

**UNION
WALK**

**AT THE GREEN
QUARTER**



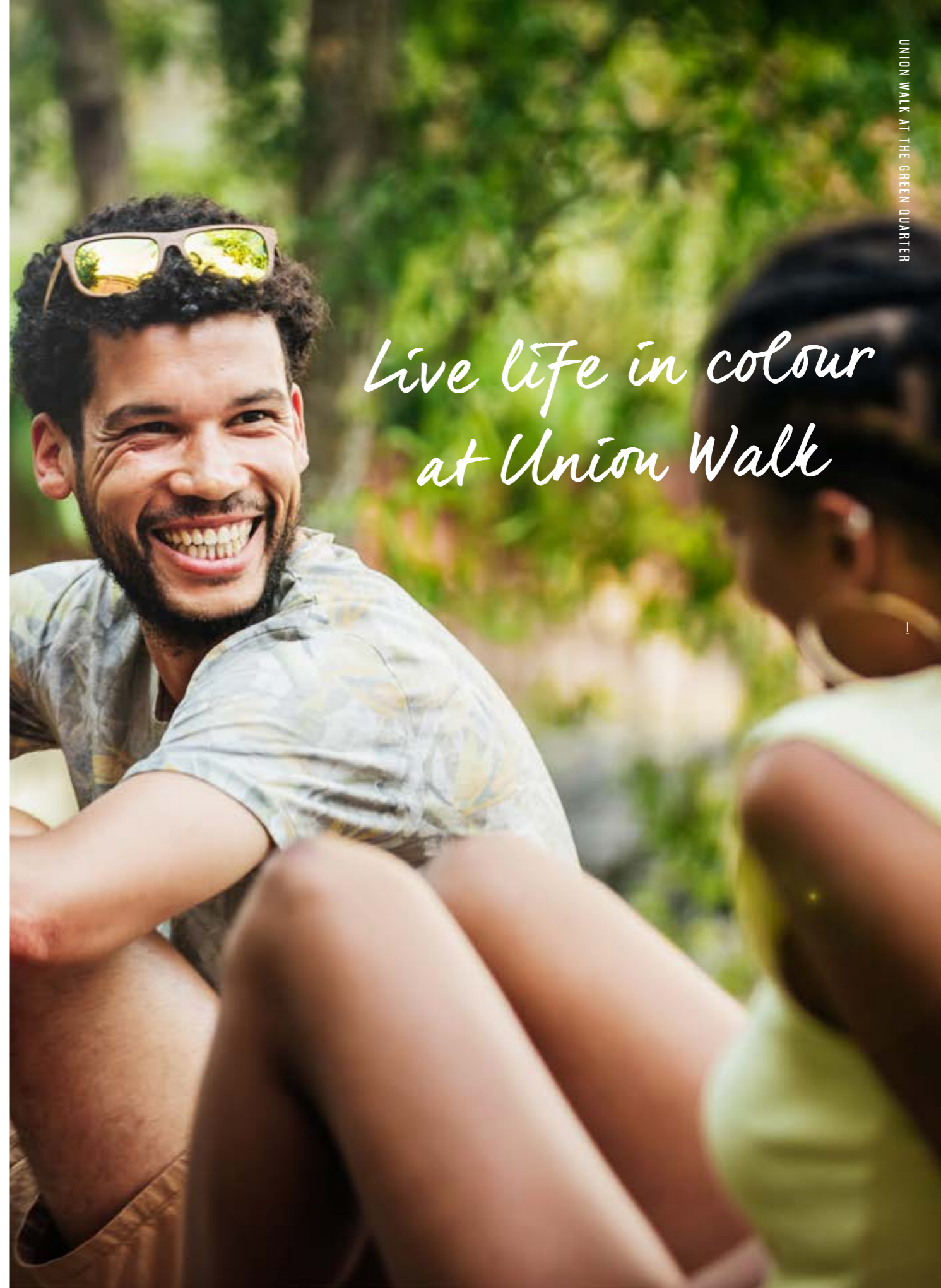
**CLARION
HOUSING**



AT THE GREEN
QUARTER

WELCOME TO UNION WALK, CLARION'S COLLECTION OF CONTEMPORARY SUITES, 1 AND 2 BEDROOM SHARED OWNERSHIP APARTMENTS WITHIN THE THE GREEN QUARTER DEVELOPMENT.

AT TWICE THE SIZE OF GREEN PARK, THE GREEN QUARTER IS ONE OF LONDON'S LARGEST REGENERATION DEVELOPMENTS, A VIBRANT NEW VILLAGE WITH A WIDE CHOICE OF AMENITIES, INCLUDING A ONE KM STRETCH OF THE GRAND UNION CANAL.



*Live life in colour
at Union Walk*

YOUR NEW HOME IS WAITING AT UNION WALK

Union Walk apartments are ideal first homes for singles, couples or maybe those with a young family.

We're offering a range of suites, 1 and 2 bedroom contemporary apartments that are designed for smart, energy efficient living. Many have views over the open green spaces of The Green Quarter, which you can enjoy from your private balcony or terrace. The interior of your home is pure pleasure too, with a high quality specification that includes a raft of stylish details.

As part of The Green Quarter, you'll also be able to take advantage of all the diverse range of living it offers when it comes to socialising, fitness, entertainment and convenience. A community is already taking shape at this destination, and it is unlike any other.



GO MME GT



PERFECTLY CONNECTED

A *Place* TO LIVE & CONNECT

EXCELLENT CONNECTIONS ARE ONE OF THE MAIN FEATURES OF UNION WALK. IT'S ALREADY EASY TO REACH CENTRAL AND EAST LONDON, AS WELL AS HEATHROW AIRPORT TO THE WEST, AND IT WILL BE FASTER STILL WITH THE ARRIVAL OF CROSSRAIL.

GETTING AROUND LOCALLY IS CONVENIENT TOO, WITH CYCLE HIRE, CYCLE STORAGE, ELECTRIC CAR CHARGING POINTS AND A CAR CLUB, ALL AVAILABLE.

SUPERB CONNECTIONS TO LONDON AND BEYOND



31 MINS* BY TRAIN

CANARY WHARF

From Union Walk it is just 31 minutes* direct to Canary Wharf station.



CROSSRAIL IS COMING SOON



ON TRACK FOR 2020

Covering 73 miles between Berkshire and Essex, Crossrail will provide high speed connections to 40 stations. New tunnels under central London will ensure quick journey times - Southall to Bond Street will be just 17 minutes†.

6



05 MINS** ON FOOT

SOUTHALL STATION

From Southall station, which is due for refurbishment, there are connections to central London, the City, Heathrow Airport and beyond.

Source:
*tfl.gov.uk from Southall. Dependent on time of day
**google.co.uk/maps
†Projected times by Crossrail from Southall www.crossrail.com



14 MINS* BY TRAIN

LONDON PADDINGTON

Paddington is an important London destination as a hub for London Underground connections on the Bakerloo, District, Circle and Hammersmith and City lines.

7



8 MINUTES† TO T2 OR T3

HEATHROW AIRPORT

Crossrail will significantly reduce the rail journey time from Southall to Heathrow Airport: good news if you want to get away for the weekend, or if you're travelling abroad on business.

SOUTHALL A VIBRANT AND ENERGETIC NEIGHBOURHOOD



8



Southall is a vibrant and lively place to live and Southall Broadway is at its heart with street stalls, bazaars full of dazzling silks and jewellery, fragrant spices and colourful sweets, and market stalls laden with exotic produce. You'll find goods here that you won't see anywhere else in London. It all makes Southall unique and creates a real sense of place.

Neighbouring Ealing Broadway is an alternative destination for shopping and dining out. This cosmopolitan neighbourhood has undergone a great deal of regeneration recently, and offers a great mix of high street brands, independent boutiques, cafés, pubs, bars and restaurants.



FESTIVAL TIME

At the end of summer, Southall rocks out to the London Mela in Southall Park. It's a joyful mix of music, culture, fashion, art, fireworks and food, and is London's greatest celebration of Asian culture. All are welcome.

Throughout the year, Southall hosts many other festivals and processions that bring everyone in the community together, regardless of religion or nationality.



CULTURAL CUISINE

Authentic Asian restaurants line the streets of Southall, many specialising in Punjabi, Pakistani, and Sri Lankan cuisine. Some are homely cafés, some are smart enough for the most special occasion.

The Brilliant Restaurant, admired by Gordon Ramsay, is perhaps the most famous, run by celebrity chef Dipna Anand and offering cookery classes and recipe books as part of the brand.

Other well-regarded eateries include Spice Village, Mehfil, Dawat, Raunka Punjab Diyan, Madhu's and Giftos Lahore Karahi.

INTERESTING SOUTHALL FACTS

Sikh Temple Gurdwara is the largest Sikh temple outside India and has space for 3,000 worshippers. It's a stunning confection of marble and stained glass.

Britain's first all-Asian football team was formed in 1968 by Kessar Singh Bhatti, who'd played professionally in India.

The extravagantly Art Deco Dominion Cinema was one of the first to specialise in Bollywood films. Sadly now demolished, it's been replaced by the Dominion Arts Centre.

Southall has been used as a location in lots of films, including the 2002 hit Bend It Like Beckham, and the Bollywood cricket movie, Patiala House.

9





LOCAL CULINARY DELIGHTS

SOUTHALL IS PART OF THE LONDON BOROUGH OF EALING, A POPULAR RESIDENTIAL AREA WITH AN EXCELLENT CHOICE OF SHOPS, NIGHTLIFE AND OPEN SPACES.



RELAX

OPEN GREEN SPACES

A *Place* TO RELAX
AND UNWIND

UNION WALK RESIDENTS WILL HAVE ALL OF THE GREEN QUARTER'S OPEN SPACE TO RELAX IN. IT INCLUDES PARKLAND AND ONE KM OF CANAL FRONTAGE. IT IS THERE FOR EVERYONE TO USE AND ENJOY.

WHEN YOU LIVE AT UNION WALK YOU CAN MAKE OUTDOOR LIFE PART OF EVERYDAY LIFE. A SERIES OF OPEN NEIGHBOURHOOD SPACES WILL MEET THE NEEDS OF THE GROWING COMMUNITY. THERE'LL BE PATHS TO STROLL ALONG AND QUIET SPOTS TO TAKE TIME OUT FROM CITY LIFE.

ACRES OF GREEN OPEN SPACE



A DIVERSE RANGE OF OPEN SPACES & EXPERIENCES



Feeling fit and healthy in body and soul is all part of getting the most from life. Whether you want to go for a run, get on your bike, put yourself through a testing workout or just chill out in blissful solitude, The Green Quarter provides the opportunity.

All around the development are green spaces, play areas, cycle storage areas, running tracks and fitness stations.

RELAX
RUN
PLAY
CYCLE
CHAT
READ
MEET



ENJOY

MODERN INTERIORS

A *Place* TO
ENJOY

UNION WALK IS AN EXCITING PROSPECT FOR YOUR FIRST HOME. NOT ONLY WILL YOU HAVE A VERY STYLISH, WELL EQUIPPED NEW APARTMENT, BUT YOU'LL BE PART OF A BIGGER PICTURE, THE VISIONARY AND VIBRANT NEW COMMUNITY IN THE MAKING AT THE GREEN QUARTER.



20

CONTEMPORARY INTERIORS IN WHICH TO ENJOY COMPANY OR RELAX IN COMFORT

The Union Walk apartments are a sheer joy to come home to. Finished with excellent detailing they are light and bright; with private balconies and terraces where you can relax with a drink, and take in the parkland surroundings.

There's smart and practical Kahrs flooring in oak finish; full height glazed doors to the balcony or terrace; and hyperoptic broadband connections for keeping in touch with the world.

21

PRACTICAL AND BEAUTIFUL

These are kitchens that work hard and look good. Pure white cabinets are partnered with tough silestone worktops for a clean contemporary look. All appliances are included, and are from premium brand Bosch, bringing you the latest in energy efficient technologies for preparation, storage, laundry and dishwashing.

The open plan format is perfect for today's casual entertaining as well as all your day-to-day meals. From wake-up coffee to kitchen supper, this is the place you'll want to be.



UNIQUE
STYLE





24

FROM SLEEP TO SHOWER

At Union Walk you'll have the perfect night's rest, surrounded by walls and carpeting in soothing tones. The master bedroom is supplied with an elegant fitted wardrobe, keeping everything in tidy order behind the sliding mirrored doors.

The bathrooms and ensuites are equally inviting, designed around contemporary Roca sanitaryware, Hansgrohe's quality fittings, and ceramic tiling to walls and floors.



25



LIFESTYLE

UNION WALK

A *Place* FOR AN ACTIVE LIFESTYLE

UNION WALK IS ONE OF A SERIES OF NEIGHBOURHOODS AT THE GREEN QUARTER DESIGNED AROUND RESIDENTIAL, COMMERCIAL AND COMMUNITY NEEDS. THE PLANS INCLUDE A CINEMA, RESTAURANTS, SHOPS, SCHOOLS, A HEALTH CENTRE AND A HOTEL, CREATING A VIBRANT HEART FOR THE COMMUNITY.

BELONG TO A CLOSE AND THRIVING COMMUNITY



A HIVE OF ACTIVITY



The Green Quarter is for everyone. It offers diversity and opportunity, business and leisure, fun and fitness, nature and water. The plans are in place for a range of amenities that will enhance life for all; not only the people who live there, but the broader community too.

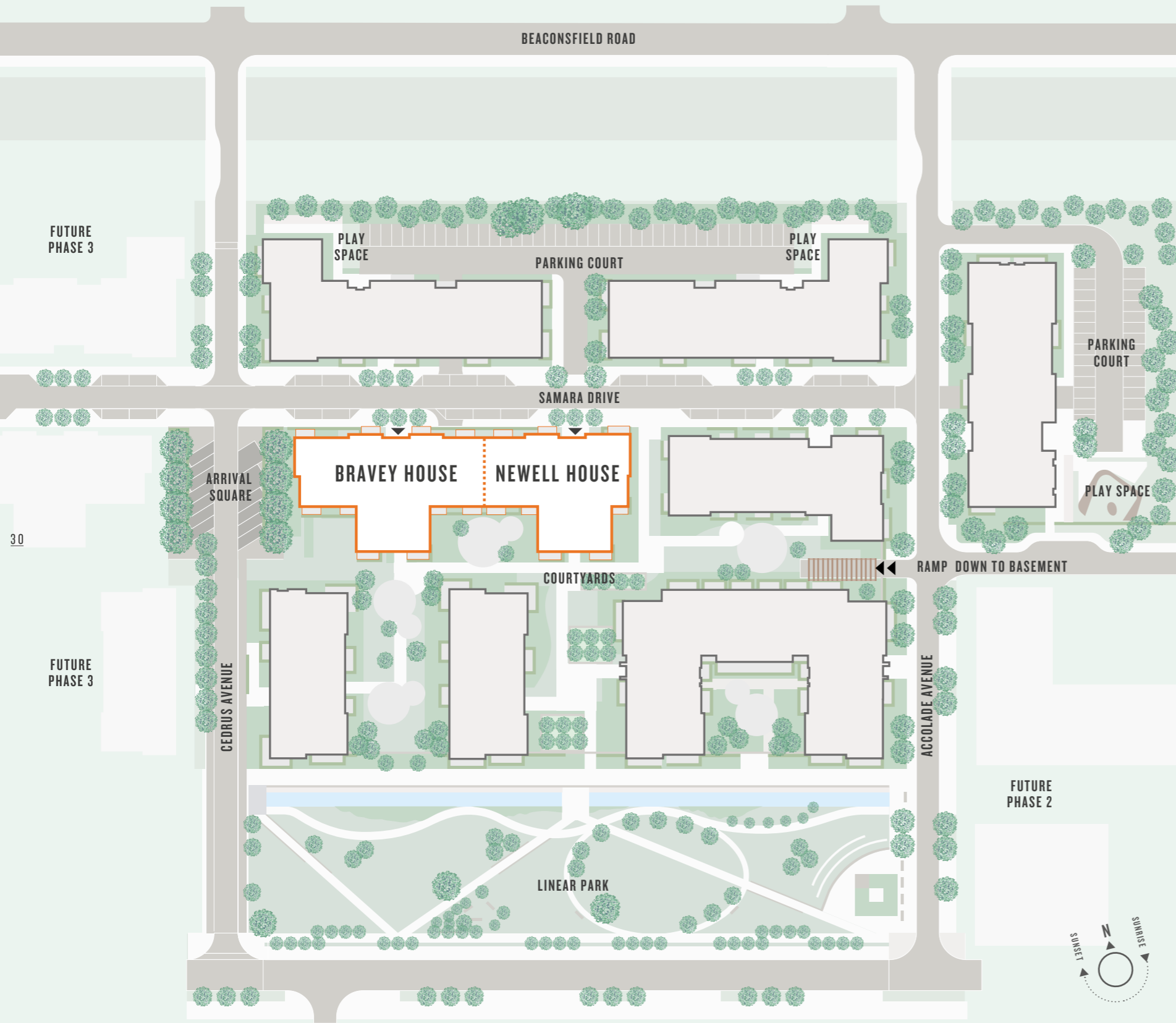
The proposals include an amphitheatre for outdoor screenings and performances, a year-round programme of arts and cultural events, food markets, a community pavilion on the canal, new bus services and footbridge links to the 90-acre Minet Country Park.



The presence of the Grand Union Canal adds an extra dimension to life. You can just stroll and reflect, or try something a bit more energetic like joining The Sharks, a new kayaking club with several local bases, including a new race club in Southall. It's inclusive and community-focused, welcoming all ages and abilities.

The canal is just one exciting feature of life at The Green Quarter. Others include shopping and restaurants, art and entertainment, cafés and culture; all just a 17-minute* train journey from the heart of one of the world's greatest cities.

*Source tfl.gov.uk



DEVELOPMENT LAYOUT UNION WALK

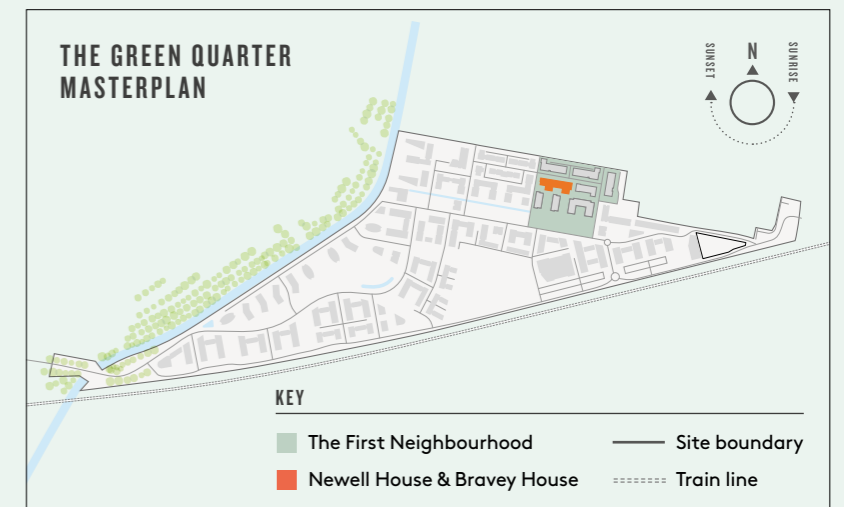
ACCOMMODATION SCHEDULE

NEWELL HOUSE

TYPE	NO.
SUITES	11
1 BEDROOM APARTMENT	19
2 BEDROOM APARTMENT	23

BRAVEY HOUSE

TYPE	NO.
SUITES	11
1 BEDROOM APARTMENT	25
2 BEDROOM APARTMENT	29



Maps are not to scale and show approximate locations only. The site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.

INTERIOR SPECIFICATION



KITCHEN

- Commodore fitted kitchen in white
- Silestone composite worktops and matching upstands
- White glass splashback behind hob
- Bosch single oven
- Bosch ceramic hob
- Bosch telescopic extractor hood in silver
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Stainless steel single bowl sink with Hansgrohe single lever tap
- Freestanding washer/dryer in utility cupboard



INTERNAL FINISHES

- Kahrs 'Oak Breeze' flooring to living areas
- Carpets to bedrooms
- Walls and ceilings in Dulux white
- Skirtings and architraves in white
- Vicaima internal doors in white with polished chrome door furniture
- Vicaima entrance door in walnut veneer
- Wardrobes with sliding mirror doors and tobacco walnut frame

BATHROOMS & EN SUITES

- Roca 'The Gap' washbasin and WC
- Steel bath with tiled bath panel
- Hansgrohe taps/fittings
- Full height/width mirror
- Ideal Standard shower tray to ensembles
- Shaver socket
- Heated towel rail
- Nexus glacier matt wall tiling
- Nexus pearl feature wall tiling
- Nexus glacier matt floor tiling



ELECTRICAL & HEATING

- Communal heating supplies hot water to a Danfoss heat interface unit and combines with radiators placed throughout your home which are thermostatically controlled
- Lights to balconies/terraces
- Stainless steel switches and sockets
- Downlights to main areas
- Pendant lighting to bedroom(s)
- LED strip lights to kitchen

COMMUNAL AREAS

- Glazed entrance doors
- Lift and staircase access
- Fob entry system
- Mailboxes

COMMUNICATIONS & SECURITY

- Broadband options
 - Hyperoptic
 - Community Fibre
 - Openreach
- Audio visual entry system
- Smoke and heat alarms
- Door chain and spy hole to apartment entrance doors



SHARED OWNERSHIP WITH CLARION HOUSING

WHAT IS SHARED OWNERSHIP?

Shared Ownership is an excellent way for people to take their first step onto the property ladder. You buy a share of between 25% and 75% of the property's value and pay a subsidised rent on the remaining share. A key advantage is that, as part-owner, you have a security of tenure that renting cannot offer. Over time, you can buy more of the property until you own 100%.

You will need a small deposit at the outset – generally a minimum of 5% of your share, subject to conditions – and you will need to raise a mortgage on the rest of the sum required.

In line with government priorities, priority for Shared Ownership homes is awarded to serving military personnel and former members of the British Armed Forces honourably discharged in the last two years. People who live or work in the local area also receive priority. We welcome applications from everyone and will try to help if we can.

AM I ELIGIBLE?

There are certain conditions to be eligible for a Shared Ownership property:

- You must be at least 18 years old
- You cannot afford to buy a home suitable for your needs on the open market. You will need sufficient savings for a mortgage deposit and a clean credit history to qualify for a mortgage
- Your annual household income must be less than £80,000
- You must be a first-time buyer or existing shared owner*. If you already own a home, and you need to move but you cannot afford to, then please discuss your situation with us. There are some circumstances under which you could be eligible

TO FIND OUT MORE, PLEASE CONTACT:

020 7378 5638
SHARED.OWNERSHIP@MYCLARIONHOUSING.COM
UNIONWALK.COM



**CLARION
HOUSING**

ABOUT CLARION HOUSING GROUP. BUILDING HOMES. DEVELOPING FUTURES.

With over 100 years' experience of developing and selling new homes, we combine award-winning, well-designed properties with excellent pre-sale and aftercare services. Developing new Shared Ownership homes, we provide options for a range of customers at varying price points.

Clarion Housing Group comprises the largest housing association in the country, with 125,000 homes across more than 170 local authorities. It also includes a charitable foundation, Clarion Futures, and is one of the country's leading housebuilders.

LEVEL 6, 6 MORE LONDON PLACE,
TOOLEY STREET, LONDON SE1 2DA

* If you have a property to sell, we are happy to accept your reservation provided that you have a complete and secure chain and are in a position to purchase a home within our required deadlines. We will ask you for a memorandum of sale confirming details of your buyer, their solicitors and the estate agent handling the sale.



AT THE GREEN
QUARTER

UNION WALK SHOW HOME
APARTMENT 5, NEWELL HOUSE,
SAMARA DRIVE, SOUTHALL, UBI IFG

FOR MORE INFORMATION
SHARED.OWNERSHIP@MYCLARIONHOUSING.COM
T 020 7378 5638 **UNIONWALK.COM**



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UNIONWALK.COM



CLARION
HOUSING