

PORTFOLIO

THE BERKELEY GROUP PORTFOLIO
2021

*Creating great homes and communities across
London, Birmingham and the South of England*



Berkeley
Group

Built on experience

WE EXCEL AT CREATING BEAUTIFUL PLACES THAT PUT PEOPLE, COMMUNITIES AND THE ENVIRONMENT FIRST

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Front cover: Photography of The Dumont.
Prices and information are correct at time of going to print.



Photography of Prince of Wales Drive

A passion for placemaking

CREATING AMAZING PLACES TO LIVE IS ABOUT MORE THAN BUILDING QUALITY HOMES. IT IS ALSO ABOUT ENABLING STRONG COMMUNITIES TO DEVELOP, IN BEAUTIFUL, SAFE AND ENRICHING SURROUNDINGS. THIS IS PLACEMAKING AND IT IS OUR PASSION.

Every Berkeley development starts from the point of view of the people who will ultimately live in and around our sites. The types of homes they want; the amenities they need; green spaces, gardens and parks; transport links to get them around; employment opportunities; places to meet, learn, exercise and play – and many other considerations.

By listening to people's views and working collaboratively with local councils and agencies, we are able to design innovative, award-winning projects that transform underused places, strengthen existing communities and improve people's quality of life. Our sites include former gasworks, a munitions store, an RAF base, docklands, disused factory sites and listed mansions – all brought back to life as exciting and sustainable neighbourhoods.

Our customers' priorities are our priorities. High on the list are safety and security – we consider lighting, traffic-free footpaths and cycleways across all our developments. Open parkland, landscaped grounds and water features allow people to reconnect with nature. We provide space for activities and learning, cafés and restaurants, shops, new schools and entertainment venues.

No two Berkeley developments are the same, but they have one important element in common. They are designed for life.

*In 2019/20 we built 3,100 homes
and contributed £2.6bn to UK GDP*

Focus on sustainability

WE DESIGN WITH THE FUTURE IN MIND. ALL OUR PLANNING AND OPERATIONAL ACTIVITIES AIM TO ENSURE THE LONG-TERM AND SUSTAINABLE HEALTH, WELLBEING AND PROSPERITY OF PEOPLE, COMMUNITIES AND THE PLANET.

Sustainability is fundamental to our business ethos and as large-scale placemakers, in our approach, we can have a profound and positive impact. On every site we focus on community building, enhancing nature and biodiversity; and tackling climate change.

This means our sites are designed to enable strong, cohesive communities to flourish, with access to jobs, transport and amenities. We build infrastructure that enhances neighbourhoods and brings people together, such as schools, medical centres, sports facilities, cafés and restaurants.

We are committed to a Net Biodiversity Gain on all new sites. Simply put, we commit to including more flora and fauna than what was there before and we work closely with local Wildlife Trusts and landscape architects to create nature-rich environments. To date, this has resulted in 480 acres of new or measurably improved natural habitats.

We have set ambitious science-based targets for reducing our carbon emissions as part of an international effort to limit global warming to 1.5 C. We are also future-proofing our homes and places so they are resilient to a warmer climate and include the electric car charging points and low carbon technologies our customers care about.



Photography of Kidbrooke Village



Photography of Kidbrooke Village

FLOURISHING COMMUNITIES

Kidbrooke Village has won the Sir David Attenborough Award for Biodiversity.

Quality and design

QUALITY THAT STANDS THE TEST OF TIME IS THE DEFINING CHARACTERISTIC OF A BERKELEY HOME. EVERY ELEMENT OF THE DESIGN AND CONSTRUCTION PROCESS IS CONSIDERED AND CHOSEN WITH GREAT CARE AND ATTENTION TO DETAIL.

When you buy a Berkeley home, you can be reassured that it is designed, built and finished to high standards. Our commitment to quality starts with the choice of location. We select land in up and coming city areas, rural sites in beautiful countryside, or disused areas ripe for regeneration – all with the potential to become fantastic places to live.

From a design perspective, each development is different. We partner with world-leading architects to devise bespoke projects that offer a wide choice of individually-designed homes perfectly suited to modern living. Our interiors specialists create beautiful rooms, finished in carefully sourced materials including marble, wood and porcelain.

Spaces between buildings are as important as the buildings themselves, so we apply the same care to landscape design, providing welcoming, easily accessible spaces for the whole community to enjoy, with seating, water features and attractive views. Gardens and parks are planted with mature trees and a mix of native plants and flowers that provide year-round colour and valuable natural habitats – all carefully maintained to keep them looking beautiful.

Our commitment to quality is evident from the planning stages right through to construction.

Committed to our customers



DEDICATED SALES AND CUSTOMER SERVICE TEAMS

CUSTOMERS ARE AT THE HEART OF EVERY DECISION WE MAKE. WE NEVER FORGET THAT WE ARE BUILDING SOMEONE'S HOME – THE PLACE WHERE THEY CAN RELAX AND FEEL SECURE.

Buying a home is one of the most important decisions many people will take in their lifetime. At Berkeley, our 40+ years' experience and financial strength mean you can buy with complete confidence. You can be reassured that your home will be designed, built and finished to high standards and rigorously checked at every stage of construction. For extra peace of mind, each property benefits from a 10-year warranty.

Throughout the buying process, you can expect personal and attentive customer service. A dedicated account manager provides individual support at every step of the way. You will receive a tailored information pack and access to our online portal 'MyHome Plus', where you can see at a glance how your new home and your purchase are progressing.

Feedback on our customers' experience is very positive. Over 98% would recommend Berkeley. In the last few years, we have also achieved an exceptional Net Promoter Score (an international measurement of customer experience) of 78.8. This compares with the construction industry average of 43 and puts us on a par with the most respected global and national companies for customer service excellence.



Photography of Hollyfields

SPACIOUS FAMILY HOMES

Where we operate

WORKING IN MARKETS THAT WE KNOW AND UNDERSTAND, WE OPERATE IN LONDON, BIRMINGHAM AND THE SOUTH OF ENGLAND DELIVERING NEW COMMUNITIES WHICH ARE SOCIALLY, ENVIRONMENTALLY AND ECONOMICALLY SUCCESSFUL.

OUR DEVELOPMENTS:

GREATER LONDON

27

7

Developments in Greater London

Forthcoming developments

BEYOND LONDON

28

10

Developments outside London

Forthcoming developments



London Developments

Amazing places in the Capital

OUR AMBITIOUS LONDON REGENERATION PROJECTS HAVE NATURE, BEAUTY, AND THE HEALTH AND WELLBEING OF OUR COMMUNITIES AT THEIR HEART.

The benefits of access to nature, fresh air and open green spaces have never been more important, especially in cities. Our London developments often feature beautiful public realm for the whole community to enjoy. Around and between buildings, there are parks with thoughtfully-positioned seating and landscaped gardens with water features and mature trees.

Many of our apartments have use of a private podium garden, or have a terrace or balcony with a great outlook. Buildings are sited to make the most of the surrounding views, whether that is towards the iconic London skyline or the River Thames, or over the gardens in the development.

OPEN GREEN SPACES

World-class city

FROM FINANCE AND BUSINESS TO OUTSTANDING ENTERTAINMENT, DINING AND SHOPPING, ENJOY ALL THAT LONDON HAS TO OFFER.

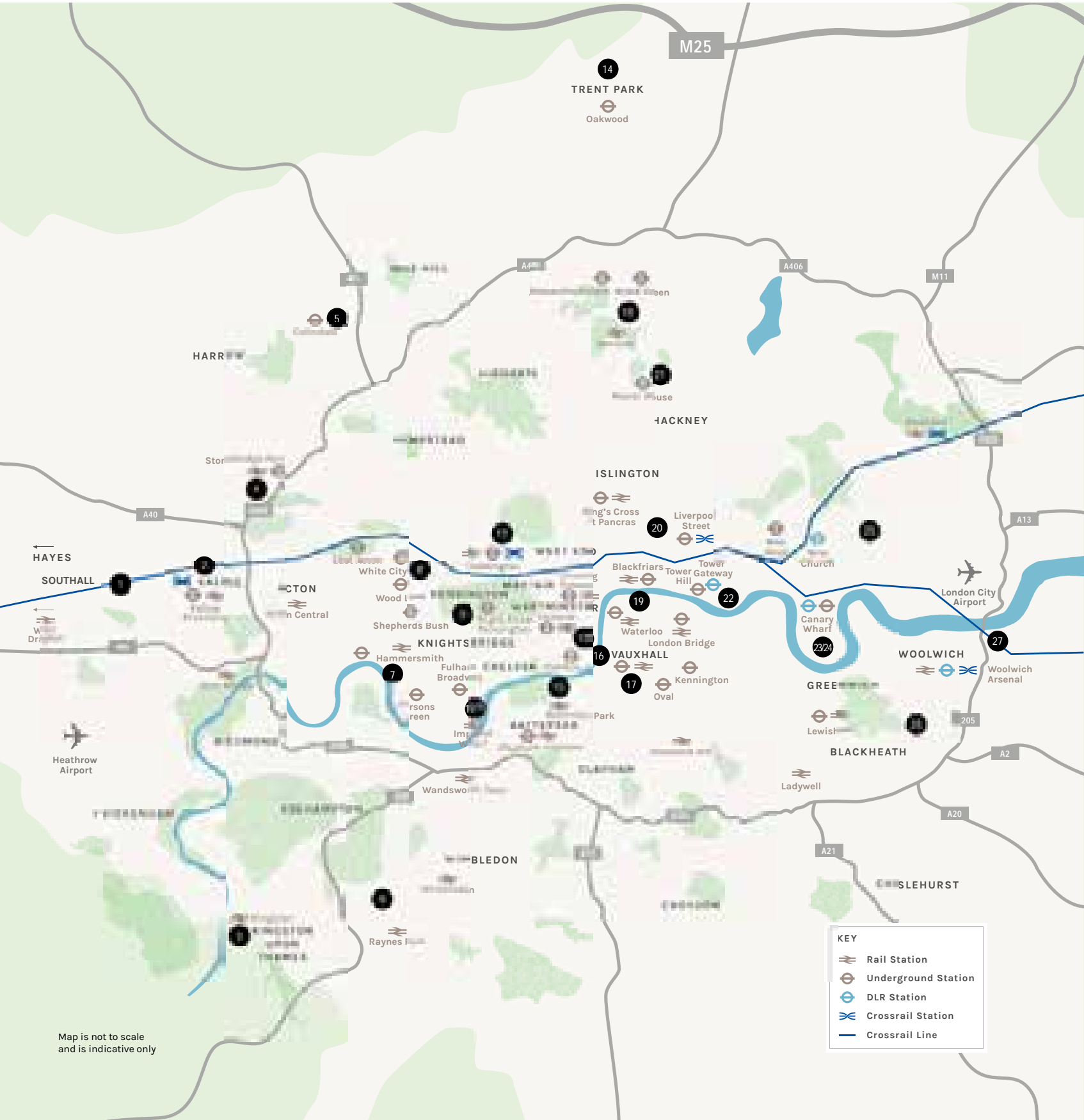
London is one of the world's great capital cities – for the arts and theatre, fine dining, iconic architecture, famous shopping streets, and so much more. When we plan our developments, we make sure all the things that make the city such an exciting place to live and work are within easy reach.

Flowing through the city's heart is the majestic River Thames – the iconic symbol of London. Several of our developments in the Capital enjoy a magnificent riverside location, with views across the water and public realm that connects the community with this most famous of rivers.

London is, without doubt, a truly great place to live, work and play.

London Developments

Berkeley provides the ultimate choice of homes throughout London, a market that we know and understand. To view our Beyond London developments please turn to page 66.



DEVELOPMENT NAME	LOCATION		HOME TYPE	AVAILABILITY	PAGE
1 The Green Quarter	Southall	UB1	Apartments	From £297,500	20
2 Filmworks	Ealing	W5	Apartments	From £729,950	22
3 Royal Exchange	Kingston upon Thames	KT1	Apartments	From £475,000	23
4 Grand Union	Wembley	HA0	Apartments	From £415,000	24
5 Beaufort Park	Hendon	NW9	Apartments	From £399,950	26
6 The Mansions	Wimbledon	SW20	Apartments	From £799,999	26
7 Fulham Reach	Hammersmith	W6	Apartments	From £790,000	27
8 White City Living	White City	W12	Apartments	From £727,500	28
9 Royal Warwick Square	Kensington	W14	Apartments	From £895,000	30
10 King's Road Park	Fulham	SW6	Apartments	From £725,000	32
11 Chelsea Creek	Chelsea	SW6	Apartments	From £750,000	34
12 West End Gate	Marylebone	W2	Apartments	From £915,000	36
13 Prince of Wales Drive	Battersea	SW11	Apartments	From £755,000	38
14 Trent Park	Enfield	EN4	Houses / Apartments	From £565,000	40
15 9 Millbank	Westminster	SW1P	Apartments	From £9,500,000	42
16 The Dumont	Albert Embankment	SE1	Apartments	From £7,800,000	44
17 Oval Village	Vauxhall	SE11	Apartments	From £585,000	46
18 Clarendon	Hornsey	N8	Apartments	From £405,000	48
19 The Lansetti at One Blackfriars	Blackfriars	SE1	Penthouse	POA	50
20 250 City Road	Islington	EC1V	Apartments	From £872,500	52
21 Woodberry Down	Finsbury Park	N4	Houses / Apartments	From £532,500	54
22 London Dock	Wapping	E1W	Apartments	From £1,150,000	56
23 Harcourt Gardens	Canary Wharf	E14	Apartments	From £720,000	58
24 South Quay Plaza	Canary Wharf	E14	Apartments	From £899,950	59
25 TwelveTrees Park	West Ham	E16	Apartments	From £465,000	60
26 Kidbrooke Village	Kidbrooke	SE3	Houses / Apartments	From £370,000	62
27 Royal Arsenal Riverside	Woolwich	SE18	Apartments	From £477,500	64

The Green Quarter

SOUTHALL, UB1 – BY BERKELEY

Remarkable by nature

The Green Quarter is one of London’s most ambitious regeneration projects. With nature at its heart, The Green Quarter will be one of the most biodiverse projects in the UK – a transformed landscape with wetlands, parks and acres of green spaces as well as neighbouring 90 acres of Country Park. Situated in Zone 4, adjacent to the forthcoming Crossrail station and with great transport links to Heathrow Airport in 8 minutes* and central London in 17 minutes.* Easy access to the motorway network means travelling further afield is also made simple.



HIGHLIGHTS

- 13 acres of parkland including 2 new parks
- 1km of canalside frontage
- Walking distance to the forthcoming Crossrail Station
- Exclusive resident facilities including a swimming pool, gym, concierge, car club and cycle hire
- On-site primary school, health centre and community centre
- New retail and leisure facilities

AVAILABILITY

Suites, 1, 2 and 3 bedroom apartments.
Prices from £297,500

CONTACT

020 3918 3001
www.the-green-quarter.com

THE GREEN QUARTER

WEST LONDON



4.3 ACRE CENTRAL GARDENS

Computer generated image, indicative only



Showhome photography is indicative only



Showhome photography is indicative only



THE WETLANDS

Computer generated image, indicative only

*Journey times are approximate only. Source: tfl.co.uk

Filmworks

EALING, W5 - BY ST GEORGE

*Inspired by the past,
celebrating the future*

Filmworks brings a new dimension to Ealing’s enticing personality. Retaining the historic façade of the original Art Deco cinema, it will welcome a high quality mix of new homes, alongside a Picturehouse cinema, restaurants and bars, all centred around an open piazza. Crossrail will further enhance the already excellent transport links, taking you to Bond Street in only 11 minutes.*



HIGHLIGHTS

- Superb location in the heart of Ealing
- Art Deco-inspired specification
- 24-hour concierge
- 8-screen Picturehouse cinema
- Open piazza with a mix of restaurants and bars
- 11 minutes to Bond Street*

AVAILABILITY

1, 2 and 3 bedroom apartments and penthouses.
Prices from £729,950

CONTACT

020 3733 1836
www.filmworks-ealing.co.uk



Computer generated image of Bogart House, indicative only



Showhome photography is indicative only



Showhome photography is indicative only

*Journey times are approximate only. Source: tfl.co.uk



Computer generated image of Royal Exchange, indicative only

Royal Exchange

KINGSTON UPON THAMES, KT1 - BY ST GEORGE



*Redefining the heart
of Kingston*

Royal Exchange provides contemporary 1, 2 and 3 bedroom homes set alongside the beautiful Grade II Listed Old Post Office and Telephone Exchange, combining a visionary design with a distinct sense of place in a historic location. Incorporating new and Listed buildings, shops and restaurants, the Royal Exchange will be a vibrant community from which to enjoy Kingston's rich offerings.



HIGHLIGHTS

- Homes in the heart of Kingston upon Thames
- 24-hour concierge
- Residents-only gym and cinema room
- Residents’ landscaped courtyard gardens
- 30 minutes to London Waterloo via train*

AVAILABILITY

Manhattan, 1, 2 and 3 bedroom apartments. Prices from £475,000

CONTACT

020 4502 9220
www.royalexchangekingston.co.uk

*Journey times are approximate only. Source: tfl.co.uk



Computer generated image of Grand Union, indicative only

Grand Union

WEMBLEY, HA0 - BY ST GEORGE

London canalside life at its best

Grand Union is set to become a vibrant canalside development located in north west London close to the world famous Wembley Stadium offering convenient connections into the West End and City. In addition to the contemporary lifestyle-focused residential, the new neighbourhood will offer a waterside piazza featuring a selection of cafés and restaurants along with a supermarket, community centre and nursery. Eleven acres of green open spaces will bring nature and wildlife for the community to enjoy. Residents' facilities including a lounge, meeting rooms and bowling alley will make Grand Union a unique place to live, work and connect.



HIGHLIGHTS

- Beautiful selection of waterside homes with completions from Q2 2022
- All homes feature a private balcony or terrace
- Just 7 minutes' walk from the Stonebridge Park station (Zone 3)*
- On-site Co-Op supermarket and Twisty Tails nursery
- 2-lane ten-pin bowling alley, residents' lounge, concierge and secure parking
- Community centre and health care centre
- State-of-the-art creative industrial hub offering high quality workspace

AVAILABILITY

Manhattan, 1, 2 and 3 bedroom apartments. Prices from £415,000

CONTACT

020 3797 0024
www.grandunion.uk



WATERSIDE RESTAURANT

Computer generated imagery, indicative only



RESIDENTS' LOUNGE

Computer generated imagery, indicative only



TEN-PIN BOWLING

Computer generated imagery, indicative only



Showhome photography is indicative only

*Journey times are approximate only. Source: tfl.co.uk

Beaufort Park

HENDON, NW9 – BY ST GEORGE

BEAUFORT
PARK
London NW9



Computer generated image of Beaufort Park, indicative only

A spacious green sanctuary from the City

Beaufort Park is a vibrant community in north west London, providing contemporary, high-quality new homes perfect for first-time buyers and investors alike. Residents can enjoy exclusive health and fitness facilities and 25 acres of landscaped gardens, all with the convenience of nearby shops, bars and restaurants. The perfect balance between countryside character and city living.

HIGHLIGHTS

- Close to Colindale station with access to King's Cross in 21 minutes* and Oxford Circus in 25 minutes*
- Landscaped parklands and courtyards
- Residents' spa, gym and pool
- Shops, bars and restaurants
- Workspace at Areaworks[†]
- Help to Buy available^{††}

AVAILABILITY

1, 2 and 3 bedroom apartments and penthouses.
Prices from £399,950

CONTACT

020 3930 5228
www.beaufortpark.co.uk



[†]At an additional charge
^{††}On specific plots and subject to availability

The Mansions

WIMBLEDON, SW20 – BY BERKELEY

THE MANSIONS
WIMBLEDON HILL PARK

Homes to remember, a lifestyle to enjoy

This magnificent collection of apartments sit amid glorious green parkland, in one of the most desirable areas of south west London. These stunning homes offer residents' a slower pace of life, surrounded by nature and lots of space, with central London still close by.



Photography of The Mansions

HIGHLIGHTS

- Concierge
- Private residents' gym
- Private residents' cinema
- Landscaped gardens
- Surrounded by acres of protected parkland
- Moments from Wimbledon Village
- Area is well served by excellent schools
- Short travel times into central London

AVAILABILITY

1, 2 and 3 bedroom apartments and penthouses.
Prices from £799,999

CONTACT

020 4502 8263
www.the-mansions.co.uk



*Journey times are approximate only. Source: tfl.co.uk

Fulham Reach

HAMMERSMITH, W6 – BY ST GEORGE

FULHAM
REACH
LONDON W6

Enjoy waterside living

Fulham Reach is a sophisticated destination perfectly located on one of the most dramatic stretches of the River Thames. Spacious apartments enjoy the best of riverside living, boasting views that stretch across to Hammersmith Bridge and beyond.

With a new phase just recently launched, this thriving community is home to renowned chef Raymond Blanc's restaurant, Brasserie Blanc, and residents have exclusive access to The Tamesis Club, which include a pool, spa, gym and private cinema.

Benefitting from three acres of landscaped gardens and open spaces, Fulham Reach is London riverside living at its finest.

HIGHLIGHTS

- 24-hour concierge
- Residents' swimming pool, spa and gym
- Private cinema, wine cellar, snooker and virtual golf
- Landscaped gardens and open spaces
- Underground parking
- 7 minutes* walk to Hammersmith Station

AVAILABILITY

1, 2 and 3 bedroom apartments.
Prices from £790,000

CONTACT

020 3131 4270
www.fulhamreach.co.uk



Photography of Fulham Reach



Computer generated image, indicative only



Computer generated image, indicative only

*Journey times are approximate only. Source: tfl.co.uk

White City Living

WHITE CITY, W12 – BY ST JAMES

Live in the heart of west London

White City Living offers an experience like no other. With over 2,300 new homes set in eight acres of parks and gardens, surrounded by world-class retail, entertainment, education, culture and commerce. With direct access to Westfield London and Imperial College London, adjacent to two Zone 2 Underground stations and less than 15 minutes* from the West End.

At the heart of this new neighbourhood is a unique opportunity to live beside the oriental water gardens, which flow through a landscape of hand-selected trees and plants, under elegant bridges, over cascades and waterfalls.



HIGHLIGHTS

- Direct access to central London, just 12 minutes* to Bond Street
- Residents' Home Club opening in Q1 2021 includes concierge, lounges, pool, gym and two 12-seater cinemas
- Direct access to Westfield London, Europe's largest shopping centre
- Imperial College London's new 23-acre campus
- Four top universities within 30 minutes*

AVAILABILITY

Suites, 1, 2 and 3 bedroom apartments and penthouses. Prices from £727,500

CONTACT

020 4502 9011
www.whitecityliving.co.uk



Computer generated image of White City Living, indicative only



Computer generated image, indicative only



Computer generated image, indicative only



Computer generated image, indicative only

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps

Royal Warwick Square

KENSINGTON, W14 - BY ST EDWARD

Discover classical London living

A tranquil garden square sits in the heart of this central London development in the prestigious Royal Borough of Kensington and Chelsea. Royal Warwick Square comprises 1, 2 and 3 bedroom apartments and penthouses, benefiting from bespoke interior design and luxurious leisure facilities.



HIGHLIGHTS

- Central London location close to the exclusive shopping on High Street Kensington
- Superb leisure facilities including a private cinema, swimming pool and gym
- 24-hour concierge
- Secure underground car parking
- Classic garden square

AVAILABILITY

1, 2 and 3 bedroom apartments and penthouses. Prices from £895,000

CONTACT

020 3944 8533
www.royalwarwicksquare.co.uk

ROYAL
WARWICK
SQUARE
KENSINGTON

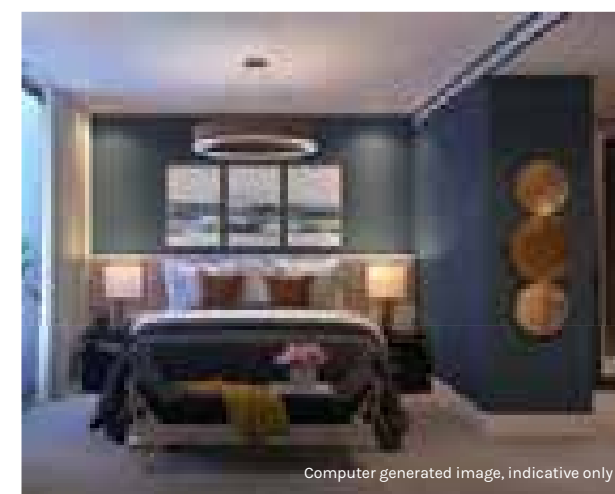
Computer generated image of Royal Warwick Square, indicative only

GYM

Computer generated image, indicative only



Computer generated image, indicative only



Computer generated image, indicative only

SWIMMING POOL

Computer generated image, indicative only

King's Road Park

FULHAM, SW6 - BY ST WILLIAM

An iconic address

King's Road Park is a stylish collection of apartments and penthouses set within six acres of beautiful landscaping including a public park, square and residents' garden. Situated just 60 metres from the King's Road and close to the River Thames, King's Road Park is in one of London's most desirable locations. At 16 acres it is the last project of its size to be completed within the South Fulham Riverside Regeneration Area.



HIGHLIGHTS

- Landscaping, parks and gardens designed by acclaimed landscape architects Gillespies
- 23,000 sq ft of residents' facilities designed in the style of a private members club by award-winning EPR Architects
- 100,000 sq ft of commercial space will provide a choice of restaurants, shops and offices
- Outstanding schools within walking distance and easy access to world-renowned universities
- Perfectly located in Zone 2 and only a 10 minute* walk from both an Underground and Overground station

AVAILABILITY

Suites, 1, 2, 3 and 4 bedroom apartments and penthouses. Prices from £725,000

CONTACT

020 4502 3367
www.kingsroadparksw6.co.uk



Computer generated image of King's Road Park, indicative only

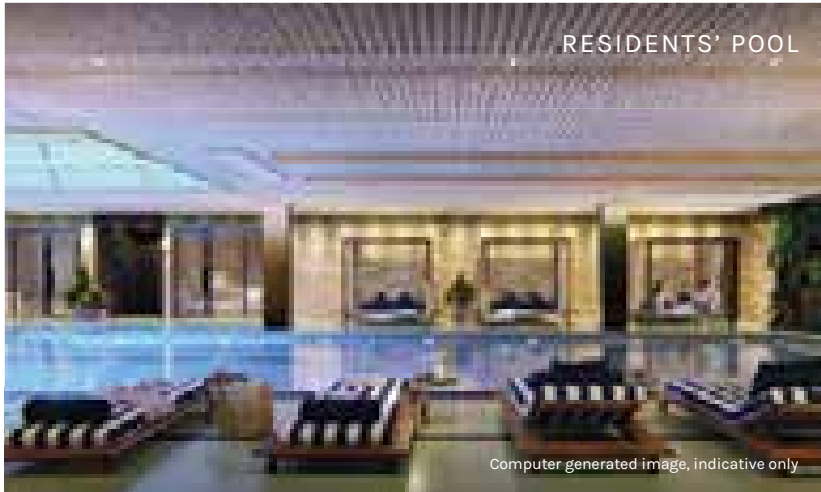


Computer generated image of King's Road Park, indicative only



ATRIUM WITHIN THE RESIDENTS' LOUNGE

Computer generated image, indicative only



RESIDENTS' POOL

Computer generated image, indicative only



RESIDENTS' GYM

Computer generated image, indicative only

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps



Chelsea Creek

CHELSEA, SW6 - BY ST GEORGE

Tranquil canalside living and landscaped gardens

Set within tree-lined promenades, waterways and landscaped gardens; Chelsea Creek is an exciting new landmark development, designed by Squire & Partners.

Teamed with stylish and modern interiors that are in keeping with this fashionable address - and boasting unrivalled views over the River Thames and beyond - an exclusive collection of beautiful apartments and penthouses are available. Residents will further benefit from 5* hotel-style facilities including a swimming pool, spa, gym, private cinema, residents' lounge and 24-hour concierge.

HIGHLIGHTS

- 24-hour concierge
- Swimming pool
- Gym
- Residents' lounge
- Private cinema
- Underground parking
- Private creek, waterways and landscaped courtyards
- 16,000 sq ft commercial/retail space
- 3 minute* walk to Imperial Wharf Station

AVAILABILITY

Manhattan, 1, 2 and 3 bedroom apartments and duplex penthouses. Prices from £750,000

CONTACT

020 4502 9614
www.chelseacreek.co.uk



CHELSEA CREEK



*Journey times are approximate only. Sources: tfl.co.uk and Google Maps

West End Gate

MARYLEBONE, W2 – BY BERKELEY

An elegant collection of homes

Situated moments from stylish Marylebone, West End Gate is a collection of 1, 2, 3 and 4 bedroom apartments and penthouses, set amongst secluded landscaped gardens. Just moments from Oxford Street, West End Gate is perfectly positioned for the best that London has to offer.



HIGHLIGHTS

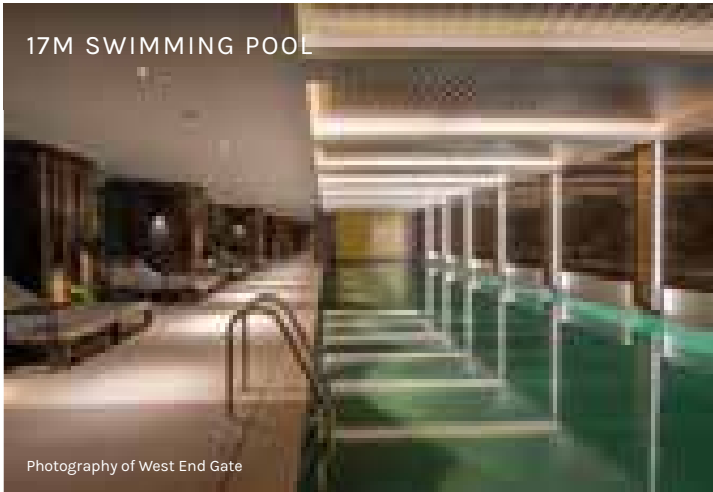
- Zone 1 location, just 1 minute* walk from Edgware Road Station
- World-class leisure facilities including 17m swimming pool, spa, gym, cinema, residents' lounge and dining room
- Excellent transport connections via Bakerloo, District and City Lines

AVAILABILITY

1, 2, 3 and 4 bedroom apartments and penthouses. Prices from £915,000

CONTACT

020 3504 7900
www.westendgate.co.uk



*Journey times are approximate only. Source: tfl.co.uk

8TH FLOOR ROOF TERRACE

Photography of Prince of Wales Drive

24-HOUR CONCIERGE

Photography of Prince of Wales Drive

RESIDENTS' BALCONY

Photography of Prince of Wales Drive

SWIMMING POOL

Photography of Prince of Wales Drive



Photography of Prince of Wales Drive

Prince of Wales Drive

BATTERSEA, SW11 – BY ST WILLIAM

Sophisticated, spacious apartments

Set around 2.5 acres of beautifully landscaped gardens, Prince of Wales Drive is a contemporary collection of 1, 2, 3 and 4 bedroom apartments and penthouses. Ideally located just moments from Battersea Park, a short walk to two Overground stations, the new Zone 1 Northern Line extension and a mile from Sloane Square and Chelsea.



HIGHLIGHTS

- Zone 1 location
- Short walk from the new Northern Line extension (due Autumn 2021)
- Residents' lounge, private cinema and flexible work space
- 8th floor roof terrace
- 24-hour concierge
- Swimming pool and spa

AVAILABILITY

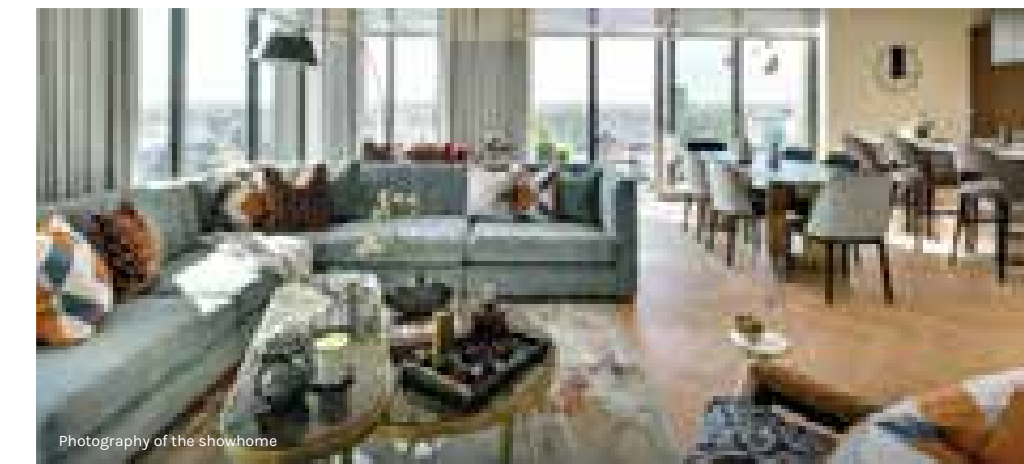
1, 2, 3 and 4 bedroom apartments and penthouses.
Prices from £755,000

CONTACT

020 3504 6967
www.princesofwalesdrive.co.uk

PRINCE OF WALES DRIVE

BATTERSEA • LONDON SW11



Photography of the showhome

Trent Park

ENFIELD, EN4 - BY BERKELEY

A relaxed pace of life in a London haven steeped in history

Nestled within 413 acres of Trent Country Park, this is a once in a lifetime opportunity to purchase one of these beautiful countryside homes in north London. A stunning selection of executive 4 and 5 bedroom homes and 1, 2 and 3 bedroom apartments including the restoration of the Grade II Listed Mansion House, complete with exclusive residents' facilities all only 26 minutes* from central London.



HIGHLIGHTS

- Set within 413 acres of parkland, ancient woodland and wildlife
- Exclusive residents' facilities in The Lawn Club including open air swimming pool, gym and tennis courts
- Shuttle bus to Zone 5 Oakwood underground station on the Piccadilly Line (26 minutes* to King's Cross)
- Within close proximity of thriving cosmopolitan districts Cockfosters and Haldley Wood for a wealth of bars, restaurants and shops
- Influential schooling in the surrounding area
- Local golf club, equestrian centre and park activities

AVAILABILITY

1, 2 and 3 bedroom apartments and 4 and 5 bedroom homes. Prices from £565,000

CONTACT

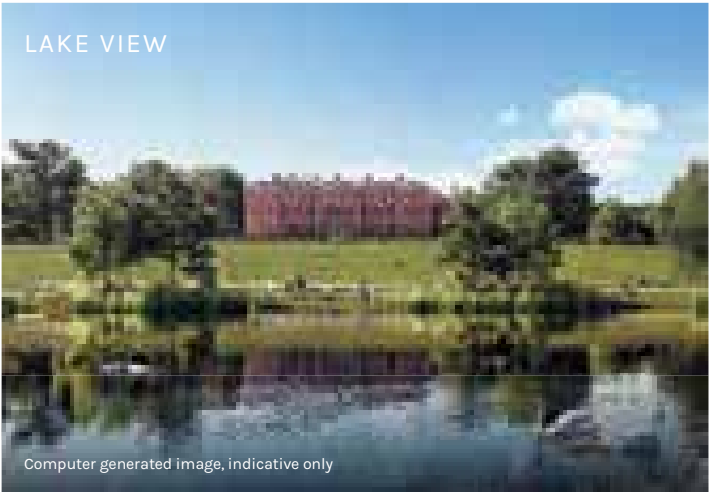
020 3944 4778
www.trent-park.co.uk



Computer generated image, indicative only



Showhome photography is indicative only

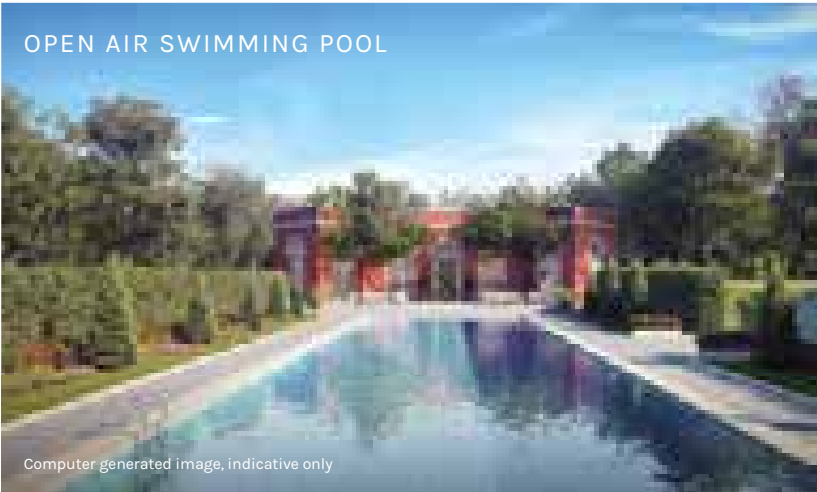


LAKE VIEW

Computer generated image, indicative only



Computer generated image of Highfield House apartments, indicative only



OPEN AIR SWIMMING POOL

Computer generated image, indicative only

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps



Computer generated image of 9 Millbank, indicative only

9 Millbank

WESTMINSTER, SW1P – BY ST EDWARD

An iconic location in the heart of historic Westminster

Standing proudly on the banks of the River Thames, 9 Millbank is Grade II Listed with iconic and panoramic views across London’s famous skyline. Located just a short stroll from the Houses of Parliament, this new residential address encapsulates British luxury and style.

HIGHLIGHTS

- Prestigious river address
- World-class leisure facilities including swimming pool, gym and spa
- Private courtyard garden
- Secure underground parking

AVAILABILITY

3 and 4 bedroom apartments.
Prices from £9,500,000

CONTACT

020 3944 5455
www.9millbank.com



9 MILLBANK

WESTMINSTER SW1



SWIMMING POOL

Computer generated image, indicative only



Computer generated image of 9 Millbank, indicative only



Computer generated image of 9 Millbank, indicative only



ROOF TERRACE

Computer generated image, indicative only

The Dumont

ALBERT EMBANKMENT, SE1 - BY ST JAMES

Exclusive riverside address

Experience 360 degree views of London's skyline and the River Thames. The Dumont completes the St James trio of buildings along the regenerated Albert Embankment. The Alta Collection homes are four bedroom lateral apartments occupying their own floor at the top of this 30-storey building, situated on the south bank of the River Thames with five star residents' facilities.



HIGHLIGHTS

- Zone 1 location
- 360 degree views of London
- 19th floor bar and lounge
- Private dining room, residents' lounge and secret garden located on 12th floor
- Private cinema, screening room, pool room, ten-pin bowling, infinity pool, spa, gym and 24-hour concierge
- Winner of the Evening Standard Award for Best Luxury Home 2020
- Whathouse? Award winner for Best Apartment Scheme 2020

AVAILABILITY

4 bedroom apartments.
Prices from £7,800,000

CONTACT

020 4502 9110
www.thedumont.co.uk

THE DUMONT
ALBERT EMBANKMENT

PRIVATE CINEMA



Photography of The Dumont



Photography of an Alta Collection apartment

LONDON'S SKYLINE



Photography of The Dumont

24-HOUR CONCIERGE



Photography of The Dumont

TEN-PIN BOWLING



Photography of The Dumont



Computer generated image of Oval Village, indicative only

Oval Village

VAUXHALL, SE11 - BY BERKELEY



Life at the heart of London

Oval Village is a new kind of neighbourhood with community at its heart. Built on the site of a former gasworks, a short walk from the historic Kia Oval cricket ground, this collection of apartments creates an elegant and unique neighbourhood within central London, blending tranquility with fantastic connectivity.



HIGHLIGHTS

- Residents' lounge
- 24-hour concierge
- 10 minute* walk to Vauxhall, Oval and Kennington Stations
- Central London location with excellent transport links

AVAILABILITY

Manhattan, 1, 2 and 3 bedroom apartments.
Prices from £585,000

CONTACT

020 4502 7348
www.ovalvillage.co.uk



Showhome photography is indicative only



Showhome photography is indicative only

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps



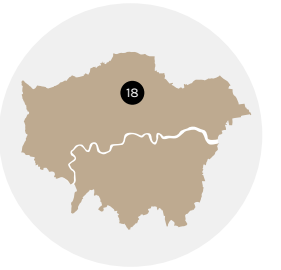
Computer generated image of Clarendon, indicative only

Clarendon

HORNSEY, N8 - BY ST WILLIAM

An exciting new destination for north London

In the heart of north London, a new 12-acre city village in Zone 3 is being delivered by St William. Clarendon will deliver over 1,700 new homes together with beautifully landscaped gardens and a one acre park.



HIGHLIGHTS

- Fantastic residents' facilities, including pool, gym, meetings room and spa
- Beautifully landscaped private podium gardens
- In close proximity to four key Zone 3 stations; Hornsey, Alexandra Park, Wood Green and Turnpike Lane
- 125,000 sq ft of extensive business, retail and commercial spaces

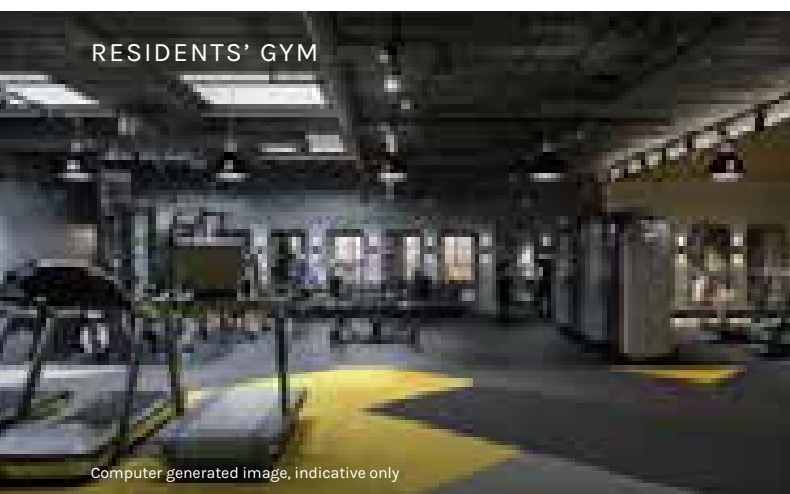
AVAILABILITY

Studio, 1, 2 and 3 bedroom apartments. Prices from £405,000

CONTACT

020 3504 3919
www.clarendonn8.co.uk

CLARENDON
 LONDON N8



RESIDENTS' GYM

Computer generated image, indicative only



RESIDENTS' POOL

Computer generated image, indicative only



RESIDENTS' LOUNGE

Computer generated image, indicative only



Showhome photography is indicative only

The Lansetti

BLACKFRIARS, SE1 - BY ST GEORGE

A whole horizon revealed by light

The Lansetti Penthouse is the crowning glory of One Blackfriars, standing proud over the central London skyline.

A truly unique residence, born out of years of devoted design, it is viewed as the true epitome of refined luxury living.

World-renowned architects SimpsonHaugh and leading London interior designers Raven & Lack have worked relentlessly in the pursuit of excellence to deliver the Lansetti masterpiece: a sculptured sanctuary in the sky.



HIGHLIGHTS

- Located across the top five floors, offering over 16,780 sq ft of exquisitely designed living space
- Breathtaking panoramic views of the River Thames and central London skyline
- Entire level 48 master suite with four further guest bedrooms on level 47
- Luxurious wellness facilities including a spa with sauna, steam room, hot tub, pool, gym and treatment room
- Screening room, library, games room, sunset bar and observatory
- Double height Horizon Garden on level 50
- 24-hour concierge
- Valet parking and dedicated double garage



AVAILABILITY

Complete.
Price on Application

CONTACT

020 3504 6896
www.oneblackfriars.co.uk

THE
LANSETTI



Showhome photography is indicative only



Photography of 250 City Road



Computer generated image of Valencia Tower, 250 City Road, indicative only

250 City Road

ISLINGTON, EC1V - BY BERKELEY

Well-connected city living

Situated in a prime Zone 1 location between Angel and Old Street, 250 City Road is within walking distance of the City of London's financial and tech districts. A short walk away are the vibrant bars, restaurants and night life of Shoreditch, and the West End is only 2 miles away.



HIGHLIGHTS

- Just under 2 acres of beautifully landscaped WiFi-enabled public realm with unique public art by renowned sculptor Ian Rank-Broadley
- 5* residents-only facilities including a 20-metre pool and spa with Jacuzzi, sauna and steam room, gym, yoga studio, 7th floor residents' terrace and 24-hour concierge
- Business and residents' lounges
- 41,000 sq ft of Grade A office space in iBasin as well as studio space for local start-ups
- 190 bedroom luxury 4* nhow London hotel with gym and restaurant
- 31,000 sq ft of retail space to include shops, bars and restaurants at the heart of the scheme

AVAILABILITY

1, 2 and 3 bedroom apartments and penthouses.
Prices from £872,500

CONTACT

020 4502 9936
www.250cityroad.co.uk

250 | CITY ROAD
LONDON EC1



Computer generated image, indicative only

Woodberry Down

FINSBURY PARK, N4 - BY BERKELEY

Award-winning regeneration scheme

Woodberry Down is a multi-award-winning regeneration scheme located in the London Borough of Hackney, only moments away from Finsbury Park. Once complete, it will feature over 5,500 new homes set across 64 acres, with 15 acres of parkland and an additional 42 acres of open water – including an idyllic nature reserve, the Woodberry Wetlands and a serene sailing lake. Within a short distance of central London and the City, the development offers an urban haven for those who wish to enjoy a relaxing and fresh waterside lifestyle like no other.



HIGHLIGHTS

- Set in 64 acres of award-winning natural parkland, landscaped gardens, serene reservoirs and a nature reserve
- Stunning views of the City skyline and Finsbury Park
- Unique Zone 2 waterside location
- Moments from Stoke Newington and its array of restaurants, bars, artisan shops and cafés
- Ideally located just a short walk to Manor House underground (Piccadilly line) and Stamford Hill overground stations
- 20 minutes* to the City and just 8 minutes* to King's Cross by tube
- Residents-only facilities including concierge, screening room, state-of-the-art gym and swimming pool
- Private Business Lounge and meeting rooms
- Underground Parking
- Landmark regeneration by award-winning partnership and winner of the 2020 What House? Silver Award for 'Best Sustainable Development'
- Over 5,500 new homes once complete
- Thriving community

AVAILABILITY

1, 2 and 3 bedroom apartments,
3 and 4 bedroom townhouses.
Prices from £532,500

CONTACT

020 3813 2438
www.woodberry-down.co.uk



WOODBERRY DOWN



Photography of Woodberry Down



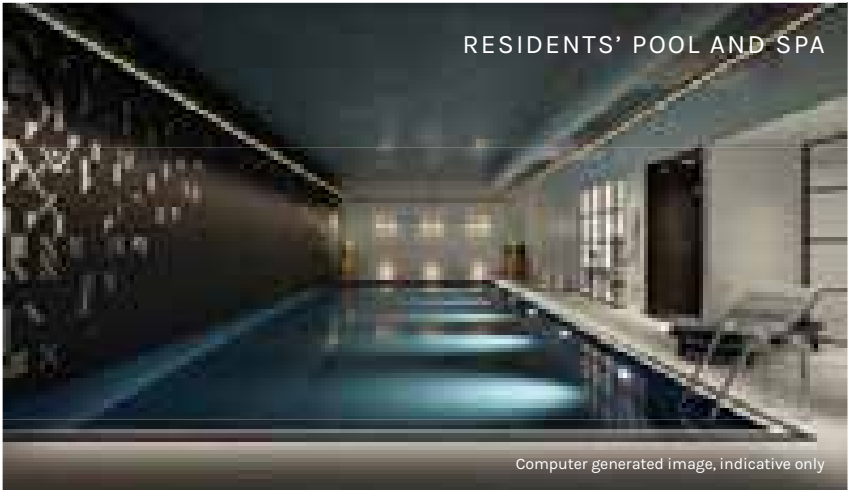
RECEPTION

Computer generated image, indicative only



RESIDENTS' SCREENING ROOM

Computer generated image, indicative only



RESIDENTS' POOL AND SPA

Computer generated image, indicative only



RESIDENTS' BUSINESS LOUNGE

Computer generated image, indicative only

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps

London Dock

WAPPING, E1W – BY ST GEORGE

Modern heritage

Situated in the heart of Wapping, just moments from Tower Bridge, the Tower of London and the City. London Dock features 1,800 high specification new homes set amongst 7.5 acres of beautifully landscaped squares, promenades, shops, bars and restaurants.



LONDON DOCK WAPPING

HIGHLIGHTS

- City location in close proximity to key London landmarks
- Nearby Zone 1 transport links
- 7.5 acres of landscaped open space
- Luxury spa and gym facilities
- 180,000 sq ft of commercial space
- Open public space including water features, landscaped gardens and boulevards

AVAILABILITY

Manhattan, 1, 2 and 3 bedroom apartments. Prices from £1,150,000

CONTACT

020 3553 7700
www.london-dock.co.uk

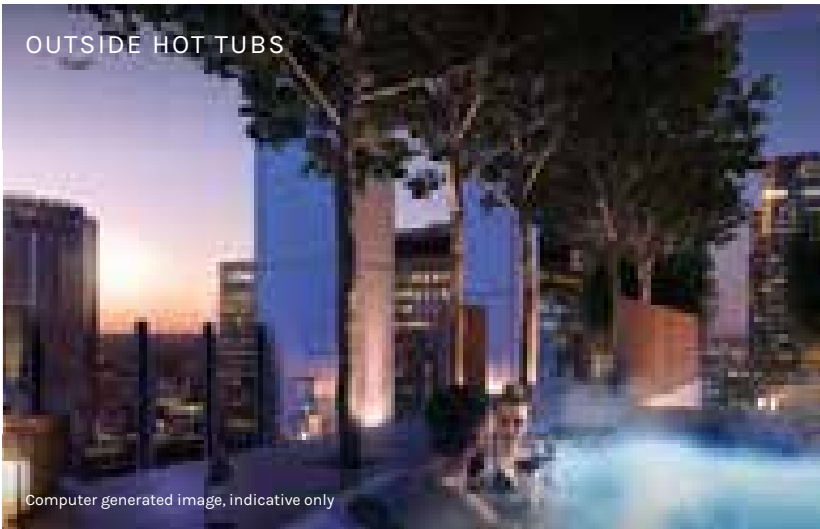




Computer generated image of Harcourt Gardens, indicative only



Computer generated image, indicative only



Computer generated image, indicative only

Harcourt Gardens

CANARY WHARF, E14 - BY BERKELEY

HARCOURT GARDENS

Life in harmony

Harcourt Gardens is the next building to launch at South Quay Plaza. It is a place of balance and equilibrium, busy when you want it, peaceful when you don't. Perfectly poised amongst 2.6 acres of vibrant, green landscaping with Canary Wharf on its doorstep, this really is a place to flow effortlessly between work and play and night and day.

Residents become exclusive members of The Quay Club that offers incredible lifestyle facilities with an abundance of outside space and beautiful gardens including the 56th floor Sky Meadow. At Harcourt Gardens, you can live life, in harmony.



HIGHLIGHTS

- Designed by world-leading architects, Foster + Partners
- Residents become exclusive members of The Quay Club providing luxury lifestyle facilities across both Valiant Tower and Harcourt Gardens
- The Bamboo Sanctuary offers state-of-the-art gym, health suite and spa
- Outside hot tubs to enjoy city views in total relaxation
- The iGarden includes inside and outside modern and flexible workspace
- A well equipped games room and soundproofed karaoke room
- The Sky Meadow is a rooftop garden with stunning views and a kitchen area
- 24-hour concierge

AVAILABILITY

1, 2 and 3 bedroom apartments and penthouses. Prices from £720,000

CONTACT

020 3797 3135
www.harcourtgardens.com

South Quay Plaza

CANARY WHARF, E14 - BY BERKELEY

SQP LONDON E14

An iconic new landmark in the cosmopolitan Canary Wharf district

South Quay Plaza is a striking 68 storey tower, designed by world-leading architects Foster + Partners. The building has been designed to maximise space in the 2.6 acres of gardens that surround it and provide dual aspect views for many apartments. Located just a few moments from the heart of London's fastest growing business district, South Quay Plaza is incredibly well connected.

Within a 5 minute* walk you can access the South Quay DLR station, Canary Wharf underground station and the forthcoming Elizabeth Line (Crossrail). Living at South Quay Plaza will provide residents with a 5-star lifestyle as they become exclusive members of The Quay Club, providing fantastic amenities including the stunning 56th floor bar and terrace, offering incredible views of the city skyline.



HIGHLIGHTS

- Located within 2.6 acres of beautifully landscaped gardens
- Luxury 20m double height swimming pool overlooking the South Dock
- State-of-the-art gym with a health club and spa
- Screening room on the 56th floor
- Private dining room on the 56th floor
- Incredible 56th floor bar with outside terrace and kitchen
- 24-hour concierge
- Completing Q3 2020 - Q3 2021

AVAILABILITY

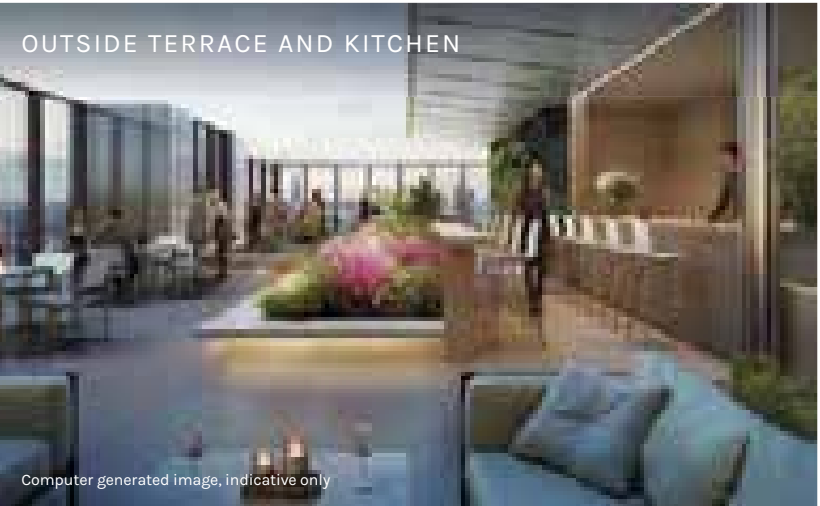
1 and 3 bedroom apartments. Prices from £899,950

CONTACT

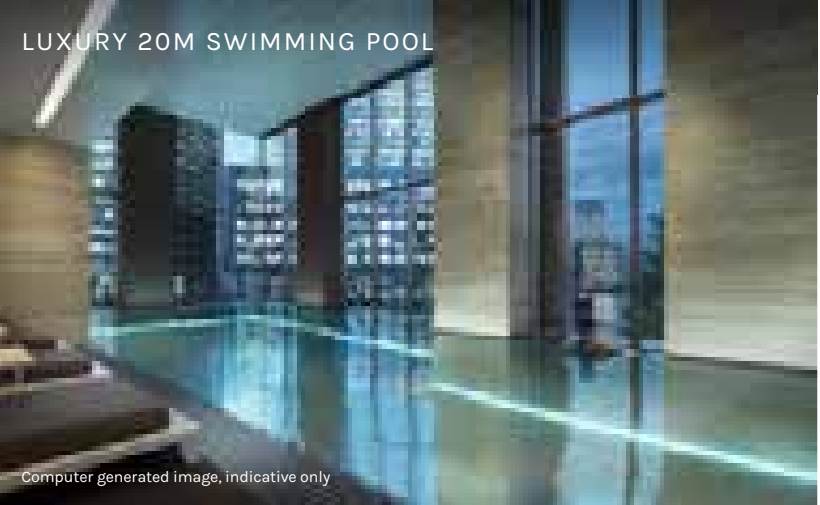
020 3733 7843
www.southquayplaza.london



Computer generated image of South Quay Plaza, indicative only



Computer generated image, indicative only



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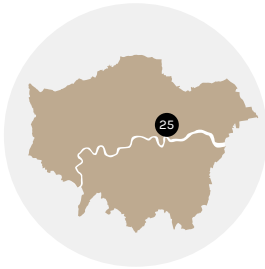
*Journey times are approximate only. Sources: tfl.co.uk and Google Maps

TwelveTrees Park

LONDON, E16 – BY BERKELEY

Live connected

TwelveTrees Park is a new development located in the heart of east London, comprising over 3,800 homes built around 12 acres of open green space, landscaped gardens and a WIFI-enabled park. Located moments from West Ham station, it will be one of the best connected developments in London, with three tube lines, National Rail and the DLR offering fast and regular links to the City and beyond. With a new school, independent bars and cafés, restaurants and a community centre at its heart, this will be one of the most exciting regeneration schemes in London.



HIGHLIGHTS

- Exceptionally well connected by public transport with five lines crossing West Ham station
- State-of-the-art gym
- Flexible and modern work space
- 24-hour concierge
- Screening room
- Residents' leisure space
- 12 acres of landscape gardens
- 4.5-acre WIFI-enabled park
- Private courtyard gardens

AVAILABILITY

Suites, 1, 2 and 3 bedroom apartments and penthouses. Prices from £465,000

CONTACT

020 3930 4487
www.TwelveTreesPark.com

TWELVETREES
PARK
LONDON E16



24-HOUR CONCIERGE

Computer generated image, indicative only



Computer generated image of TwelveTrees Park, indicative only



WORK SPACE

Computer generated image, indicative only



Computer generated image, indicative only



RESIDENTS' GYM

Computer generated image, indicative only



Photography of Kidbrooke Village

Kidbrooke Village

KIDBROOKE, SE3 - BY BERKELEY

A vibrant lifestyle

Kidbrooke Village is located in the Royal Borough of Greenwich and is one of the Capital's most exciting neighbourhoods. It's a beautiful, green and inspiring place to live, offering a haven of 86 acres of open space, equivalent to 45 football pitches.^



HIGHLIGHTS

- Direct connections to central London
- Only 17 minutes* to London Bridge
- A range of facilities right on your doorstep at The Village Centre including doctors,^ dentist,^ The Depot pub and dining, Sainsbury's Local and estate agent
- All homes benefit from exclusive access to a 24-hour concierge and gym
- Surrounded by beautiful parkland equivalent to 45 football pitches^
- Berkeley is working in partnership with the London Wildlife Trust to ensure that nature continues to flourish here
- Conveniently located for a range of schools from Good to Outstanding Ofsted ratings
- The Pineapple Awards (November 2020) Contribution to Place Kidbrooke Village, Berkeley East Thames
- New London Architecture Awards (November 2020) Placemaking Kidbrooke Village, Berkeley East Thames
- Landscape Institute Awards (November) Sir David Attenborough Award for Enhancing Biodiversity
- Overall President's Award (top honour) Cator Park, Kidbrooke Village, Berkeley East Thames

AVAILABILITY

Manhattan, 1, 2 and 3 bedroom apartments.
Prices from £370,000
3 bedroom townhouses.
Prices from £850,000

CONTACT

020 3944 0994
www.kidbrookevillage.co.uk

KIDBROOKE VILLAGE

ROYAL BOROUGH OF GREENWICH
SE3



PARKLAND

Photography of Kidbrooke Village



GYM

Photography of Kidbrooke Village



THE DEPOT PUB

Photography of Kidbrooke Village



THE VILLAGE CENTRE

Photography of Kidbrooke Village

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps.
^Football pitch equivalent based on Wembley Stadium pitch size.
^Planned in future phase of development for Kidbrooke Village, subject to change.

Royal Arsenal Riverside

WOOLWICH, SE18 - BY BERKELEY

A gateway to London and beyond

Royal Arsenal Riverside is one of south east London's most exciting riverside addresses, which is rapidly emerging as one of London's bright spots; occupying prime location along the River Thames and offering a buzzing retail hub. With a forthcoming on-site Crossrail station, an on-site Thames Clipper Pier, plus the National Rail and DLR stations only 300m away, Royal Arsenal Riverside is one of the best connected developments in south east London.



HIGHLIGHTS

- Great connections with a forthcoming on-site Crossrail station
- On-site Uber boat by Thames Clipper Pier
- National Rail and DLR station only 300m away allowing easy connections to London City Airport in 7 minutes*
- A 5 star-residents-only wellness club offering a gym, spa, and 20m swimming pool
- 24-hour concierge
- Excellent on-site amenities including award-winning restaurant, and pubs
- Supermarkets, a crèche and a forthcoming creative district set to rival London's Southbank
- Over 1km of riverwalk with fantastic river views
- Over 1 acre of Maribor Park delivered and will be over 4 acres when completed

AVAILABILITY

1, 2 and 3 bedroom apartments. Prices from £477,500

CONTACT

020 3811 1659
www.royalarsenalriverside.co.uk

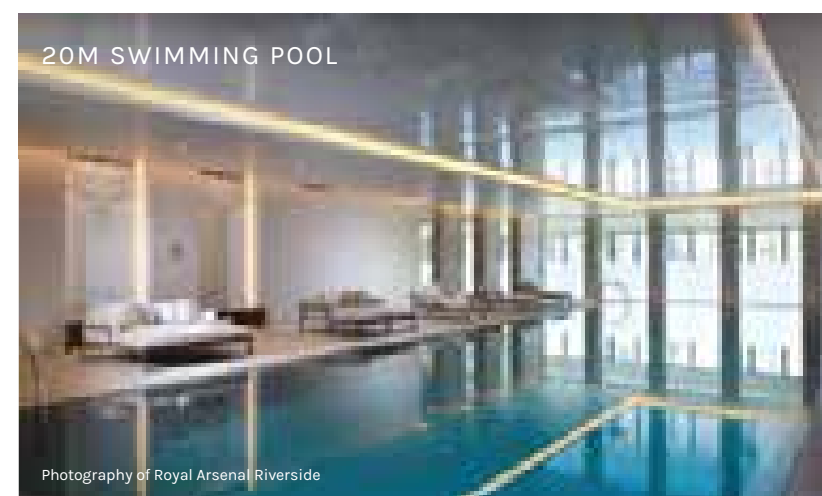


ROYAL ARSENAL RIVERSIDE
 Royal Borough of Greenwich, London

Computer generated image of Royal Arsenal Riverside, indicative only



Computer generated image of Royal Arsenal Riverside, indicative only



20M SWIMMING POOL

Photography of Royal Arsenal Riverside



Photography of Royal Arsenal Riverside



CROSSRAIL STATION

Photography of Royal Arsenal Riverside

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps

Beyond London Developments



Thriving communities

Photography of Highwood Village

IN TOWNS AND VILLAGES FROM KENT TO WORCESTERSHIRE, WE ARE CREATING WONDERFUL PLACES TO LIVE AND BUILDING STRONG NEW COMMUNITIES.

Outside London, our developments are perfect for busy families, couples, singles and downsizers. Homes in a mix of architectural styles and sizes are set amid country parks, lakes, meadows, wetlands or woodlands. We make a lasting contribution to the landscape and local community by building new schools, parks, community centres and doctors' surgeries.

A central community space – a village green, piazza or park, where people can mix and meet – often forms the centrepiece of a development. We create ample space for outdoor exercise on traffic-free footpaths and trim trails and encourage cleaner forms of transport by providing car charging points, cycleways and bicycle stores across many of our developments.

THE TRIM TRAILS



Photography of Holborough Lakes

Within reach of London

BY ROAD, RAIL OR AIR, IT IS EASY TO REACH THE CAPITAL,
AND NATIONAL AND INTERNATIONAL DESTINATIONS.

Whether you are travelling for work
or leisure, the Capital is never too far
from our developments. Mainline rail
stations are within walkable distance,
or a cycle ride or short drive. Our
locations are also chosen for ease
of access to the motorway network
and international airports.

We build in attractive towns and villages
– such as Sunningdale, Ascot and Taplow
in Berkshire; Winchester in Hampshire;
Oxted in Surrey and Tunbridge Wells in
Kent. These idyllic locations offer our
customers the opportunity to embrace
a country lifestyle, while still maintaining
close links to London.

Beyond London Developments

Berkeley also provides a variety of homes across the South of England in some of the most sought after areas. Creating unique properties from apartments to detached family homes.



	DEVELOPMENT NAME	LOCATION		HOME TYPE	AVAILABILITY	PAGE
28	Snow Hill Wharf	Birmingham	B4	Apartments	From £227,500	74
29	Knights Quarter	Winchester	SO22	Houses / Apartments	From £315,000	75
30	Highcroft	Wallingford	OX10	Houses / Apartments	From £270,000	76
31	Bankside Gardens	Reading	RG2	Apartments	From £265,000	77
32	Huntley Wharf	Reading	RG1	Apartments	From £265,000	78
33	Green Park Village	Reading	RG2	Houses / Apartments	From £270,000	80
34	Abbey Barn Park	High Wycombe	HP10	Houses / Apartments	From £250,000	80
35	Hartland Village	Fleet	GU51	Houses / Apartments	From £318,500	81
36	Woodhurst Park	Warfield	RG42	Houses / Apartments	From £270,000	82
37	Brompton Gardens	Ascot	SL5	Houses / Apartments	From £495,000	83
38	Hareshill	Fleet	GU51	Houses / Apartments	Prices not released	83
39	Taplow Riverside	Taplow	SL6	Apartments	From £460,000	84
40	Bersted Park	North Bersted	PO21	Houses	From £282,950	84
41	Lumina	Camberley	GU15	Apartments	From £207,500	85
42	Horlicks Quarter	Slough	SL1	Houses / Apartments	From £255,000	86
43	Eden Grove	Staines-upon-Thames	TW18	Apartments	From £320,000	88
44	Leighwood Fields	Cranleigh	GU6	Houses	From £575,000	89
45	The Arches	Watford	WD17	Apartments	From £318,000	90
46	Barleycroft	Rudgwick	RH12	Houses	From £409,950	91
47	Princes Chase	Leatherhead	KT22	Houses	From £625,000	91
48	Highwood Village	Horsham	RH12	Houses / Apartments	From £250,000	92
49	Broadacres	Southwater	RH13	Houses	From £575,000	93
50	The Paperyard	Horsham	RH12	Apartments	From £199,950	93
51	Courtyard Gardens	Oxted	RH8	Apartments	From £350,000	94
52	Quinton Court	Sevenoaks	TN13	Apartments	From £369,000	95
53	Holborough Lakes	Kent	ME6	Houses / Apartments	From £270,000	96
54	Foal Hurst Green	Paddock Wood	TN12	Houses / Apartments	Prices not released	97
55	Hollyfields	Tunbridge Wells	TN2	Houses	From £834,000	98

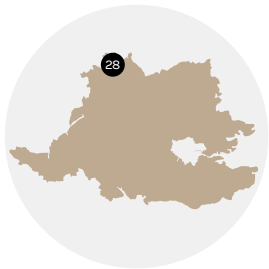


Snow Hill Wharf

BIRMINGHAM, B4 - BY ST JOSEPH

Canalside living in the city centre

Enjoying a sought-after central Birmingham location, Snow Hill Wharf is within walking distance of all city-centre amenities. High quality, carefully finished apartments are designed to meet the needs of busy contemporary lifestyles outside of London - right at the heart of the city ranked top for quality of life in the UK outside of London.



HIGHLIGHTS

- 24-hour concierge, residents' lounge, cinema room, gym, sauna and steam room
- 3 landscaped podium gardens
- Walking distance to Colmore Business District
- Excellent transport connections
- Close to the forthcoming Curzon Street Station, the HS2 terminal
- Serene canalside setting
- Winners of the Urban & City Living Developer of the Year 2020

AVAILABILITY

1, 2 and 3 bedroom apartments, duplexes and penthouses. Prices from £227,500

CONTACT

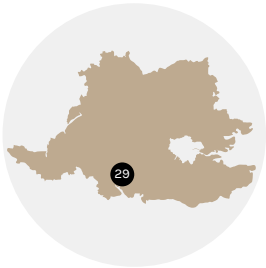
01213 929 547
www.snowhillwharf.co.uk



Knights Quarter

WINCHESTER, SO22 - BY BERKELEY

Introducing an exclusive collection of 1, 2 and 3 bedroom apartments, penthouses and 4 and 5 bedroom houses. Situated in an elevated position just half a mile from the city centre, in one of Winchester's most affluent and desirable locations, Knights Quarter brings you the best of Winchester living combined with the very best of Berkeley quality. Boasting striking architecture, expertly crafted interiors and magnificent grounds, Knights Quarter promises to be a truly unique and inspired living environment.



HIGHLIGHTS

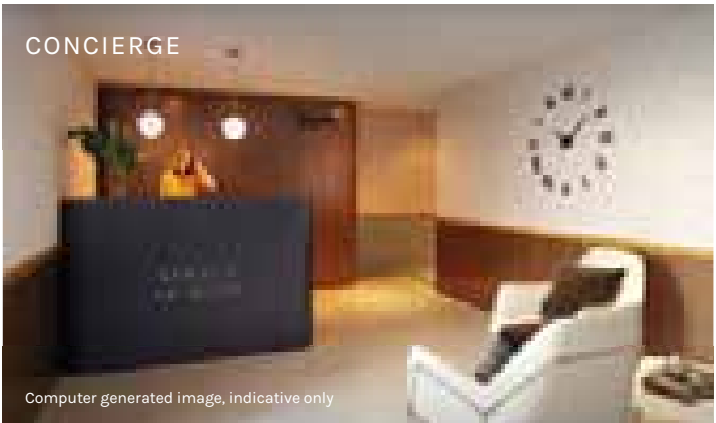
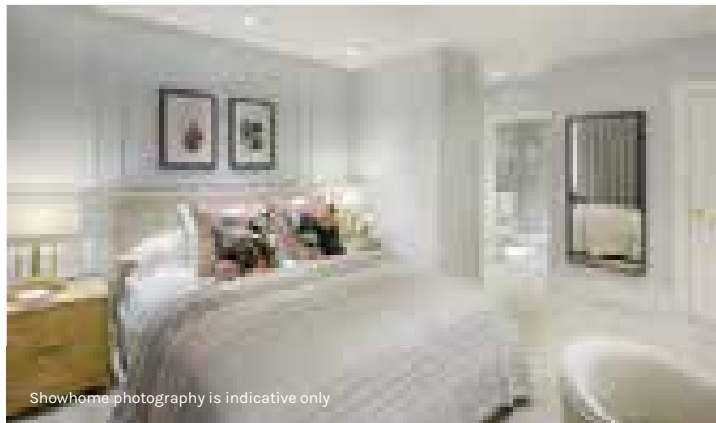
- Contemporary architecture
- Exclusive residents' gym
- Beautiful landscaping
- Less than a 10 minute* walk to the city centre
- Central square and courtyard garden
- Stunning views across the city
- Great transport links
- Just over an hour* by train to London
- Secure underground parking for all apartments
- Close to open countryside and the South Downs
- Concierge

AVAILABILITY

1, 2 and 3 bedroom apartments, penthouses and 4 and 5 bedroom houses. Prices from £315,000

CONTACT

01962 659 847
www.knightsquarter.co.uk

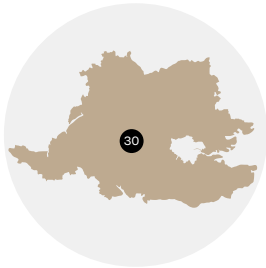


*Journey times are approximate only. Sources: tfl.co.uk and Google Maps

Highcroft

WALLINGFORD, OX10 - BY ST EDWARD

Highcroft offers a beautiful range of homes for all generations inspired by traditional architecture and complemented by modern interior design fit for every aspect of life. Nestling close to the banks of the River Thames in South Oxfordshire, the ancient market town of Wallingford lies at the green heart of an area of outstanding natural beauty.



HIGHLIGHTS

- Over 18 acres of green open space featuring nature trails and picturesque ponds
- Children's play area and trim trails
- New on-site primary school
- 30 minute* drive to Oxford and Reading*
- Traditionally styled homes
- Cholsey train station is only a 5 minute* drive away
- Short walk to Wallingford town centre

AVAILABILITY

2 bedroom apartments, 2, 3, 4 and 5 bedroom houses and 2 and 3 bedroom bungalows. Prices from £270,000

CONTACT

01491 817 891
www.highcroft-wallingford.co.uk



Showhome photography is indicative only



PICTURESQUE PONDS

Computer generated image of Highcroft, indicative only



Computer generated image of Highcroft, indicative only

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps



Computer generated image of Bankside Gardens, indicative only



Computer generated image of Bankside Gardens, indicative only

Bankside Gardens

READING, RG2 - BY ST EDWARD

Cool. Calm. Connected.

Bankside Gardens is where contemporary urban living meets the natural environment. Set beside a beautiful lake and surrounded by acres of parkland, this design-led development of uber-chic apartments is where style, connectivity and relaxation go hand in hand.



HIGHLIGHTS

- Situated in a beautiful lakeside setting surrounded by acres of parkland, footpaths, cycle ways and trim trails
- Chic and contemporary interiors featuring industrial accents
- Facilities including concierge, gym, cinema and co-working studio
- Forthcoming on-site train station will provide trains to Reading in 6 minutes*
- Just 3 miles from Reading town centre and 7 minutes* by car to the M4 for London and the west
- Direct trains to London Paddington in 23 minutes*

AVAILABILITY

1 and 2 bedroom apartments. Prices from £265,000

CONTACT

01183 219 671
www.banksidegardens.co.uk



*Journey times are approximate only. Sources: tfl.co.uk and Google Maps

Huntley Wharf

READING, RG1 - BY BERKELEY

Central riverside living

Perfectly located in a prime south-facing riverside setting in central Reading, this new landmark scheme with excellent connections to London and beyond, offers a choice of quality apartments and will revitalise the riverfront with superb amenities for everyone to enjoy.



HIGHLIGHTS

- Central riverside location
- 10 minute* walk to Reading station and Crossrail
- 23 minutes* to London Paddington by train
- Riverside Square and walk
- Concierge, co-working studio, nursery and gym
- Proposed café, restaurant and convenience store

AVAILABILITY

1, 2 and 3 bedroom apartments. Prices from £265,000

CONTACT

01183 213 966
www.huntleywharf.co.uk

HUNTLEY WHARF

READING RG1



Computer generated image of Huntley Wharf, indicative only



Showhome photography is indicative only



Computer generated image indicative only



Computer generated image, indicative only

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps

Green Park Village

READING, RG2 – BY ST EDWARD



Effortless living for everyone

Perfectly placed within easy reach of London and central Reading, Green Park Village offers a superb collection of New England inspired houses and apartments. With its charming lakeside setting, this vibrant new community has all the facilities a neighbourhood needs.



Photography of Green Park Village

HIGHLIGHTS

- Beautifully designed and elegantly styled new homes in a stunning lakeside setting
- Surrounded by green open space and an established friendly community
- Market Square with newly opened primary school and proposed community hall and café
- Restaurants, shops, gym and pool at adjacent Green Park
- Minutes from vibrant Reading town centre
- Direct trains to London Paddington in 23 minutes*

AVAILABILITY

1, 2 and 3 bedroom apartments, 2 bedroom Coach Houses and 3, 4 and 5 bedroom houses. Prices from £270,000

CONTACT

01183 215 962
www.greenparkvillage.co.uk

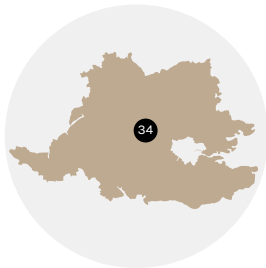
Abbey Barn Park

HIGH WYCOMBE, HP10 – BY BERKELEY



Life is for living

Situated in High Wycombe, Abbey Barn Park is wonderful place to live with beautiful homes set in leafy grounds, bordered by a new country park and woodland. Enjoy a country setting with all the benefits of a thriving market town just moments away.



HIGHLIGHTS

- 40 acres of country park
- Deangarden Wood with woodland trail and footpaths
- Multi-use games area, play trails and allotments
- Amenities of High Wycombe including fitness centres and restaurants
- New primary school now open with easy and directly connected walking routes from houses for residents
- A range of well-regarded state and private schools in the area
- 10 minutes* to High Wycombe rail station
- 30 minutes* to London Marylebone by train

AVAILABILITY

1 and 2 bedroom apartments. Prices from £250,000
2, 3, 4 and 5 bedroom houses. Prices from £375,000

CONTACT

01494 855 780
www.abbey-barn.co.uk



Photography of Abbey Barn Park

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps



Photography of Hartland Village

Hartland Village

FLEET, GU51 – BY ST EDWARD



Discover a village for life

Hartland Village is a new community in the heart of the Hampshire countryside, just minutes from the thriving commuter town of Fleet with its excellent fast links to London and the motorway network. These thoughtfully-designed houses and contemporary apartments are surrounded by rich natural woodland.



HIGHLIGHTS

- Stylish and elegant interior specification throughout
- Nestled in a beautiful countryside setting
- A new village centre which will include a primary school and amenities to create a thriving community
- Surrounded by over 100 acres of open space and parkland
- A short drive to Fleet and Farnborough town centres
- Just 34 minutes* by train to London Waterloo

AVAILABILITY

1 and 2 bedroom apartments and 3, 4 and 5 bedroom houses. Prices from £318,500

CONTACT

01252 756 974
www.hartlandvillage.co.uk

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps



Photography of Woodhurst Park



65 ACRES OF COUNTRY PARK

Photography of Woodhurst Park



Showhome photography is indicative only

Woodhurst Park

WARFIELD, RG42 – BY BERKELEY



A new community in harmony with nature

Close to the newly-redeveloped centre of Bracknell, Woodhurst Park sits in 65 acres of country park. Residents enjoy the best of town and country living, with extensive open spaces, village green, orchard, adventure play areas, paths and cycleways. Natural habitats have been carefully developed to nurture wildlife and maintain biodiversity on the development.



HIGHLIGHTS

- 65 acres of country park
- New primary school
- 1.2 miles from Bracknell's Lexicon Centre with fashion brands and multiplex cinema
- Convenient for M3 and M4 motorways into London
- 30 minutes* to Heathrow Airport
- Thriving community with residents' activities and events

AVAILABILITY

1 bedroom apartments to 5 bedroom detached houses. Prices from £270,000

CONTACT

01344 985 183
www.woodhurstpark.co.uk

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps

Brompton Gardens

ASCOT, SL5 – BY BERKELEY



An idyllic woodland setting

Nestled in a secluded setting, Brompton Gardens offers the serenity of country living in the sought-after town of Ascot. A collection of new and refurbished homes in this idyllic location with the convenience of direct transport links to central London.



Photography of Brompton Gardens



HIGHLIGHTS

- Set in 19 acres of woodland with leafy trails
- Close to leading independent schools, including Eton College
- Direct trains to London Waterloo in under an hour*
- Heathrow 30 minutes* by car
- Convenient for M3 and M25, leading into London
- 1.2 miles from Ascot Racecourse and Ascot high street with its many amenities
- Landscaped communal gardens

AVAILABILITY

2 and 3 bedroom apartments. Prices from £495,000

CONTACT

01344 988 340
www.bromptongardens.co.uk

Hareshill

FLEET, GU51 – BY BERKELEY



Photography of Country Park

A place to enjoy life

Surrounded by rural countryside Hareshill is a beautiful new collection of homes in the picturesque village of Crookham near Fleet in Hampshire. Edged with native trees and encompassing an ancient copse, the homes are located amongst green pathways, nature and play areas. A new community centre and landscaped central green are perfect for new and old friends to enjoy.

HIGHLIGHTS

- Brand new community centre
- Edenbrook Country Park on your doorstep
- 5 minutes drive* from fantastic shops, restaurants and pubs in Fleet town centre
- Surrounded by an excellent selection of schools
- Direct train line to London Waterloo in 40 minutes*

AVAILABILITY

1 and 2 bedroom apartments and 2, 3, 4 and 5 bedroom homes.

CONTACT

01252 757 645
www.hareshill-fleet.co.uk



*Journey times are approximate only. Sources: tfl.co.uk and Google Maps

Taplow Riverside

TAPLOW, SL6 – BY BERKELEY



Award-winning riverside living

Nestled between the River Thames and Jubilee River, Taplow Riverside offers idyllic riverside living surrounded by acres of green open space, and yet is highly accessible with two Crossrail stations nearby and 18 minute* trains to central London.



Preliminary computer generated image indicative only and subject to planning consent



HIGHLIGHTS

- An idyllic setting along the River Thames and Jubilee River
- Beautiful 19-acre country park, picnic areas and riverside walks
- Roux at Skindles brasserie restaurant and the forthcoming Boatyard café bar
- 1.6 miles to Maidenhead station with Crossrail coming soon
- 18 minutes* to London Paddington, Heathrow 20 minutes* by car

AVAILABILITY

1 and 2 bedroom apartments.
Prices from £460,000

CONTACT

01628 879 708
www.taplowriverside.co.uk

Bersted Park

NORTH BERSTED, PO21 – BY BERKELEY



Green spaces, open vistas and a thriving community spirit

The new homes at Bersted Park, close to the West Sussex coast, are set within some of the south east's most appealing countryside. Here you'll find leafy woodland walks, tranquil lakes, open parkland and the coast right on your doorstep.



Photography of Bersted Park



HIGHLIGHTS

- On-site facilities include a primary school, community centre, trim trail and village green
- Sports pitches, skate park and children's play area
- Located 10 minutes' drive* from an extensive range of shopping, restaurants and cultural amenities in the historic town of Chichester
- Close to the South Downs and the beautiful south coast beaches
- Excellent transport links by road, rail and air

AVAILABILITY

2, 3 and 4 bedroom houses.
Prices from £282,950

CONTACT

01243 884 667
www.berstedpark.co.uk

Lumina

CAMBERLEY, GU15 – BY BERKELEY



Stylish apartments in Camberley town centre

Situated in the heart of Camberley town centre, this exclusive collection of Manhattan, one and two bedroom apartments promises stylish living for its residents. Offering a magnificent collection of spacious, light-filled and carefully designed apartments and boasting a rooftop garden, this stunning development offers the ultimate place to live and relax with the convenience of the train station, shops, bars and restaurants on your doorstep.



HIGHLIGHTS

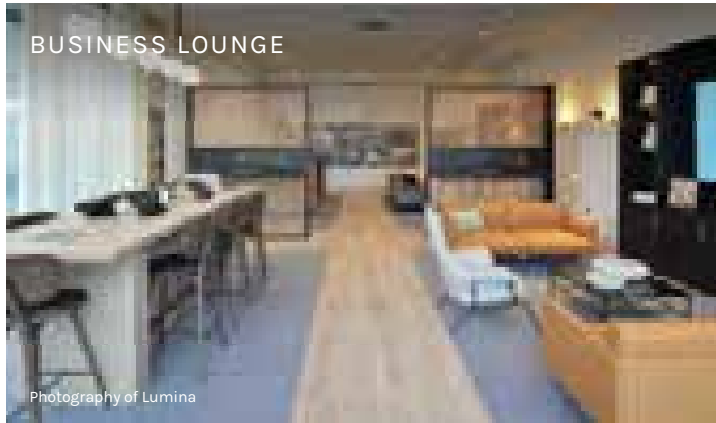
- Residents' business lounge
- Private landscaped gardens
- Fitness suite
- Private screening room
- Secure residents' car park

AVAILABILITY

Manhattan, 1 and 2 bedroom apartments.
Prices from £207,500

CONTACT

01276 819 739
www.lumina-camberley.co.uk



BUSINESS LOUNGE

Photography of Lumina



Showhome photography is indicative only



Computer generated image of Lumina, indicative only

*Journey times are approximate only. Source: Google Maps

Horlicks Quarter

SLOUGH, SL1 – BY BERKELEY

Iconic living by design

Horlicks Quarter is a new vision for contemporary urban living in Slough, a town currently undergoing a significant regeneration programme. Meticulously refurbished historic buildings will sit alongside a collection of new apartments, surrounded by landscaped gardens, tranquil water features and a range of amenities.



HIGHLIGHTS

- A historic landmark development in central Slough
- Restoration of iconic buildings including the Horlicks Factory
- Green open spaces, play areas and commercial space
- Amenities include concierge, gym, cinema room, games room, co-working hub, nursery and café
- 0.2 mile to Slough train station and 10 miles to Heathrow Airport
- London Paddington in under 20 minutes,* with Crossrail coming soon

AVAILABILITY

1, 2 and 3 bedroom apartments
Prices from £255,000

CONTACT

01753 336 751
www.horlicksquarter.co.uk

HORLICKS
QUARTER
SLOUGH SL1

CONCIERGE



Computer generated image, indicative only

CO-WORKING HUB

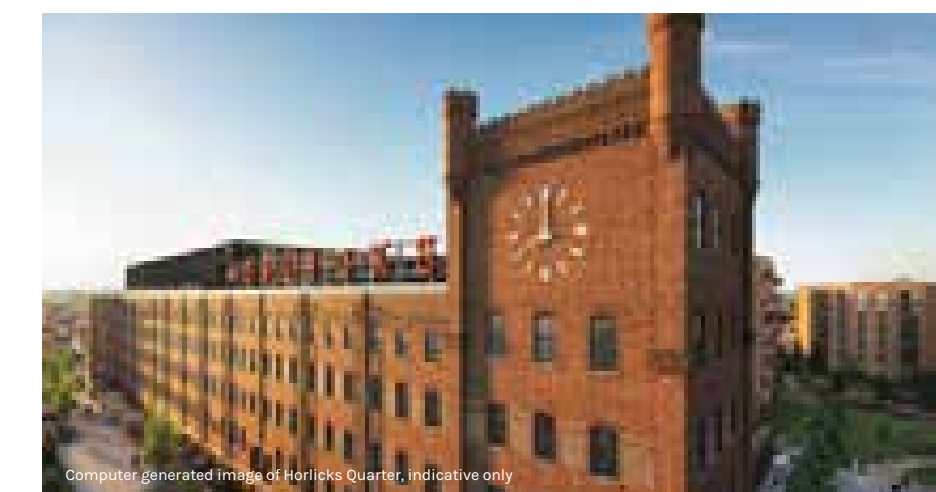


Computer generated image, indicative only

GAMES ROOM



Computer generated image, indicative only



Computer generated image of Horlicks Quarter, indicative only

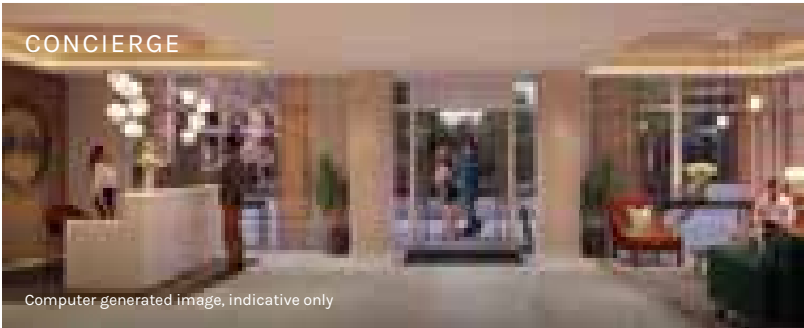
*Journey times are approximate only. Sources: tfl.co.uk and Google Maps



Computer generated image of Eden Grove, indicative only



Computer generated image, indicative only



Computer generated image, indicative only

Eden Grove

STAINES-UPON-THAMES, TW18 – BY BERKELEY



Local living, London style

Eden Grove is an inspiring new residential quarter in Staines-upon-Thames. A collection of stylish apartments, ideally located within a short walk of the town's train station and town centre. A home at Eden Grove will come with the comfort and convenience of a Concierge, as well as access to a fabulous array of residents' facilities including a gym, cinema room, co-working space and a beautiful landscaped central courtyard. This Thames-side town is also home to a fantastic selection of shops, bars and restaurants, and has the advantage of proximity to Heathrow Airport and excellent connections via A30, M25, M3 and the M4.

HIGHLIGHTS

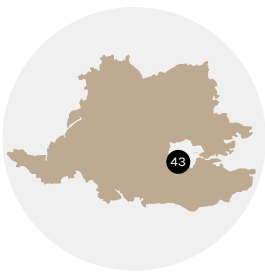
- Concierge
- Private residents' gym
- Private residents' cinema
- Landscaped central courtyard
- Residents' co-working space
- 35 minutes* by train to central London
- 5 minute* walk to town centre and train station
- Good connections to M4 and Heathrow
- Close to the historic towns of Windsor and Ascot

AVAILABILITY

Suites, 1, 2 and 3 bedroom apartments. Prices from £320,000

CONTACT

01784 817 715
www.edengrove-londonroad.co.uk



*Journey times are approximate only. Sources: tfl.co.uk and Google Maps

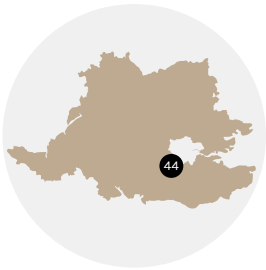
Leighwood Fields

CRANLEIGH, GU6 – BY BERKELEY



Exquisitely designed and crafted to the highest quality

Leighwood Fields is a beautiful development in the heart of rural Surrey, moments from the centre of Cranleigh, England's largest village and a thriving, friendly community. Here you will find a high street filled with independent shops and cafés, outstanding schools and acres of glorious green space stretching for miles around.



HIGHLIGHTS

- Sought-after neighbourhood
- Beautiful views across open spaces
- Courtyard garden, village green and natural play areas
- A short drive from the Surrey Hills and South Downs
- Easy access to London and the south coast

AVAILABILITY

3, 4 and 5 bedroom houses. Prices from £575,000

CONTACT

01483 378 748
www.leighwoodfields.co.uk



Photography of Leighwood Fields



Computer generated image of The Arches, indicative only



Showhome photography is indicative only



Showhome photography is indicative only

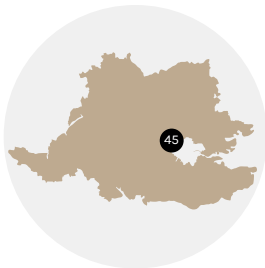
The Arches

WATFORD, WD17 - BY ST WILLIAM



A perfect place to make a home

The Arches offers contemporary interiors and highly desirable outside space, with private balconies or terraces to each apartment.



HIGHLIGHTS

- Gated development
- Private parking available**
- 19 minutes* by train to London Euston
- 8 minute* walk to Bushey Rail Station
- Exclusive access to landscaped grounds and gardens

AVAILABILITY

Suites, 1 and 2 bedroom apartments.
Prices from £318,000

CONTACT

020 3944 7127
thearcheswatford.co.uk

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps

**Parking spaces available for certain apartments

Barleycroft

RUDGWICK, RH12 - BY BERKELEY

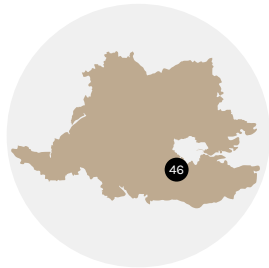


Rolling hills and picturesque countryside

Barleycroft offers stylish modern living in the historic village of Rudgwick on the Sussex-Surrey border. Inspired by the character of its surroundings, this intimate collection of just 55 homes is located close to the many amenities to be found in this thriving village community.



Photography of Barleycroft



HIGHLIGHTS

- Stunning countryside setting
- Close to the commuter towns of Horsham, Guildford and Dorking
- Walking distance to all village amenities
- A short distance from the Downs Link Path with trails for walkers, horse riders and cyclists to explore

AVAILABILITY

3, 4 and 5 bedroom homes.
Prices from £409,950

CONTACT

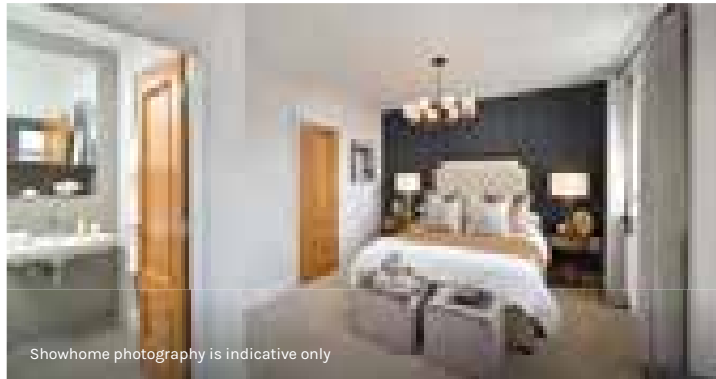
01403 887 719
www.barleycroft-rudgwick.co.uk

Princes Chase

LEATHERHEAD, KT22 - BY BERKELEY



Photography of Princes Chase



Showhome photography is indicative only

Exclusive new homes in a sought-after location

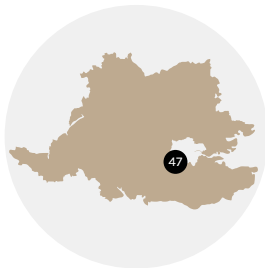
Nestled in woodland, this beautiful collection of 76 new homes is just five minutes* from Leatherhead town centre and close to the sought-after villages of Oxshott and Stoke d'Abernion. Offering excellent links by road, rail and air and boasting timeless architecture, expertly crafted interiors and beautiful landscaping, Princes Chase is the perfect home for those wishing to enjoy the very best of both city and country.

HIGHLIGHTS

- Natural play area
- Close to outstanding schools, Leatherhead town centre and great amenities
- 5 minutes* from Leatherhead station with direct train to London in just 45 minutes*
- Close to main routes such as the M25 and the A3
- Less than 25 miles from Gatwick and Heathrow Airports

CONTACT

01372 887 731
www.princeschase.co.uk



AVAILABILITY

3 and 4 bedroom houses.
Prices from £625,000

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps



Highwood Village

HORSHAM, RH12 - BY BERKELEY

Modern village living

Located within walking distance of the historic market town of Horsham in West Sussex, Highwood Village is a stunning development offering a range of beautifully styled houses and apartments. Traditional architectural styles, tree-lined avenues and tranquil open spaces create a real sense of community and belonging.

HIGHLIGHTS

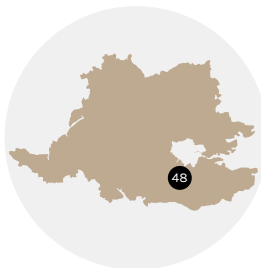
- Within walking distance of Horsham's large range of shops, restaurants and cultural amenities
- Beautiful landscaped gardens and open areas with riverside walks
- On-site facilities including sports pitches, allotments, BMX track, village store and community centre
- Excellent selection of schools
- Great transport links to London, Gatwick and the south coast

AVAILABILITY

1 and 2 bedroom apartments, 2, 3, 4 and 5 bedroom homes. Prices from £250,000

CONTACT

01403 887 665
www.highwoodvillage.co.uk



HIGHWOOD
—Village—



Broadacres

SOUTHWATER, RH13 - BY BERKELEY



BROADACRES
SOUTHWATER
WEST SUSSEX

Perfectly placed for countryside, city and coast

Beautifully designed, combining elegant façades and contemporary interiors, Broadacres is a stunning development situated in the village of Southwater, West Sussex. Here you'll find woodland walks, open parkland and the South Downs all on your doorstep.

HIGHLIGHTS

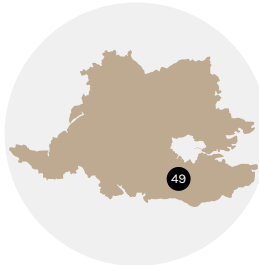
- 10 minutes* from Horsham station with easy links to Gatwick Airport and the South Coast, and direct trains to London in under 50 minutes*
- Unique and characterful homes
- Charming village location
- Sports pavilion, football pitches, tennis courts and cricket pitch
- Surrounded by parkland, minutes from Southwater Country Park
- Close to excellent schools, shops and local amenities

AVAILABILITY

3, 4 and 5 bedroom homes. Prices from £575,000

CONTACT

01403 887 584
www.broadacres-southwater.co.uk



The Paperyard

HORSHAM, RH12 - BY BERKELEY

THE
PAPERYARD
HORSHAM

Write your next chapter

Located in the centre of the sought-after town of Horsham this vibrant destination not only boasts fantastic shopping, dining and entertainment facilities but excellent transport links. Horsham train station is a few minutes' walk with trains to London in under 50 minutes*, whilst both Gatwick Airport and Brighton are less than half an hour's drive away.*

HIGHLIGHTS

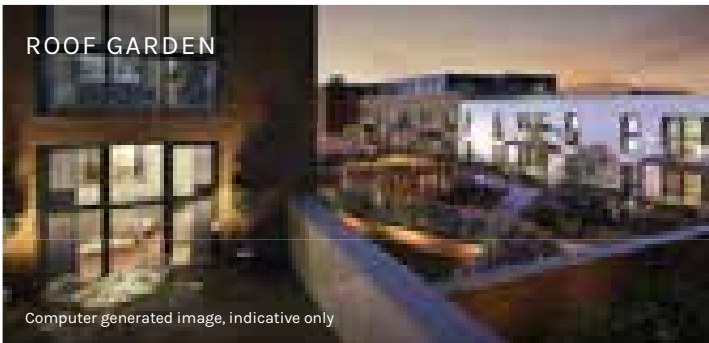
- Central Horsham location
- Roof garden for residents
- Walking distance to Horsham train station
- Shops, entertainment and restaurants on your doorstep
- Great transport links by road, rail and air

AVAILABILITY

Manhattan, 1 and 2 bedroom apartments. Prices from £199,950

CONTACT

01403 887 714
www.thepaperyard.co.uk



*Journey times are approximate only. Sources: tfl.co.uk and Google Maps

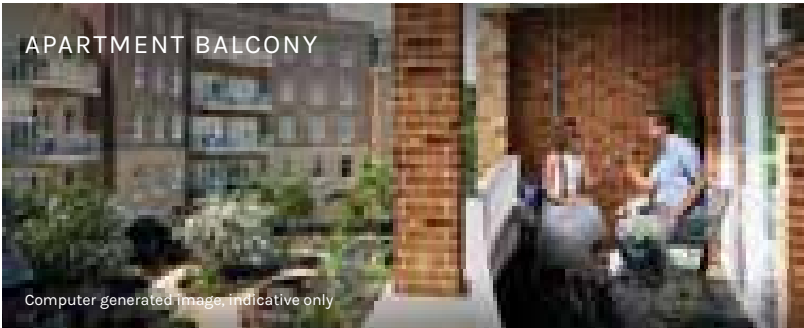


Computer generated image of Courtyard Gardens, indicative only



LANDSCAPED GARDENS

Computer generated image, indicative only



APARTMENT BALCONY

Computer generated image, indicative only

Courtyard Gardens

OXTED, RH8 – BY ST WILLIAM

COURTYARD
GARDENS
—
OXTED · SURREY

An exquisite private retreat

Located in the heart of Oxted, one of Surrey's most desirable historic and affluent towns, Courtyard Gardens is a calm oasis offering elegant living and peace of mind. A secluded haven made up of 1, 2 and 3 bedroom apartments and penthouses, with private outdoor space and gated parking.



HIGHLIGHTS

- Situated in Oxted town centre just minutes from the station
- Trains to London Bridge in 33 minutes*
- Mature landscaped communal gardens
- Restaurants, cafés and cinema within walking distance
- Gated with parking
- Balconies or terraces to all apartments

AVAILABILITY

1, 2 and 3 bedroom apartments and penthouses.
Prices from £350,000

CONTACT

01883 708 752
www.courtyardgardensoxted.co.uk

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps

Quinton Court

SEVENOAKS, TN13 – BY BERKELEY

QUINTON
COURT
—
SEVENOAKS

Luxury living in the heart of Sevenoaks

Quinton Court is a brand new collection of apartments situated in Sevenoaks' historic town centre and within walking distance of the train station, offering frequent connections into London Bridge in just 22 minutes*. The town centre location means an array of restaurants, boutiques, picturesque buildings and idyllic green spaces are right on your doorstep.



HIGHLIGHTS

- Communal courtyard with thoughtful landscaping and a beautiful water feature
- Designer kitchens and spacious living areas
- Superfast fibre broadband connectivity and home office options available†
- Private underground car parking, cycle spaces and electrical charging points
- Town centre location with only a 6 minute* walk to the train station
- 11 minute* walk to Knole Park
- Surrounded by excellent educational facilities

AVAILABILITY

1, 2 and 3 bedroom apartments.
Prices from £369,000

CONTACT

01732 808 563
www.quintoncourt.co.uk



Computer generated image of Quinton Court, indicative only

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps

†BT Broadband FTTP High speed fibre up to 100-150mbps



Photography of Holborough Lakes



Photography of Holborough Lakes



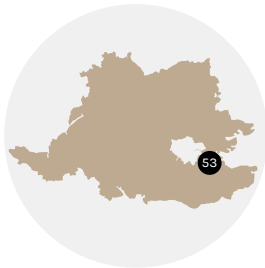
Photography of Holborough Lakes

Holborough Lakes

KENT, ME6 - BY BERKELEY

A thriving community in a lakeside setting

Holborough Lakes is an exclusive community of homes in the heart of rural Kent. Set around a series of freshwater lakes and attractive landscaping, it offers a range of facilities including a Valley Invicta Primary School†, trim trails, village hall, Benjamin Rabbit Nursery and a thriving residents' association.



HIGHLIGHTS

- Help to Buy available
- Residents' gym and village green
- Watersports academy
- Superfast fibre broadband connectivity and home office options available†
- Connections into London St Pancras in just 41 minutes*
- Marks & Spencer Simply Food store

AVAILABILITY

2 bedroom apartments, 3 and 4 bedroom houses. Prices from £270,000

CONTACT

01634 776 870
www.holboroughlakes.co.uk

holborough lakes

KENT ME6

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps

†Places are subject to availability and entry criteria
*BT Broadband Fibre 2 (up to 73 MB download speed)

Foal Hurst Green

PADDOCK WOOD, TN12 - BY BERKELEY



A world apart from the everyday

Foal Hurst Green is an outstanding development of homes set in an idyllic countryside location in Paddock Wood in the heart of Kent. Surrounded by beautiful meadows, a nature reserve and ancient woodland, Foal Hurst Green is the perfect place to connect with nature, yet is conveniently located less than half a mile to the train station, where direct services travel to London Bridge in 41 minutes.* Private gardens and a village green offer a safe haven where children can play, run and explore. This is where you can put down roots and embrace a warm and friendly community.



HIGHLIGHTS

- Private gardens with patios and lawns
- Play areas, ponds, natural landscaping and hedgerows
- Superfast fibre broadband connectivity and home office options available†
- Surrounded by excellent educational facilities
- Adjoining the 29 acre Foal Hurst Wood
- Royal Tunbridge Wells historic town centre is nearby providing retail shopping, entertainment and an array of reputable restaurants
- Direct train links into London Bridge in 41 minutes*

AVAILABILITY

1 and 2 bedroom apartments, 3, 4 and 5 bedroom houses.

CONTACT

01892 882 868
www.foalhurstgreen.co.uk



Computer generated image of Foal Hurst Green, indicative only



Computer generated image, indicative only



Computer generated image, indicative only

*Journey times approximate only. Source: nationalrail.co.uk

†BT Broadband FTTP High speed fibre up to 100-150mbps

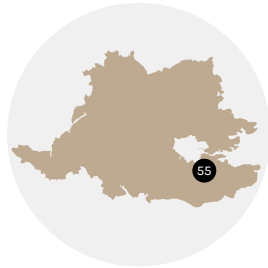
Hollyfields

TUNBRIDGE WELLS, TN2 – BY BERKELEY



Overlooking stunning views of the High Weald

Hollyfields is a distinctive collection of 3, 4 and 5 bedroom family homes in the heart of the glorious Kent countryside in Tunbridge Wells. The train station provides connections to London Bridge in 42 minutes* and the traditional shops and convenience stores are within easy reach for your everyday essentials.



HIGHLIGHTS

- St Peter's Primary School built on-site by Kent County Council
- Play areas, ponds and wetlands, with natural landscaping
- Exclusive residents' commuter shuttle to and from Tunbridge Wells
- Superfast fibre broadband connectivity and home office options available¹
- Direct train links into London Bridge in just 42 minutes*
- 1.2 miles to Tunbridge Wells town centre offering an array of restaurants, bars, shopping and entertainment

AVAILABILITY

4 and 5 bedroom houses.
Prices from £834,000

CONTACT

01892 884 916
www.hollyfields-hawkenbury.co.uk



Photography of Hollyfields



PLAY AREAS

Photography of Hollyfields



COMMUTER SHUTTLE BUS

Photography of Hollyfields

*Journey times approximate only. Source: nationalrail.co.uk

¹BT Broadband FTTP High speed fibre up to 100-150mbps



Photography of Hollyfields

Coming Soon



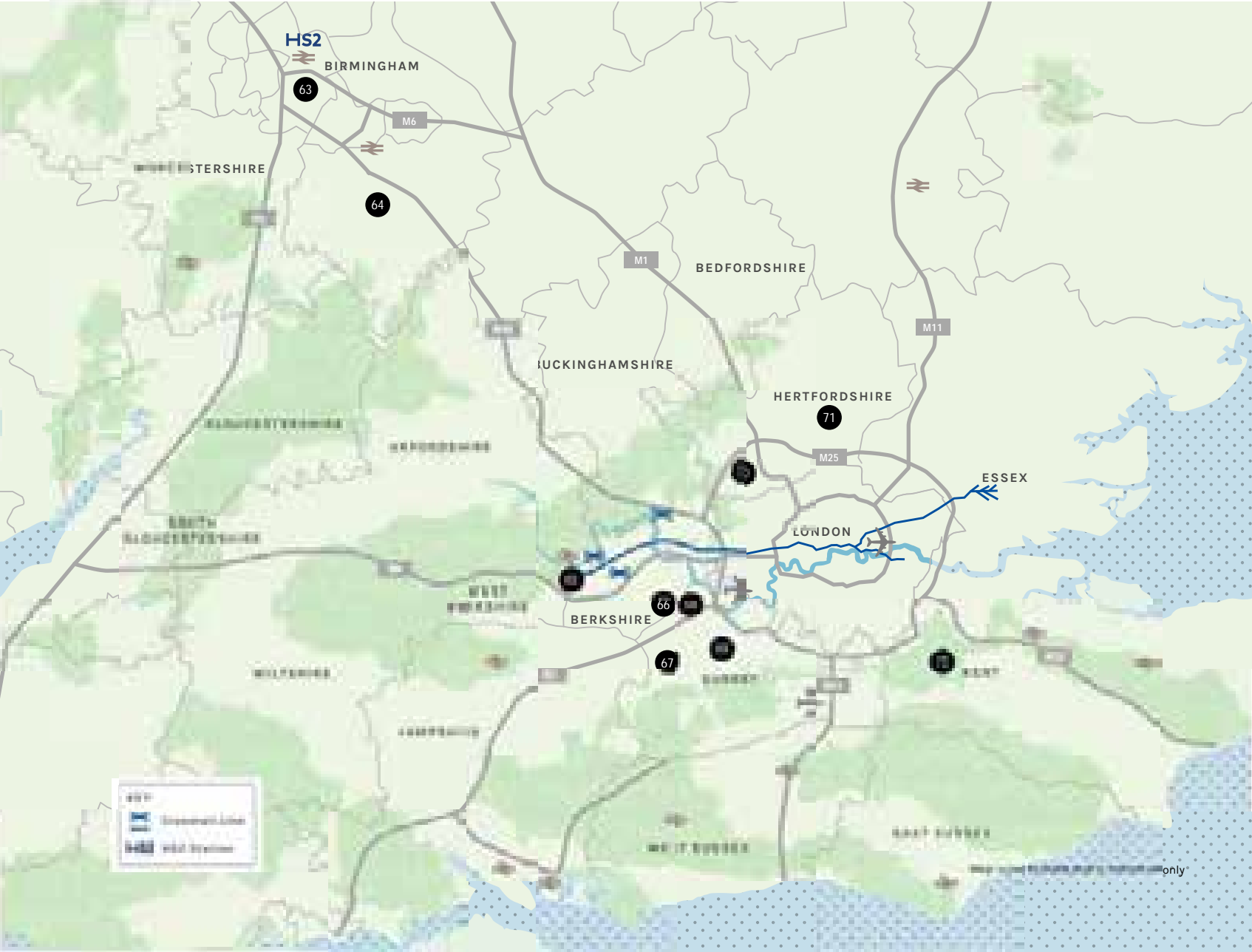
Coming Soon

Within London

DEVELOPMENT NAME	LOCATION		HOME TYPE	PAGE
56 Syon Lane	Isleworth	TW7	Apartments	104
57 Silk Park	London	NW9	Apartments	105
58 Centre House	White City	W12	Apartments	106
59 Camden Goods Yard	Camden	NW1	Apartments	107
60 Malt Street	London	SE1	Apartments	108
61 Poplar Riverside	Poplar	E14	Apartments	109
62 Lombard Square	London	SE28	Forthcoming	110

Further Afield

DEVELOPMENT NAME	LOCATION		HOME TYPE	PAGE
63 Glasswater Locks	Birmingham	B4	Apartments	112
64 Swan's Landing	Stratford-upon-Avon	CV37	Houses / Apartments	112
65 Vastern Road	Reading	RG1	Houses / Apartments	113
66 Sunninghill	Ascot	SL5	Houses / Apartments	113
67 Farnham	Surrey	GU9	Apartments	114
68 Sunningdale Park	Royal Berkshire	SL5	Houses / Apartments	115
69 Effingham	Surrey	KT24	Houses / Apartments	115
70 The Eight Gardens	Watford	WD24	Apartments	116
71 Hertford	Hertfordshire	SG13	Houses / Apartments	118
72 Hildenborough	Kent	TN11	Houses / Apartments	119





Computer generated image of Syon Lane, indicative only

Syon Lane

ISLEWORTH, TW7 - BY ST EDWARD

Just moments from Syon Park and with views over Kew Gardens and towards the River Thames, Syon Lane will bring nearly 500 new homes to this green swathe of West London. Comprised of a collection of Manhattan, 1, 2, and 3 bedroom apartments these stylish homes are placed around a sky garden and The Residents' Club. Excellent transport links with the M4 and M25 motorways close by offering quick access to both Heathrow and Gatwick Airport. Waterloo Station can be reached in 35 minutes* via train, allowing direct access into London.



HIGHLIGHTS

- A stylish collection of apartments
- Excellent transport links
- Private raised podium gardens
- Residents' facilities - 24-hour concierge, gym, spin studio, 16 seater cinema and residents' lounge

AVAILABILITY

Manhattan, 1, 2 and 3 Bedroom Apartments.

CONTACT

020 4502 3589
www.berkeleygroup.co.uk

*Journey times are approximate only. Source: tfl.co.uk

Silk Park

LONDON, NW9 - BY ST GEORGE

Situated in Hendon, Silk Park will bring over 1,300 new homes to the area. Built on 9 acres, the development will offer a brand new public park as well as a redevelopment of the Silk Stream.



HIGHLIGHTS

- Residents' gym and lounge
- 21 minutes* to King's Cross
- 1.4 acres of elevated podium gardens for residents
- 1.5 acre public park
- Over 10,000 sq ft of commercial space

AVAILABILITY

Manhattan, 1, 2 and 3 bed apartments.

CONTACT

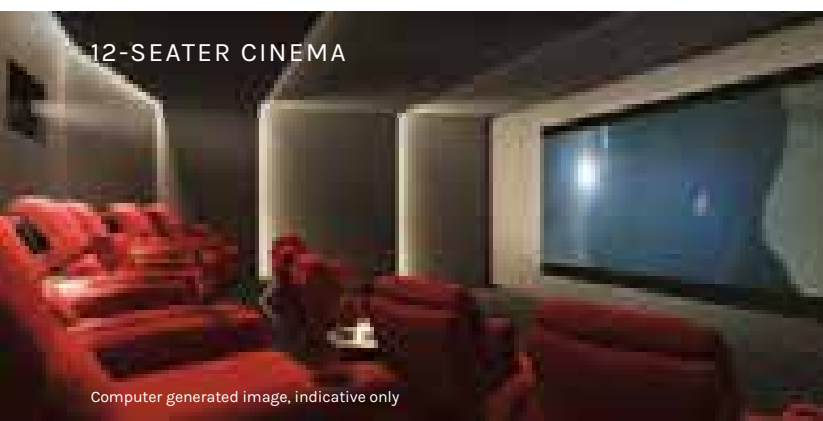
020 3411 4658
www.berkeleygroup.co.uk



Computer generated image of Silk Park, indicative only

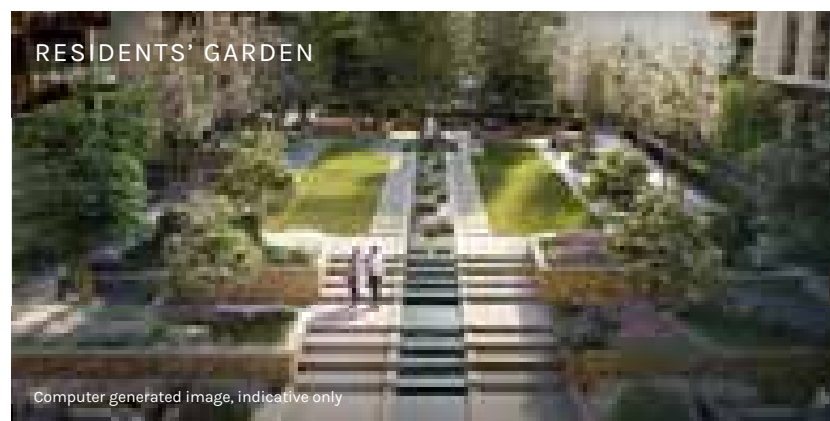


Computer generated image of Centre House, indicative only



12-SEATER CINEMA

Computer generated image, indicative only



RESIDENTS' GARDEN

Computer generated image, indicative only

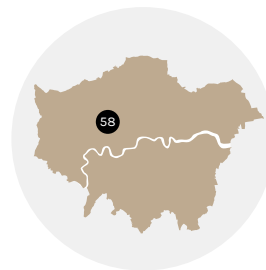
Centre House

WHITE CITY, W12 – BY ST JAMES

Centre House is situated at the heart of the new White City and adjacent to White City Living, all part of London's brightest new district. Surrounded by five acres of landscaped parks, gardens and water features, Europe's largest shopping centre and Imperial College's new 23-acre campus.

Residents will enjoy access to an unprecedented range of amenities. Including an 11th floor roof level garden, club lounge, private dining room, swimming pool and sandy beach. Alongside White City Living's Home Club offering two private cinemas, an indoor pool, fire-pit lounge, and state-of-the-art gym and spa.

Centre House is located just 12 minutes from Bond Street and the heart of the West End.



HIGHLIGHTS

- Excellent transport links, just 12 minutes* to Bond Street
- Roof level garden, pool, private dining and club lounge
- Home Club at White City Living includes two 12-seater cinema rooms, pool, spa, gym and private residents' garden
- Direct access to Westfield London – Europe's largest shopping centre – and Imperial College London's new 23-acre campus
- Four top universities within 30 minutes*

AVAILABILITY

Suites, 1, 2 and 3 bedroom apartments and penthouses.

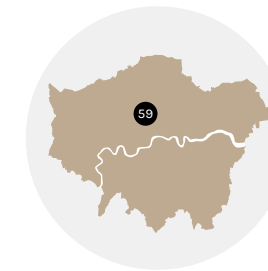
CONTACT

020 4502 3080
www.berkeleygroup.co.uk

Camden Goods Yard

LONDON, NW1 – BY ST GEORGE

Camden Goods Yard is set to become an exciting new residential neighbourhood situated in this globally renowned area of central London bringing together the vibrancy of Camden, sophistication of Primrose Hill and tranquillity of Regent's Park. To complement the lifestyle crafted new homes the 8-acre site will offer our residents an array of on-site facilities with a focus on wellbeing coupled with green open spaces and on-site retail.



HIGHLIGHTS

- A selection of lifestyle focused new homes with completion from Q2 2024
- Excellent transport connections with Chalk Farm and Camden Town underground stations (Zone 2) within a 10 minute* walk
- A rooftop farm-to-folk restaurant
- Swimming pool, wellness centre and gym
- Three cinema rooms
- Concierge and residents' lounge

AVAILABILITY

Manhattan, 1, 2 and 3 bedroom apartments.

CONTACT

020 3733 1268
www.camdengoodsyards.co.uk



Aerial view of Camden Goods Yard, indicative only



Photography of fountain in Regent's Park



Photography of Regent's Canal

Malt Street

LONDON, SE1 – BY BERKELEY

South London regeneration

Malt Street is a 5-acre site in London’s Zone 2, a new regeneration development that is part of an opportunity area highlighted by the government. Malt Street will be at the centre of this change, signalling a remarkable transformation that will take neglected industrial space into a thriving new community with over 1,300 new homes, jobs, improved transport and infrastructure and a new, publicly accessible park.



HIGHLIGHTS

- 24-hour concierge
- State-of-the-art gym
- Residents’ screening room
- Residents’ lounge
- Register with the team to be one of the first to find out about the launch of this exciting new scheme, expected Q4 2021

AVAILABILITY

Studios, 1, 2 and 3 bedroom apartments and penthouses.

CONTACT

020 3944 5595
www.berkeleygroup.co.uk



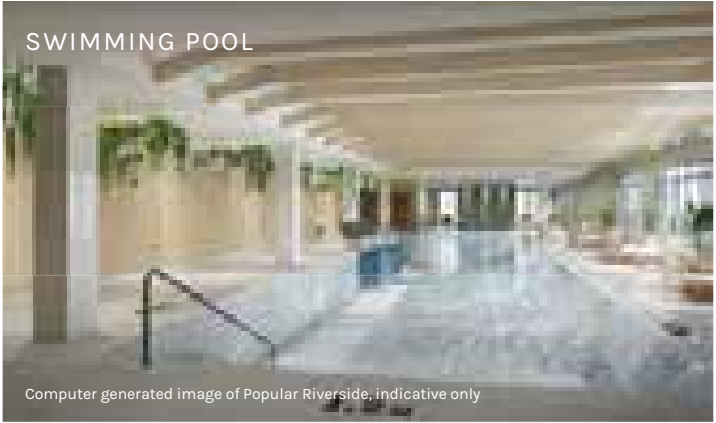
Computer generated image of Malt Street, indicative only



Computer generated image of Poplar Riverside, indicative only



Computer generated image of Poplar Riverside, indicative only



Computer generated image of Poplar Riverside, indicative only

Poplar Riverside

POPLAR, E14 – BY ST WILLIAM

POPLAR
RIVERSIDE
E14

A new east London neighbourhood destination

A regeneration scheme in the heart of east London, delivering 2,800 homes. Poplar Riverside will open up green space and river walkways for both residents and the public to enjoy, including a 2.5 acre riverside park, commercial gym and a riverside pub, connected to the landscaped parklands. A public piazza for community events, grocery store, restaurants and cafés, will all help to transform Poplar into a unique new east London neighbourhood destination. The first exciting phase of Poplar Riverside offers a collection of 627 new riverside suites, one, two and three bedroom apartments.



HIGHLIGHTS

- Zone 2/3 location: 12 minutes* from Canary Wharf
- Landscaped 2.5-acre riverside park
- Views over 500m of riverside frontage
- World-class amenities and facilities - swimming pool, spa, cinema, residents’ lounge, business centre, games room

AVAILABILITY

Suites, 1, 2 and 3 bedroom apartments.

CONTACT

020 3733 7922
www.poplar-riverside.co.uk

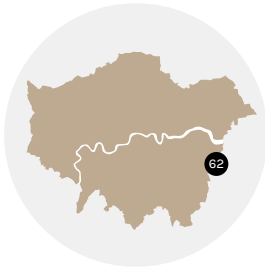
*Journey times are approximate only. Source: tfl.co.uk

Lombard Square

LONDON, SE28 – BY BERKELEY

Quality. Nature. United

Located in south east London, with the Royal Borough of Greenwich. We are creating a brand new neighbourhood in Plumstead, comprising of over 1,700 homes all surrounded by a central public courtyard equivalent to 1.8 acres.



HIGHLIGHTS

- Brand new central courtyard with beautiful landscaping which is bio-diverse and a tranquil space for healthy living
- Unique interior design with nods to the history of craftmanship
- A 10 minute* walk to a Crossrail station
- Forthcoming commercial space intended as workspace and retail

AVAILABILITY

1, 2 and 3 bedroom apartment and townhouses.
Forthcoming

CONTACT

020 4502 9178
www.lombardsquare.co.uk

**LOMBARD
SQUARE**
ROYAL BOROUGH
OF GREENWICH
LONDON



Computer generated image of Lombard Square, indicative only

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps



Computer generated image of Lombard Square, indicative only

Glasswater Locks

BIRMINGHAM, B4 – BY ST JOSEPH



Computer generated image of Glasswater Locks, indicative only

Glasswater Locks is a brand new development that will transform a hidden gem of Birmingham's industrial heritage, by creating a distinctive and well-connected canalside setting. Located within the heart of Eastside, the site benefits from newly-developed public realm and within walking distance of Aston University campus and Birmingham City University.

HIGHLIGHTS

- Located in the heart of Birmingham's Learning Quarter
- Historic glassworks, revitalised for contemporary living
- Distinctive canalside setting with retail and commercial space
- Residents' facilities include concierge, cinema and games rooms
- City centre shops, restaurants and offices within walking distance
- Less than half a mile from planned HS2 connections

AVAILABILITY

1, 2 and 3 bedroom apartments.

CONTACT

01213 929 541
www.glasswaterlocks.co.uk



Vastern Road

READING, RG1 – BY BERKELEY

Located beside the River Thames and just moments from Reading Central train station, Vastern Road is set to become a prestigious new riverside address. Designed to create a sense of place, connecting town to the river, this exciting scheme offers unrivalled connections and is within walking distance of the superb leisure and shopping opportunities of Reading town centre.



River Thames in Reading

HIGHLIGHTS

- Located on the River Thames
- Views of the river and Christchurch Meadows
- Walking distance to Reading station and Crossrail (2022)
- Reading to London Paddington in 23 minutes*

AVAILABILITY

1, 2 and 3 bedroom apartments, 2 bedroom houses.

CONTACT

01183 216 996



Swan's Landing

STRATFORD-UPON-AVON, CV37 – BY ST JOSEPH



Superbly located between the town centre and the beautiful Warwickshire countryside lies Swan's Landing, a new development of apartments and houses that will be a discreet haven of tranquillity close to Stratford-upon-Avon. Stratford's location at the heart of the West Midlands makes it the ideal place to live for those who need to travel for work or pleasure. The M40 is a short drive away, connecting easily to Birmingham, Oxford and beyond.



Photograph of Stratford-upon-Avon canal

HIGHLIGHTS

- Serene canalside setting
- Excellent transport connections
- 20 minute* walk to Stratford-upon-Avon town centre
- Stunning views of Welcombe Hills

AVAILABILITY

Houses and apartments.

CONTACT

01789 863 921
www.stjosephhomes.co.uk



Sunninghill

ASCOT, SL5 – BY ST WILLIAM



Artist's impression of the development

Located in Sunninghill, this new development provides a collection of both houses and apartments. With a village green for residents to enjoy and within easy walking distance of the village high street and amenities. An array of world renowned leisure facilities are within easy reach in Ascot and transport links connect residents to central London in under an hour*.

HIGHLIGHTS

- 4 minutes* from Ascot station to London Waterloo
- Landscaped areas including village green, fitness trail and children's play space
- Excellent school catchment area
- Close to Sunninghill high street and a wide array of local amenities

CONTACT

01628 879 868
www.berkeleygroup.co.uk

AVAILABILITY

2 bedroom apartments, 3, 4 and 5 bedroom houses.



*Journey times are approximate only. Sources: tfl.co.uk and Google Maps

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Farnham

SURREY, GU9 - BY BERKELEY

Situated in the historic market town of Farnham this stylish range of carefully designed apartments offers the ultimate place to live and relax with the convenience of the train station, shops, bars and restaurants on your doorstep.

HIGHLIGHTS

- Town centre location
- Historic market town setting
- Excellent links by road, rail and air
- Close to stunning countryside
- Landscaped courtyard for residents
- Secure underground parking

AVAILABILITY

Manhattan, 1, 2 and 3 bedroom apartments.

CONTACT

01252 757 543
www.berkeleygroup.co.uk



Computer generated image of Farnham, indicative only



TOWN CENTRE

Photography of Farnham



STUNNING COUNTRYSIDE

Photography of Farnham

Sunningdale Park

ROYAL BERKSHIRE, SL5 - BY BERKELEY



Photography of Sunningdale Park

Located in an unforgettable area of quintessentially English countryside, this new development is surrounded by 35 acres of rolling uplands and ancient woods in Royal Berkshire. Sunningdale Park has been lovingly restored and developed to create homes of character and style, perfectly suited to contemporary lifestyles.

HIGHLIGHTS

- 79 acres of impressive landscape ground with woodland and pond
- Restoration of heritage buildings. Residents' facilities including concierge
- 20 minutes* to Heathrow airport
- Convenient for M25 and M3 motorways into London and beyond
- A number of excellent performing schools within catchment including Charters

AVAILABILITY

1, 2 and 3 bedroom apartments, 2, 3, 4 and 5 bedroom houses.

CONTACT

01628 876 806
www.berkeleygroup.co.uk



Effingham

SURREY, KT24 - BY BERKELEY

A beautiful new development coming soon to the quintessentially English village of Effingham offering traditionally styled homes that will blend seamlessly with their surroundings. With a brand new school, extensive open spaces, play areas and a village green, this development is the perfect place to enjoy family life in the heart of surrey.



Computer generated image of Effingham, indicative only



HIGHLIGHTS

- Brand new Howard Of Effingham secondary school
- Easy access to Guildford, Leatherhead, M25 and A3
- Walking distance to village shops and pubs
- Walking distance to train station

AVAILABILITY

1 and 2 bedroom apartments, 2, 3, 4 and 5 bedroom homes.

CONTACT

01483 342 668
www.berkeleygroup.co.uk

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps



Computer generated image of The Eight Gardens, indicative only

The Eight Gardens

WATFORD, WD24 - BY BERKELEY

To take living in Watford to new heights

Creating life in perfect balance, where town, city and country meet. The Eight Gardens will dramatically transform the surroundings with greatly enhanced public realm, roof gardens each distinct in character and over 1,000 high quality new homes. It's the perfect place to live for those wanting an easy commute into central London.



HIGHLIGHTS

- 14 minutes* to London Euston*
- Residents' facilities including concierge, gym and screening room
- Business lounge
- 15,000 sq ft of commercial space
- New primary school for nearly 450 pupils

AVAILABILITY

1, 2 and 3 bedroom apartments and penthouses.

CONTACT

020 3918 9671

THE
EIGHT
GARDENS
Watford



Computer generated image of The Eight Gardens, indicative only

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps

Hertford

HERTFORDSHIRE, SG13 - BY ST WILLIAM

A riverside development of 375 new homes in the historic town of Hertford, delivering a collection of 1 and 2 bedroom apartments and 3 and 4 bedroom family homes.



HIGHLIGHTS

- 10 minute* walk to Hertford East Overground station and Hertford Town Centre which has a variety of leisure and retail amenities
- Within a 2 minute* walk to King's Meads nature reserve
- Riverside apartments
- Direct National Rail service to London Liverpool Street in 49 minutes

AVAILABILITY

1 and 2 bedroom apartments, 3 and 4 bedroom townhouses.

CONTACT

020 4502 9036
www.berkeleygroup.co.uk



Computer generated image of Hertford, indicative only

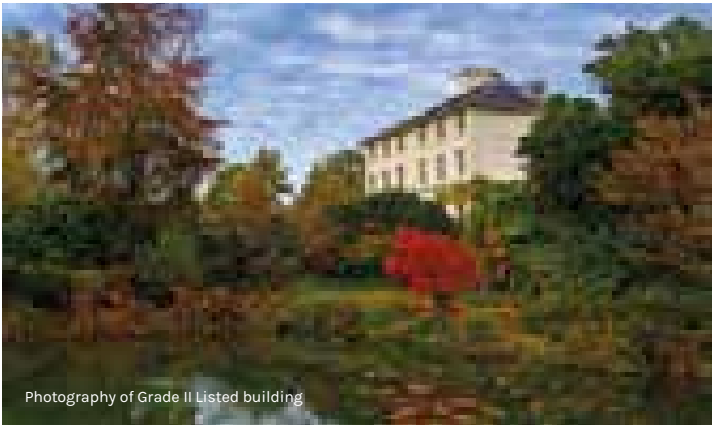


Computer generated image of Hertford, indicative only

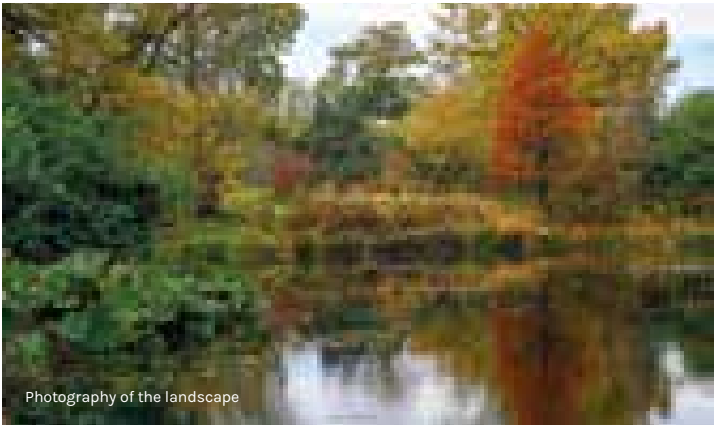


Computer generated image of Hertford, indicative only

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps



Photography of Grade II Listed building



Photography of the landscape



Photography of Grade II Listed building

Hildenborough

KENT, TN11 - BY BERKELEY

Set in 17 acres of beautiful Kent countryside, this brand new development comprises an impressive collection of 1, 2 and 3 bedroom apartments and 3, 4 and 5 bedroom houses. Berkeley will be redeveloping the stunning Grade II Listed building, which will also include the conversion of Oakhill House. Residents will benefit from stunning views across the mature landscaped surroundings. The train station at Hildenborough provides connections to London Bridge in 32 minutes.*



HIGHLIGHTS

- Set in approximately 17 acres of beautiful, mature landscaping with existing ponds
- A gated development with outstanding areas of open space
- Conversion of existing buildings as well as a Grade II Listed building
- Private underground parking for apartments and separate parking for houses, including electric charging points
- Catchment area for excellent educational facilities including Tonbridge and Sevenoaks School
- Good connections into London and beyond in just 32 minutes*
- Exclusive residents' facilities

AVAILABILITY

1, 2 and 3 bedroom apartments, 3, 4 and 5 bedroom homes.

CONTACT

01892 884 721

*Journey times approximate only. Source: nationalrail.co.uk

The Berkeley family

THE BERKELEY GROUP IS MADE UP OF SIX AUTONOMOUS COMPANIES; BERKELEY, ST EDWARD, ST GEORGE, ST JAMES, ST JOSEPH AND ST WILLIAM. ALL ARE DEVOTED TO THE SAME IDEALS; CREATING QUALITY HOMES, STRENGTHENING COMMUNITIES AND MAKING A POSITIVE DIFFERENCE TO PEOPLE'S LIVES IN THE LOCATIONS WE DEVELOP, ALWAYS UNDERPINNED BY CONCEPTS OF SUSTAINABILITY, COMMUNITY AND REGENERATION.



Berkeley

Designed for life

Established in 1976 Berkeley is the largest division within the Group, operating within London and the South of England. It delivers a diverse range of projects from large regeneration sites with 4,000 new homes to specialist projects such as the Crossrail station at Royal Arsenal Riverside.

St Edward

Designed for life

Established as a joint venture company co-owned by the Berkeley Group and M&G Investments. The powerful combination of the two companies' strengths and complementary skills provides a strong vehicle for delivering unique residentially-led developments.

St George

Designed for life

Specialises in high quality mixed-use sustainable regeneration, in central London, transforming large areas of brownfield land, reviving the City landscape and creating thriving new destinations.

St James

Designed for life

Established in 1996, originally as a joint venture with Thames Water. Over the past twenty years, the company has established a reputation as a design-conscious developer which continues to regenerate sites and transform them into attractive developments whose design not only creates desirable places to live, but also has a positive impact on the environment.

St Joseph

Designed for life

St Joseph is the Berkeley Group's newest brand, based in the Midlands. The business believes that inspiring public realm is the cornerstone of a happy, thriving community and it is committed to delivering the very best developments for local people.

St William

Designed for life

A joint venture between National Grid and the Berkeley Group. The goal is to transform industrial sites from a bygone age into beautiful places which people call home. St William will unlock some of the most technically complex regeneration sites at the heart of communities across London and the South of England, creating homes for everyone.



See more images, videos and plans online

For further information about our developments and to register for future copies of the Berkeley Portfolio please visit: www.berkeleygroup.co.uk or call our Sales Offices where our teams will be very happy to help you.

Our Vision

BERKELEY'S VISION IS TO BE A WORLD-CLASS BUSINESS, DEFINED BY THE QUALITY OF THE PLACES WE CREATE, GENERATING LONG-TERM VALUE AND HAVING A POSITIVE IMPACT ON SOCIETY. THE DRIVE AND PASSION BEHIND OUR VISION EXTENDS FAR BEYOND HOUSEBUILDING. IT TOUCHES MANY ASPECTS OF SOCIETY AND THE ENVIRONMENT, AND ENSURES THAT OUR WORK HAS A POSITIVE IMPACT, NOW AND IN THE FUTURE.

To make sure we deliver Our Vision, we have five areas of strategic focus: **Customers, Homes, Places, Operations and Our People.**

By focusing on these areas and by being dedicated to running our business considerably and sustainably, Berkeley ensures that we continue to maintain excellent customer service standards, whilst delivering homes with low environmental impact, and places which encourage people's wellbeing and where communities can thrive. We recognise that the skills, knowledge and dedication of our people, alongside the efficient management of our operations, are fundamental to the ongoing success of our business.

You can find out more about Our Vision, including our commitments and prior performance at: www.berkeleygroup.co.uk/about-us/our-vision



The Berkeley Foundation

THE BERKELEY FOUNDATION IS THE INDEPENDENT CHARITABLE FOUNDATION SET UP BY BERKELEY GROUP IN 2011. WE WORK IN PARTNERSHIP WITH THE VOLUNTARY SECTOR AND OTHERS TO HELP YOUNG PEOPLE OVERCOME BARRIERS, IMPROVE THEIR LIVES AND TO BUILD A FAIRER SOCIETY.

We do this primarily by funding high-quality frontline support for marginalised young people. Our four focus areas are:

A safe place to call home: Ensuring young people have secure, stable accommodation

Health and wellbeing: Supporting young people to live happy, healthy lives

The skills to succeed: Helping young people develop the skills and capabilities they need to thrive

Access to employment: Enabling young people to overcome barriers to work and kick-start their careers

We have long-term relationships with selected Strategic Partners, and support 20 local charities chosen by Berkeley staff and close to Berkeley's offices in London, Birmingham and the South of England. We also have a Community Investment Fund that provides targeted funding focused on specific issues, such as young people's mental health.

Since 2011, we have committed more than £20 million in funding to our local communities, reaching 30,000 people.

Berkeley Group provides core funding for the Foundation and pays all its overheads, which means that every penny raised is spent on charitable activities. On top of this, Berkeley staff do an incredible job raising money through a busy calendar of fundraising events and Give As You Earn. Berkeley Group matches everything they raise, pound for pound. In total, staff have raised over £6 million since the launch of the Foundation.

You can find out more about our work at www.berkeleyfoundation.org.uk



BUSINESS OF THE YEAR

2020 Business Charity Awards



Accolades

ACROSS THE BERKELEY GROUP WE CONTINUE TO STRIVE TO BE THE BEST AT WHAT WE DO, AND HAVE RECEIVED MANY AWARDS FOR DESIGN, CONSTRUCTION AND HEALTH AND SAFETY.

Our customers remain very positive about the standard and finish of our work, and in feedback and surveys, 98% say they would recommend us to a friend. They can be assured that our attention to detail and quality will remain as high as ever across every one of our sites.

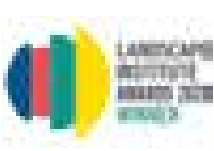
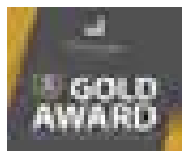
We are honoured, too, to have won awards in the following key areas of our business:

- Customer Service
 - Landscape Design
 - Architecture
 - Health and Safety
 - Sustainability
- Business Practice
 - Interior Design
 - Overall Development Design
 - Construction
 - Land and Planning

We have also received the Queen’s Award for Enterprise twice (in 2008 and 2014), a significant business accolade and one of which we are extremely proud.



Photography of Goodman's Fields



*Creating
amazing places
in beautiful
surroundings*



Berkeley
Group

Proud members of the Berkeley Group:

Berkeley
Designed for life

St Edward
Designed for life

St George
Designed for life

St James
Designed for life

St Joseph
Designed for life

St William
Designed for life