (compared with 20% if you were buying outside London). You then need to put down a deposit of at least 5% and get a mortgage to cover the remaining 55% of the property price.

HOW DOES IT WORK?



The London Help to Buy scheme could help you realise the dream of owning your own home at Union Lofts! When you put down as little as a 5% deposit you can get a Government equity loan – for up to 40% of the purchase price. Example: for a home with a £400,000 price tag.

If the home in the example sold for £420,000, you would get £252,000 (60%, from your mortgage and the cash deposit) and you would pay back £168,000 on the loan (40%). You would need to pay off your mortgage with your share of the profit leaving you with a profit of £12,000.

You won't be charged loan fees on the 40% loan for the first five years of owning your new home.

Aldermore, Bank of Scotland, Barclays, Halifax, Leeds, Lloyds, Nationwide, NatWest, Newcastle, Royal Bank of Scotland, Santander, Teachers and TSB all work with London Help to Buy to offer lending solutions.

THE BENEFITS OF USING HELP TO BUY

You will only need a 5% deposit (as opposed to the 10% usually required by mortgage lenders if you don't have an equity loan). As you're taking out a smaller mortgage, it will be easier for you to prove to lenders that you can afford the monthly mortgage repayments. Additionally, borrowing a smaller proportion of the property's value from a mortgage lender gives you access to better mortgage rates.

WHO IS ELIGIBLE?

London Help to Buy equity loans are available to first time buyers. The home you want to buy must be newly built with a price tag of up to £600,000.

Please be aware you won't be able to sublet this home or enter a part exchange deal on your old home. You must not own any other property at the time you buy your new home with London Help to Buy.

HOW TO APPLY

The London Help to Buy scheme is run by the Government-appointed Help to Buy London agent. They can guide you through your purchase, from providing general information about the scheme to dealing with your application.

To open the door to owning your home in London, we recommend you contact your Help to Buy agent for London:

- helptobuylondon.co.uk
- 0300 5000996

In addition to speaking with a Help to Buy London agent we recommend you speak to an independent mortgage broker with Help to Buy experience. Recommendation available upon request.



DEVELOPERS

AON and BMOR are proud to have a decade long partnership developing contemporary and modern apartments.



Bmor is a privately owned leading development and investment company specialising in the procurement, development and disposal of boutique residential projects in London, and throughout UK and Ireland.

Its primary focus is the delivery of luxurious design-led homes in London areas where people want to live, work and invest. Each development is truly unique and individually designed offering cutting edge homes for a sophisticated local and international market.

The Bmor team have vast experience across the property market in sectors including residential, retail, hotels and hospitality. Its members have been involved in all aspects of the sector, from construction and development to large scale fund advisory, asset management and disposals.

www.bmor.co.uk



AON has been developing and buying up predominantly greater London property for over 10 years.

The partners of Aon manage the family office and its development interests in UK property (and abroad) and have grown this into a substantial holder of UK property.

The current portfolio comprises of a number of retail units across Greater London, a multi-let office building of circa 30,000 sqft, London residential property developments and a growing holding of purpose built student accommodation. The PBSA is a new venture for the business together with a JV partner where we have successfully acquired two sites and are in planning for between 400 and 500 beds.

Union Lofts

Reservation procedure & information

TERMS OF PAYMENT

- Reserve your apartment today with a £2000 deposit.
- 10% of purchase price required upon exchange of contracts.
(Exchange required within 21 working days of receipt of legal contracts).
- The balance of monies are due upon legal completion Q2 2021
(completion date to be agreed via solicitors).

SUGGESTED SOLICITOR

Bradley Bernett

Tel: 020 8363 4444 | DDI: 020 8884 7247 | Fax: 020 8884 7242 bradley.bernett@curwens.co.uk

Curwens LLP Solicitors, Crossfield House, Gladbeck Way, Enfield, Middlesex, EN2 7HT. DX: 142501 Enfield 7

SCHEME SUMMARY

TYPE	NO
Studios	5
Manhattan	7
1 Beds	7
3 Beds	1
TOTAL	20

THE DEVELOPMENT

The Union Lofts

THE DEVELOPER

BMOR AND AON

LOCATION

324 Harrow Road, London, W9 2HP

TENURE

Leasehold 250 years

LOCAL AUTHORITY

City Of Westminster

BUILDING WARRANTY

10 year International Construction Warranty

COMPLETION DATE

Q3 2021

GROUND RENT PER ANNUM

£250 - Studio, £300 - 1 bed, £400 - 3 bed

SERVICE CHARGE

Est. £2.9 per square foot

CAR PARKING

Residential parking permit friendly



Garrisons Estates

22 Notting Hill Gate, London, W11 3JE

07376 055 838

contact@garrisonestates.co.uk

www.garrisonestates.co.uk

Viewing: Strictly by appointment with Garrison Estates.

Important notice: Garrison Estates, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Garrison Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Registered member of:



rightmove

