

250 | CITY
ROAD
LONDON EC1

AURORA

APARTMENTS

STUDIO

4.14, 5.14, 6.14,
4.15, 5.15 & 6.15

ONE BEDROOM

4.16, 5.16 & 6.16

TWO BEDROOM

4.13, 5.13 & 6.13

Berkeley
Designed for life

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Computer generated image of the rooftop terrace on Level 7 at 250 City Road, indicative only.



Computer generated image of 250 City Road, indicative only.



Computer generated image of the master bedroom in a typical 2 bedroom apartment at 250 City Road, indicative only.



Computer generated image of the Shoreditch kitchen in a typical 2 bedroom apartment at 250 City Road, indicative only.

Introducing *250 CITY ROAD*

*Located just nine minutes' walk from Old Street,
250 City Road is a landmark development designed by
world renowned architects Foster + Partners.*

Situated in the heart of Zone 1 between Old Street and Angel, with The City and Shoreditch on your doorstep, 250 City Road occupies 5.5 acres of land and is made up of 7 blocks consisting of two towers, all within walking distance of Tech City and the Square Mile. Outside, a little under two acres of beautifully landscaped Wi-Fi enabled green spaces and secluded courtyards create a sense of calm, connected and contemporary living.

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Living with *DISTINCTION*



Computer generated image of nhow Hotel, indicative only.



Computer generated image of the swimming pool at 250 City Road, indicative only.



Computer generated image of the concierge and lobby area at 250 City Road, indicative only.

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These spectacular apartments offer stunning views as well as a host of residents' facilities including a gym and terrace, luxurious 20-metre swimming pool and spa, concierge facilities, business and residents' lounges. 1.9 acres of landscaping at the heart of the scheme will play host to cafés, restaurants, retail outlets, creative workspaces and a 4 nhow hotel. Public areas are fully Wi-Fi enabled and beautiful works of public art by award-winning artist Ian Rank-Broadley complete this diverse and vibrant outside space.*



Computer generated image of 250 City Road, indicative only.



Site MAP

As one of the most exciting and easy-to-reach locations in London, set opposite the City Road Basin, the delights of the Capital are within touching distance at 250 City Road. Combining breathtaking architecture and peaceful landscaped gardens, this is a new urban quarter unlike any other.

The sitemap is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter layout, building style, landscaping and specification at any time without notice.



Every hour

a new tech business is
formed in London

£17bn

Silicon Roundabout
has amassed since 2011,
the highest in Europe

483,000

Number of people
employed in The City
of London

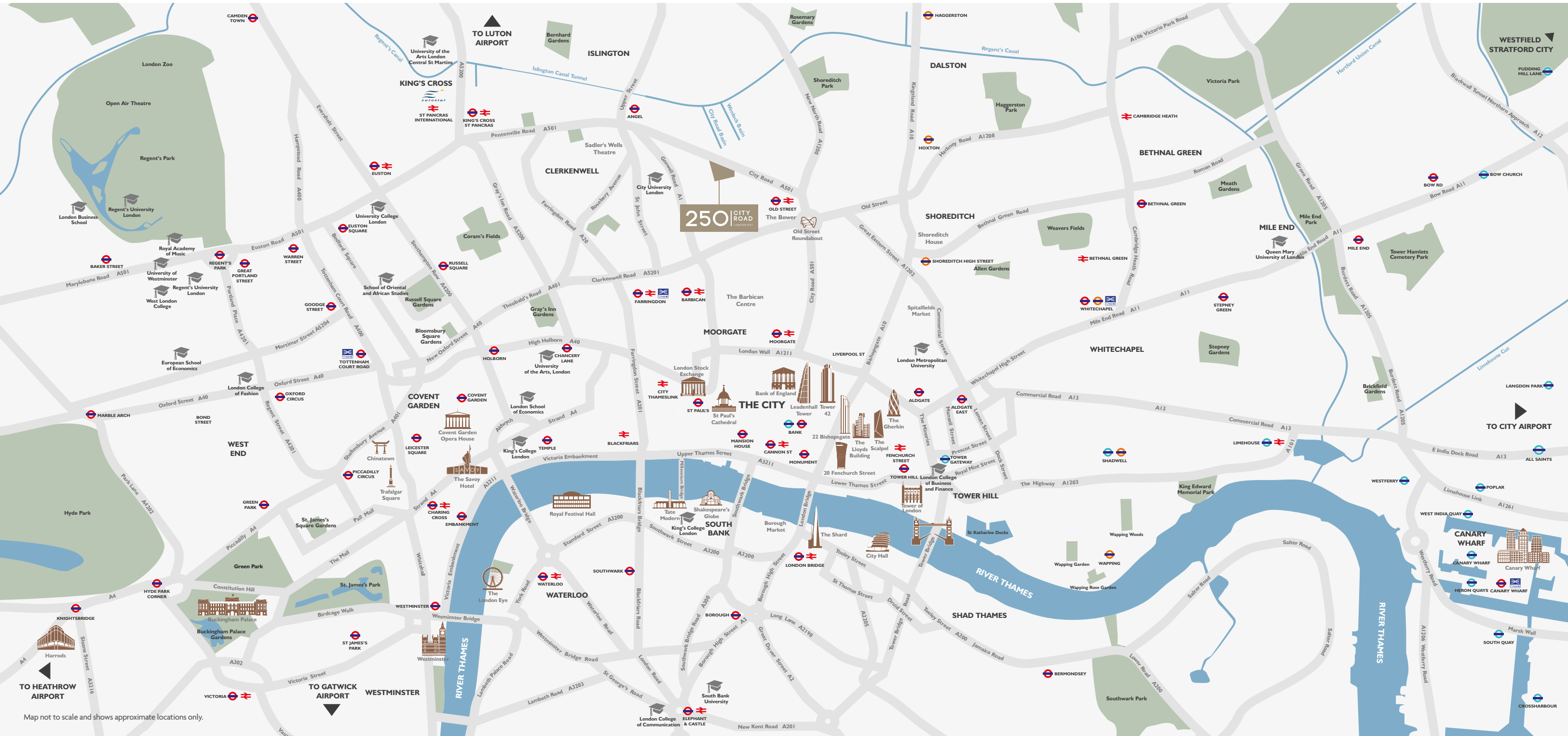
Tech *CITY*

Tech City (also known as Silicon Roundabout) encompasses the area between Old Street and Shoreditch. It is the third largest technology startup cluster in the world after San Francisco and New York City, and the number one in Europe.

Its close proximity to the Square Mile as well as established tech firms like Google, Amazon and YouTube make this an attractive location. The prevalence of talent, sources of knowledge like the Alan Turing Institute and a growing number of co-working spaces all add to the area's growing reputation.



Computer generated image of the regeneration of Old Street Roundabout, indicative only.





Map not to scale and shows approximate locations only.

On the *MOVE*

Original and accessible, at 250 City Road you really are at the heart of everything London has to offer. With the delights of Upper Street or Silicon Roundabout a ten-minute walk away, this is the perfect destination to set out on foot to explore both the historical and the here-and-now.



 WALK	 CYCLE	 UNDERGROUND	 TRAIN	 AIRPORTS
From 250 City Road to Underground Stations	From 250 City Road	From Old Street Station	From Old Street Station	From Old Street Station
Old Street 9 mins	Angel 5 mins	Moorgate 1 min	Moorgate 4 mins	London City 30 mins
Angel 10 mins	Liverpool Street 10 mins	King's Cross/ St Pancras 5 mins	Highbury & Islington 5 mins	London Luton 51 mins
Shoreditch 15 mins	King's Cross/ St Pancras 11 mins	London Bridge 5 mins	Finsbury Park 14 mins	London Gatwick 58 mins
Hoxton Square 19 mins	Bond Street 23 mins	Euston 6 mins	Alexandra Palace 19 mins	London Heathrow (Terminals 2 & 3) 59 mins
Farringdon 16 mins	Canary Wharf 33 mins	Canary Wharf 18 mins		London Heathrow (Terminal 4) 1 hr 5 mins
Moorgate 23 mins	Paddington 38 mins	Bond Street 20 mins		London Stansted 1 hr 8 mins
Liverpool Street 25 mins		Paddington 26 mins		



© Transport for London. Registered licence number 18/S/3341/P
All times are based on travelling at 7.30am on a weekday. Crossrail from Farringdon is a 1 mile walk from 250 City Road. Source: TfL.gov.uk. All times are approximate.

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*Journey times from
Farringdon Crossrail Station*

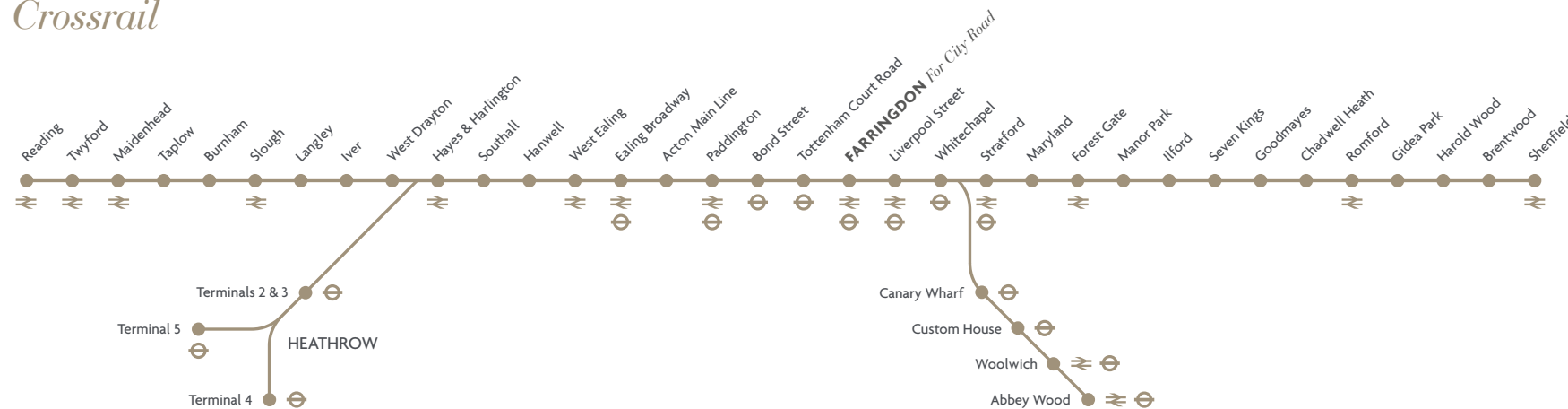


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Crossrail



All times are based on travelling at 7.30am on a weekday. Crossrail from Farringdon is a 1 mile walk from 250 City Road. Source: TfL.gov.uk. All times are approximate.



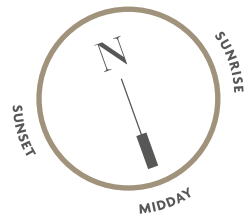
Living with *CONNECTIVITY*

The capital is undergoing something of a transport transformation with Crossrail – or the Elizabeth Line – connecting Heathrow and the M4 Corridor at Reading via central London and out beyond east London. Farringdon is the closest station to 250 City Road and from there journey times are just a few minutes to the West End and less than an hour to either end of the line.



AURORA APARTMENTS FLOORPLANS

LEVELS 4-6



Apt. 4.14, 5.14 & 6.14			
Total Apartment Area	44 sq.m	473 sq.ft	
Kitchen/Living /Dining Room	3.65m x 4.59m	11'11" x 15'0"	
Bedroom	2.75m x 3.70m	9'0" x 12'0"	

Key
W Wardrobe
C Cloak/Storage
U Utility



VIEWS TOWARDS CITY ROAD & THE BASIN



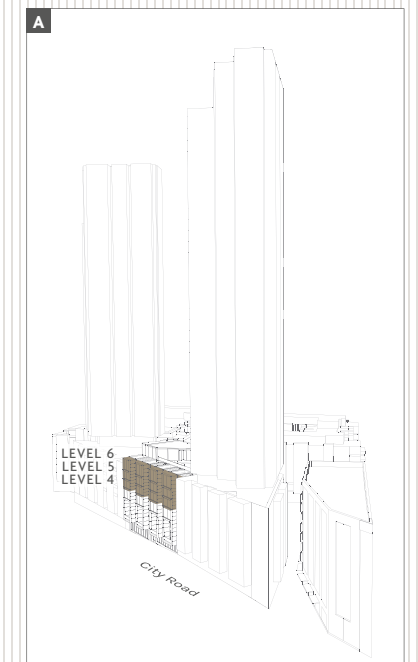
LEVELS

4-6

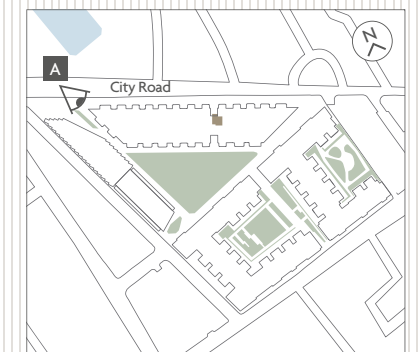
STUDIO APT. 4.14, 5.14 & 6.14

AURORA

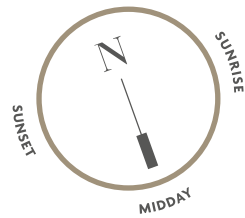
A CITY ROAD ASPECT



SITE PLAN



* Opening window. Floorplans shown for 250 City Road are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Subject to Planning.



Apt. 4.15, 5.15 & 6.15		
Total Apartment Area	38.5 sq.m	414 sq.ft
Balcony Area	4.8 sq.m	51 sq.ft
Kitchen/Living /Dining Room	4.09m x 3.60m	13'5" x 11'9"
Bedroom	3.95m x 2.80m	12'11" x 9'2"
Balcony	3.18m x 1.50m	10'5" x 4'11"

Key
W Wardrobe
C Cloak/Storage
U Utility



VIEWS TOWARDS LANDSCAPED GARDENS



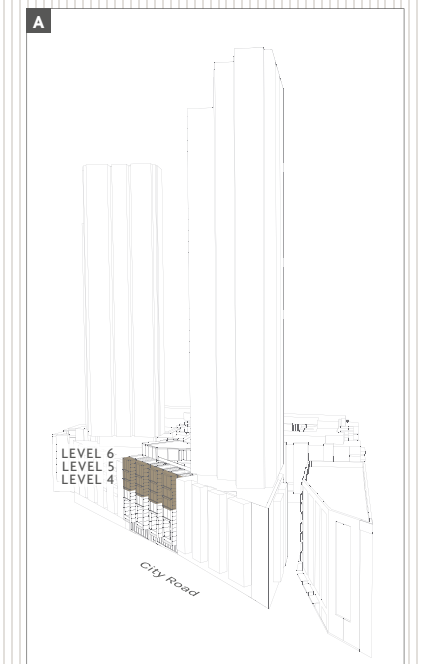
LEVELS

4-6

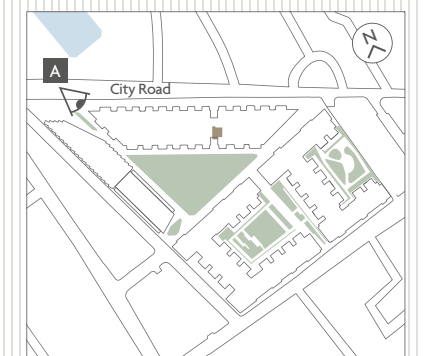
STUDIO APT. 4.15, 5.15 & 6.15

AURORA

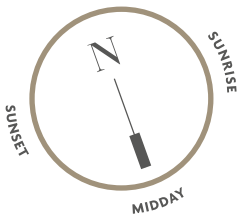
A CITY ROAD ASPECT



SITE PLAN



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Apt. 4.16, 5.16 & 6.16		
Total Apartment Area	56 sq.m	603 sq.ft
Total Balcony Area	11.2 sq.m	119 sq.ft
Kitchen/Living /Dining Room	5.00m x 6.00m	16'4" x 19'7"
Bedroom	4.38m x 3.09m	14'4" x 10'1"
Balcony 1	4.50m x 2.00m	14'9" x 6'8"
Balcony 2	1.50m x 1.50m	4'11" x 4'11"

Key

W Wardrobe

C Cloak/Storage

U Utility



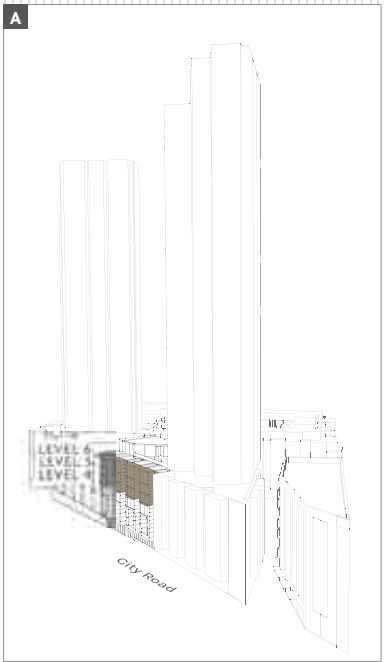
LEVELS

4-6

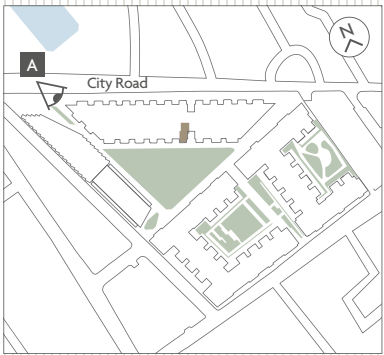
ONE BEDROOM
APT. 4.16, 5.16 & 6.16

AURORA

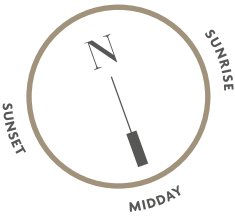
A CITY ROAD ASPECT



SITE PLAN



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Apt. 4.13, 5.13 & 6.13			
Total Apartment Area	92 sq.m	990 sq.ft	
Kitchen/Dining Room	5.00m x 3.37m	16'4" x 11'0"	
Living Room	4.44m x 4.23m	14'7" x 13'10"	
Master Bedroom	4.59m x 3.28m	15'0" x 10'9"	
Bedroom	3.78m x 3.04m	12'4" x 9'11"	

Key
W Wardrobe
C Cloak/Storage
U Utility



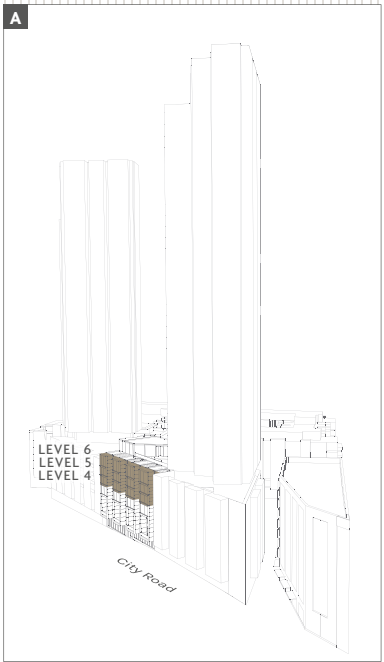
LEVELS

4-6

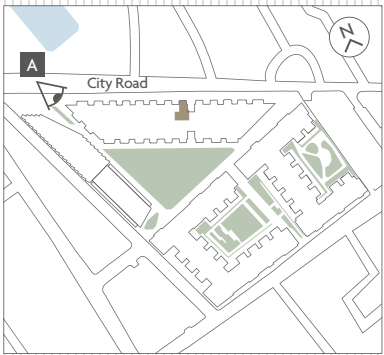
TWO BEDROOM
APT. 4.13, 5.13 & 6.13

AURORA

A CITY ROAD ASPECT



SITE PLAN



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It's all in THE DETAIL

Lie back and relax, knowing your home comes with everything you need to enjoy a new style of urban living that is unrivalled anywhere else in the Capital.



Computer generated image of the Hoxton kitchen in a typical 2 bedroom apartment at 250 City Road, indicative only.

INTERIOR FINISHES

- Engineered flooring to living, dining, kitchen, hallways and reception rooms
- Timber front entrance doors
- White satin finish internal doors
- Skirting in white satin finish
- Smooth painted ceilings
- Double glazed doors onto terraces and balconies (where applicable)
- Matt black door ironmongery throughout

KITCHEN

- Gloss, matt or veneer finish to cabinets
- Composite stone worktops and splashbacks
- Bowl/half sink
- Matt black mixer tap
- Siemens single oven and combination oven/microwave
- Siemens induction hob
- Integrated extractor hood
- Integrated fridge with ice box (Studios only)
- Fridge/freezer to 1, 2 and 3 bed units
- Integrated dishwasher to all units
- Siemens freestanding washer/dryer in utility cupboard
- Wine cooler (where applicable)
- Compartmentalised waste storage

BEDROOMS

- Fitted carpets
- High quality bespoke fitted wardrobes to bedrooms 1 and 2
- Integrated sensor lights in fitted wardrobes
- Drawer pack to master bedroom

BATHROOMS/SHOWER ROOMS

- White steel bath
- Wash hand basin with wall mounted matt black tap and stone vanity top (where applicable)
- Feature frame glass shower enclosure/screen with white shower tray
- Overhead shower and hand-shower set in all showers
- Floor-standing WC with soft-close seat and dual flush control
- Mirrored toiletries cabinet
- Matt black towel warmer
- Large format floor tiles with feature herringbone wall tiles (where applicable)

HEATING

- Zoned underfloor heating throughout
- Comfort cooling provided to all apartments
- Centrally provided heating and hot water, individually metered to each apartment

LIGHTING/ELECTRICAL FITTINGS

- Energy efficient LED downlights to all areas
- Feature under cabinet lighting to wall units in kitchen
- Automatic lighting to wardrobes and storage cupboards
- White screwless light switches throughout
- Brushed chrome socket outlets at worktop height in kitchen
- Low level sockets are white screwless
- Shaver sockets to bathrooms/shower rooms
- Master light switch to hallway

TELECOMMUNICATIONS

- Telephone points fitted in all bedrooms and living areas
- TV/FM/Satellite and integrated wiring for sound system fitted in all bedrooms and living areas
- Wired for Sky Q, multi-room and Ultra High Definition ready television
- Cabling for digital TV, DAB and FM radio, telephone and data services
- High speed broadband connectivity for all units

SECURITY AND PEACE OF MIND

- Mains powered smoke/heat detectors with battery backup to apartments and communal areas
- 24-hour CCTV coverage to whole estate with regular security patrols
- 10-year NHBC warranty
- Video entry phone system connected to concierge

COMMUNAL AREAS

- Carpeting to all corridors
- Tiled and carpeted entrance lobbies
- Lifts serving all accessible floors
- 24-hour concierge
- Business lounge for residents (available for private hire on completion of phase 2)
- Spa incorporating pool, Jacuzzi, steam and sauna rooms
- Residents' private gym
- Residents' Lounge
- Architecturally designed hard and soft landscaping featuring courtyard with public art and rooftop garden areas

CAR PARKING

- Secure underground parking available by negotiation. Some include car charging points
- Secure basement cycle stores
- On street parking in disabled bays only: In accordance with local planning requirements (Section 106 agreement) the owner of any of the apartments within the development is required to covenant not to apply for (unless the occupant is the holder of a disabled person's badge issued pursuant to section 21 of the Chronically Sick and Disabled Persons Act 1970) a permit to park a vehicle in a place designated in an order made under section 45(2) of the Road Traffic Regulation Act 1984 for the use of residents or businesses in the locality of the land (this does not relate to the private car park)
- A Car Club will be available to residents who can join for an annual or monthly premium, subject to complying with the terms and conditions

Customer RELATIONS

We want to ensure you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication.

From exchange of contracts, your dedicated Berkeley Customer Service Representative will help with any questions you may have.

Here is what you can expect:

- From the day you reserve – until the day you complete – we'll update you regularly on progress
- You will be given your own log-in credentials at reservation to access your personal MyHome Plus account where you will be able to view the development, property, construction progress and buying process information
- Sustainability is high on any responsible builder's agenda. We promise to fully communicate the environmental features of our developments to all of our customers
- Our Customer Relations Manager will present a selection of designer-conceived colour palettes to help you find the interior finish that most suits your style
- We'll meet you on site to demonstrate all the functions and facilities of your new apartment
- We personally handover your key on completion day and make sure everything is to your satisfaction
- The 2-year warranty with 24-hour emergency service has a dedicated customer service telephone number and from the 3rd to the 10th year you'll have the added security protection of a 10-year NHBC warranty

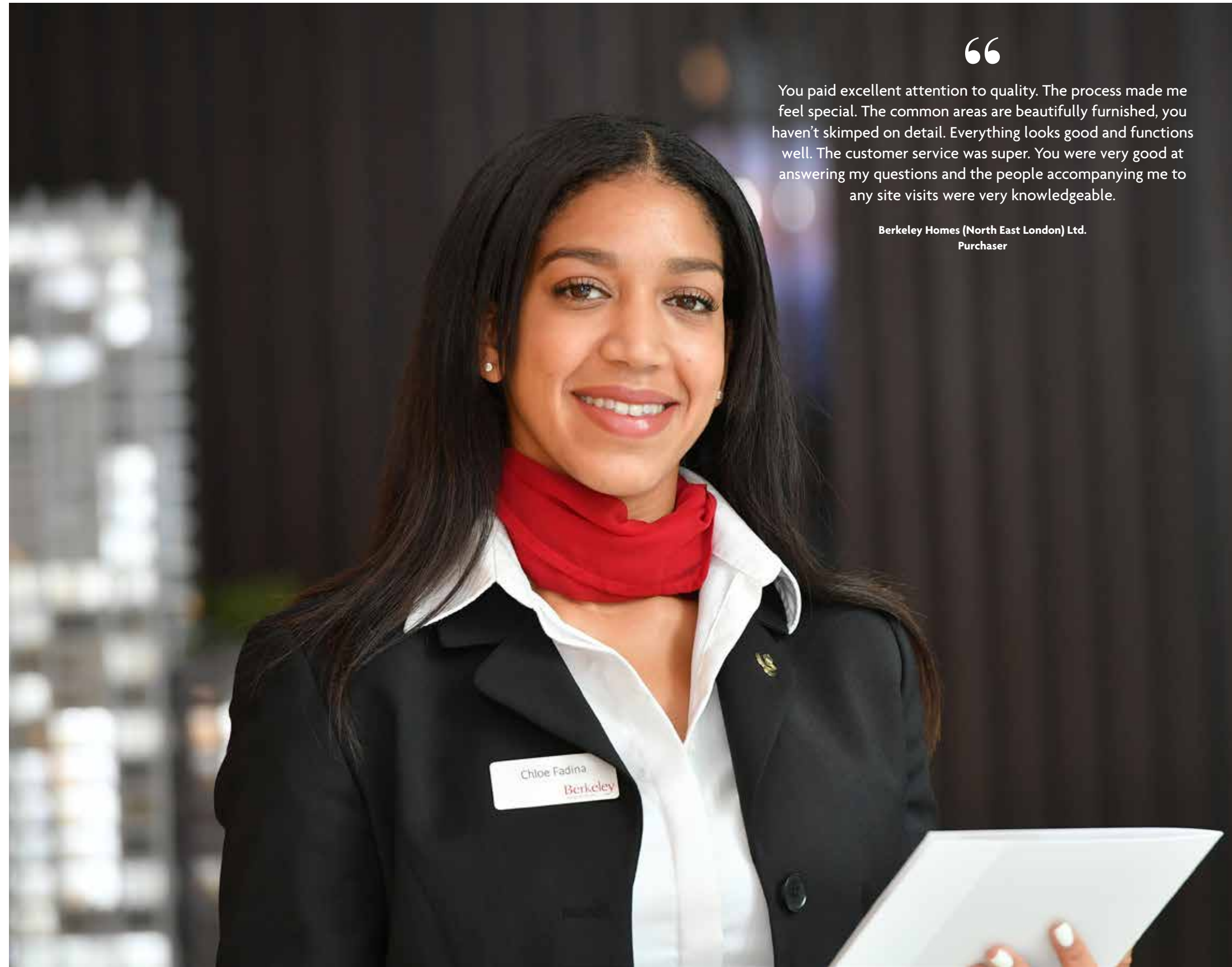
Finally we'll contact you after 7 days, at 4 weeks and 7 months after you move in, to make sure everything continues perfectly.



“

You paid excellent attention to quality. The process made me feel special. The common areas are beautifully furnished, you haven't skimped on detail. Everything looks good and functions well. The customer service was super. You were very good at answering my questions and the people accompanying me to any site visits were very knowledgeable.

Berkeley Homes (North East London) Ltd.
Purchaser



DESIGNED FOR LIFE

Buying a home is one of the most important decisions you will ever make. The qualities that make Berkeley different mean that you can choose a new home from us with complete confidence. When you buy a home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality; has low environmental impact and that you will enjoy an exceptional customer experience.

AWARD WINNING AND ROYALLY RECOGNISED

In addition to receiving numerous awards for quality, design and customer service, the Berkeley Group was granted the 2014 Queen's Award for Enterprise in Sustainable Development and in 2011 they won Britain's Most Admired Company award. These awards recognise and reward outstanding achievements in business performance.

CUSTOMER SERVICE IS OUR PRIORITY

We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care Teams will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a 10-year warranty, the first two years of which are covered by Berkeley.

GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods..

QUALITY IS AT THE HEART OF EVERYTHING WE DO

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10-year warranty all new homes receive, Berkeley operates a 2-year policy with dedicated Customer Service Teams on hand 24-hours a day to deal with enquiries quickly and effectively.

UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



Proud to be a member of the Berkeley Group of companies

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

A COMMITMENT TO THE FUTURE

Over the years, the Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments.

Our Vision is Berkeley's plan for the business, designed to raise standards higher still. Our goal is to be a world-class company creating successful, sustainable places where people aspire to live.

We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously.

Our plan for the business has five areas of focus: Customers, Homes, Places, Operations and Our People.

Our Vision

To be a world-class business generating long-term value by creating successful, sustainable places where people aspire to live.

Five Focus Areas

An Exceptional Customer Experience

We aim to put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

High Quality Homes

When you buy a new home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.

Great Places

We seek to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and amenities. These are places where people choose to live, work and spend their time and which directly encourage people's well-being and quality of life.

Efficient and Considerate Operations

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

A commitment to People and Safety

Safety is a high priority on all of our construction sites. We also aim to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.



Berkeley takes social responsibility very seriously. In 2011 we set up the Berkeley Foundation, with the aim of supporting Britain's young people and their communities.

We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

We have set a goal for the Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.



www.berkeleyfoundation.org.uk

www.berkeleygroup.co.uk

For further information please contact your sales negotiator or email: sustainability@berkeleygroup.co.uk

Contact *us*



Map not to scale and shows approximate locations only.

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Email **250cityroad@berkeleygroup.co.uk**
Or visit **www.250cityroad.co.uk**

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley Homes' policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. 250 City Road is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley Homes to ascertain the availability of any particular property. All computer generated images are indicative only. Lifestyle photography images are indicative only. November 2018. E729/05CA/1118



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Berkeley
Designed for life