

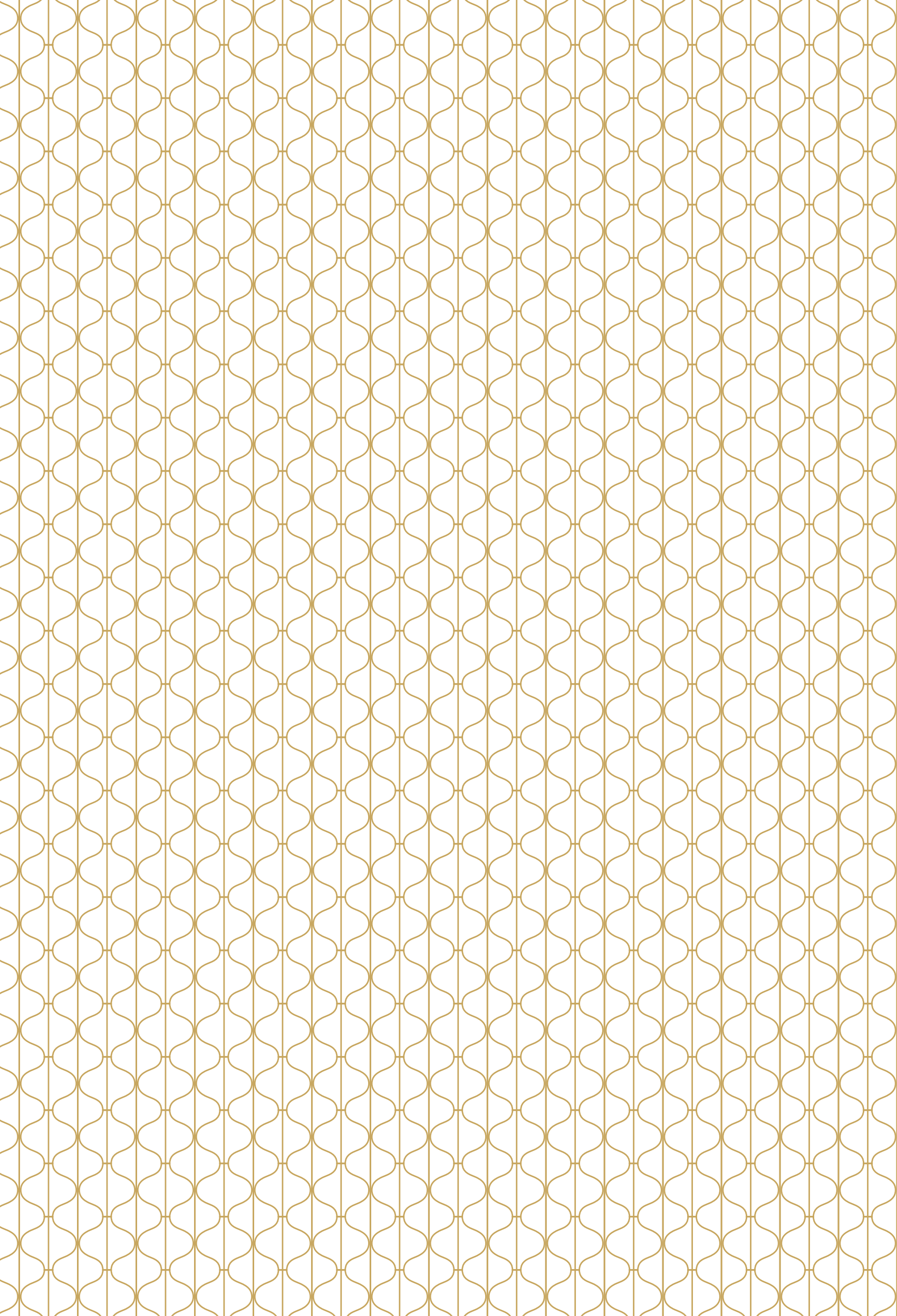


9 MILLBANK

WESTMINSTER SW1

MILLBANK
RESIDENCES

THE BEAUFORT



MILLBANK RESIDENCES

Gracing the banks of the River Thames in
the heart of historic Westminster, 9 Millbank is
a landmark residential address that captures the
essence of British luxury and style.

ELEGANT LIVING AT A
PRESTIGIOUS ADDRESS

Computer-generated image for illustrative only

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WESTMINSTER SW1

MILLBANK RESIDENCES

The benchmark for waterside living

Just a short stroll from Westminster Palace, Millbank Residences occupies a coveted riverside location with views over the Thames.

Millbank Residences is a magnificent collection of Mannhattans, one, two, three and four bedroom apartments and penthouses in a beautifully restored 1920s building that retains many of its original details.

Featuring classical interiors designed by Goddard Littlefair along with world-class leisure facilities, these elegant homes provide the ultimate in sophisticated London living.



The impressive granite-and-stone façade of Millbank Residences is set back from the river behind Victoria Tower Gardens, a park that forms part of the Thames Embankment.

Computer-generated image is indicative only



MILLBANK
RESIDENCES



10 Downing Street

Westminster Abbey

Big Ben

Victoria Tower
Gardens South

London Eye

Westminster Bridge

South Bank

OXO Tower

Lambeth Bridge

Waterloo Station

Lambeth Palace

City of London

Borough Market

The Shard



Photograph of Westminster Bridge in Central London

WESTMINSTER, A RICH MIX OF THE OLD AND THE NEW

London's most historic borough is famous for its soaring neo-Gothic architecture, spacious green parks and the splendour and ceremony of countless royal weddings and coronations. A seat of political power since the Middle Ages, Westminster is still the dynamic centre of British government today.





Photograph of Smith & Wollensky restaurant in Covent Garden Riverside



1 Royal Opera House, Covent Garden 2 The Wallace Collection, Marylebone
3 The Cinnamon Club, Westminster 4 The Goring, Belgravia

LONDON LIVING, BEYOND COMPARE

To live in London is to live in one of the finest cities in the world. Chic shopping streets, internationally renowned arts and culture, award-winning restaurants and prestigious schools and universities all add up to create an enviable lifestyle that's unique to this incredible city.





1



2

1 Hilditch & Key, St James's 2 Dior, New Bond Street 3 The Royal Arcade, Old Bond Street

LONDON'S MOST SELECT SHOPPING DESTINATIONS

From the designer stores on New Bond Street to the bespoke shirt-makers of Jermyn Street, London leads the way when it comes to exclusive shopping.

Head to the famous Harrods department store in Knightsbridge for seven floors of luxury goods, or to the shoe galleries at Selfridges for the most sought-after styles.

Iconic brands like Vivienne Westwood, Burberry and Stella McCartney, with their beautiful flagship stores, have created a uniquely British sense of style that's emulated around the world.



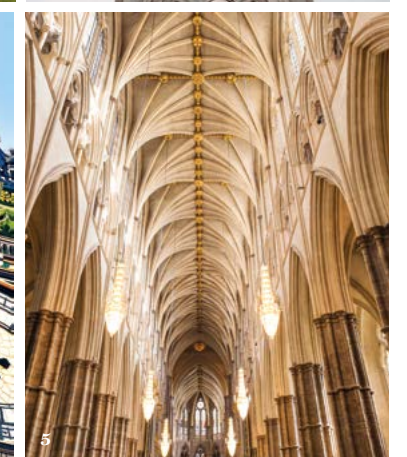
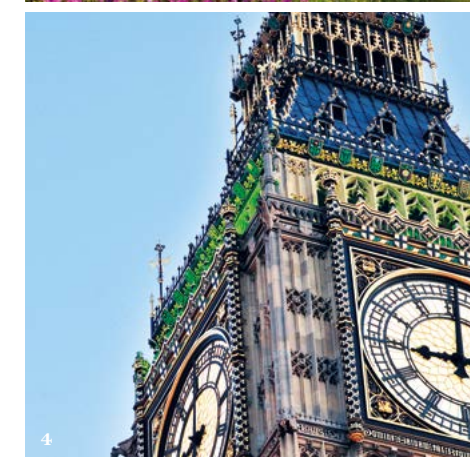
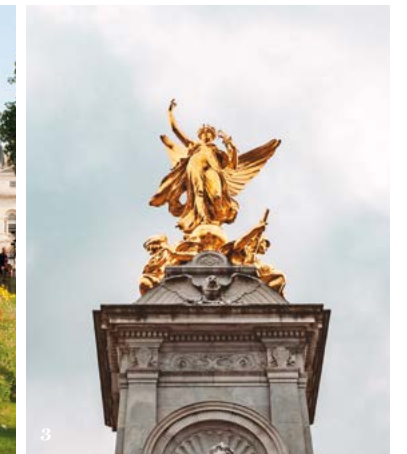
3



ROYAL PARKS & HISTORY

Three of London's Royal Parks are in Westminster, including St James's Park, just a 15 minute walk away. A delightful mix of formal flower gardens and green lawns, it's the perfect place to spend a Sunday afternoon.

Embrace the culture on your doorstep with a visit to the Palace of Westminster, instantly recognisable for its Big Ben clock tower and neo-Gothic revival design by Charles Barry. Opposite the Palace, Westminster Abbey is a Gothic masterpiece constructed in the 13th century.



1 View of Buckingham Palace from St James's Park, Westminster 2 St James's Park and Horse Guards Parade, Westminster 3 Queen Victoria Statue, Buckingham Palace 4 Big Ben Clock Tower, Westminster 5 The ceiling in Westminster Abbey, Westminster



GLOBAL PASSAGE CLOSE AT HAND

Millbank Residences is within easy reach of several tube stations, with fast connections to the rest of Central London and beyond.


Westminster Underground Station is a 10 minute walk away and connects you to Bond Street in 4 minutes, South Kensington in 9 minutes and Heathrow Airport in 56 minutes.

St James's Park and Pimlico Stations are less than 15 minutes' walk away, both of them one stop from Victoria Overground and Underground Stations.

Covent Garden and Soho are within easy reach, just a 10 and 12 minute taxi ride away, respectively.

 Walk	
	<i>Tate Britain</i> 8 minutes
	<i>Chelsea College of Arts</i> 8 minutes
	<i>Houses of Parliament</i> 9 minutes
	<i>Westminster Station</i> 10 minutes
	<i>St James's Park Station</i> 13 minutes
	<i>London Eye</i> 16 minutes
	<i>Victoria Station</i> 20 minutes
	<i>Sloane Square</i> 32 minutes
	<i>London School of Economics</i> 34 minutes

 Tube*	
	<i>Green Park</i> 1 minute
	<i>Waterloo</i> 1 minute
	<i>Sloane Square</i> 6 minutes
	<i>Piccadilly Circus</i> 7 minutes
	<i>Oxford Circus</i> 8 minutes
	<i>King's Cross</i> 12 minutes
	<i>Liverpool Street</i> 17 minutes
	<i>London City Airport</i> 30 minutes
	<i>Gatwick Airport</i> 53 minutes
	<i>Heathrow Airport</i> 56 minutes

 Drive	
	<i>Victoria Station</i> 6 minutes
	<i>Battersea Park</i> 10 minutes
	<i>King's Road</i> 11 minutes
	<i>Harrods</i> 14 minutes
	<i>Hyde Park</i> 17 minutes
	<i>Imperial College London</i> 21 minutes
	<i>Mayfair</i> 21 minutes
	<i>Selfridges</i> 23 minutes
	<i>London City Airport</i> 40 minutes
	<i>Heathrow Airport</i> 50 minutes
	<i>Gatwick Airport</i> 1 hours 20 minutes



*Tube times are from Westminster Underground Station and sourced from tfl.gov.uk. All times are approximate only.



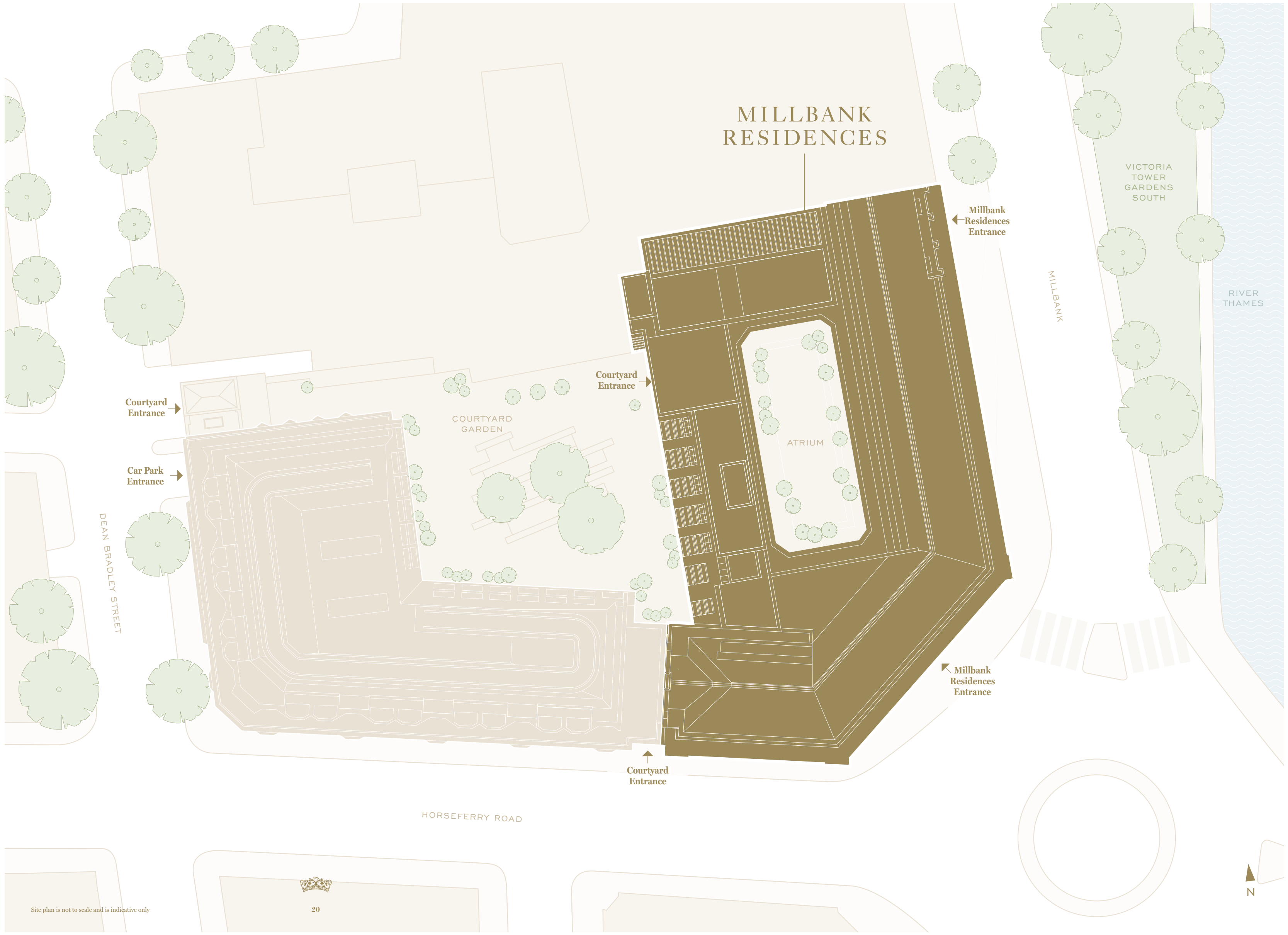


Photograph of apartment balcony at Millbank Residences is indicative only

RESTORING THE GRANDEUR OF A GLORIOUS PAST

Millbank Residences was originally constructed between 1927 and 1929 in the neoclassical style of the interwar years. Designed by Sir Frank Baines, the building, previously known as the Imperial Chemical House, originally housed the headquarters of the Imperial Chemical Industries (ICI). Once the largest manufacturer in Britain, the ICI was also an early constituent of the FT 30 and later the FTSE 100. Now a Grade II listed building, Millbank Residences' grandeur still stands tall in Westminster's iconic skyline.







The design of the spectacular main entrance hall is influenced by the building's heritage and features a beautiful floor with geometric patterns of black and white.



At your service

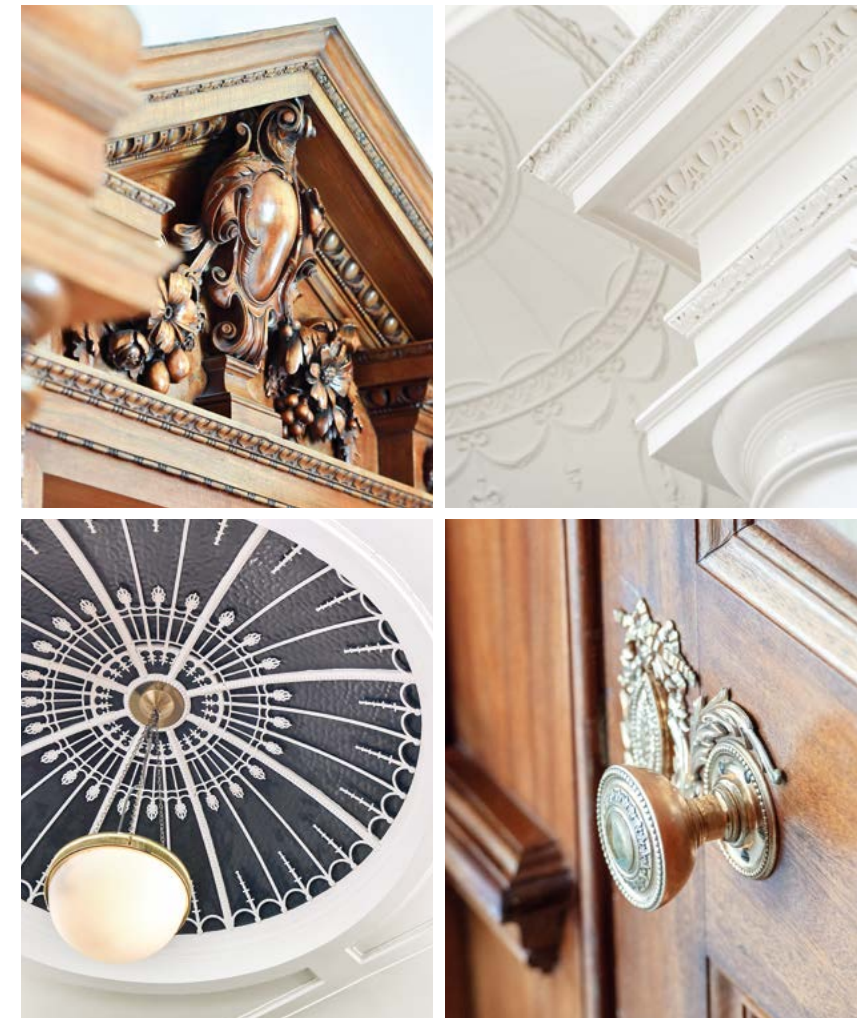
Leisure facilities exclusive to the residents at 9 Millbank include a 24-hour concierge*, a state-of-the-art gym, luxurious swimming pool with spa and treatment room, private cinema screening room, meeting rooms and underground parking.





Enjoy a workout on the latest equipment whenever you like, in the luxury surroundings of the private gym.





A GRAND ENTRANCE

The dramatic doorway to Millbank Residences is one of the building's most important architectural features. Immense in scale, the entrance is befitting of the history and stature of the building. Creating an impressive sense of arrival, it hints at the splendour to be found inside.

Many of the interior details that have been preserved reflect the grand decadence of the 1920s.



Four-Bedroom Apartment

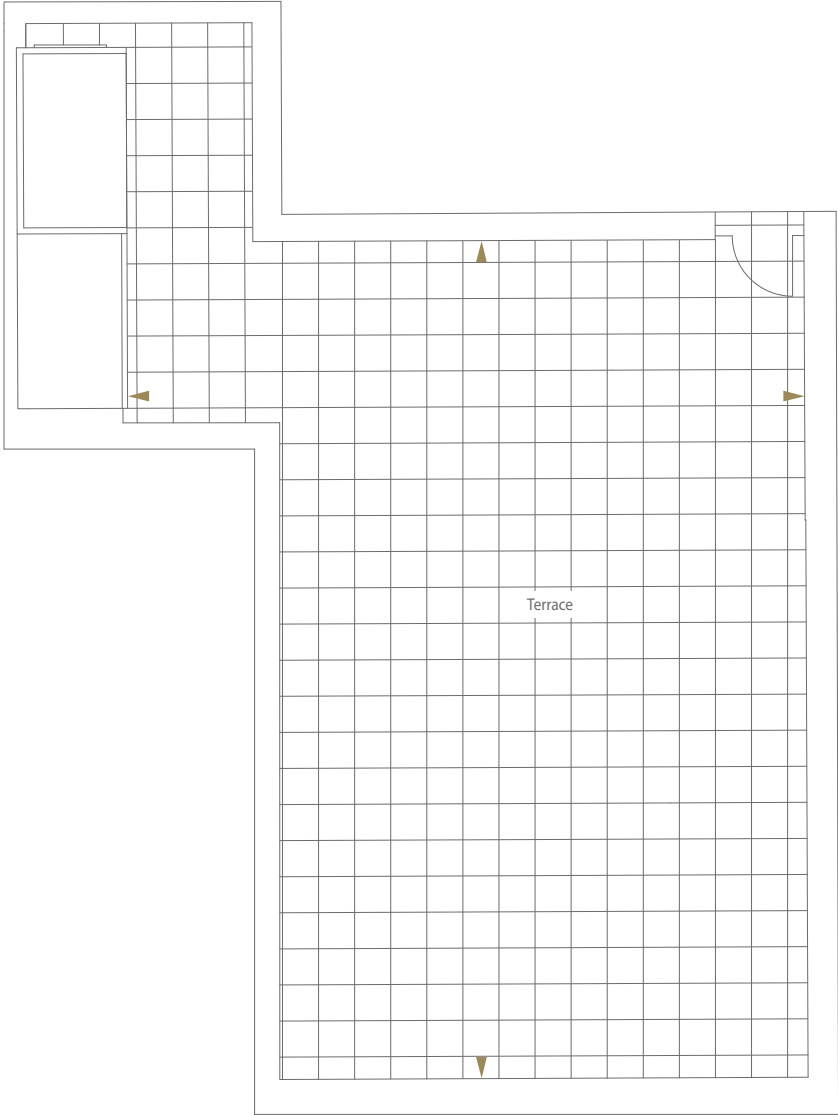
The Beaufort



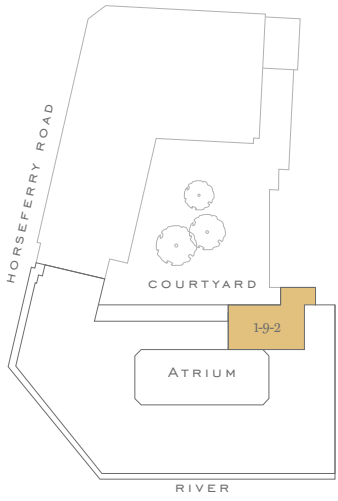
Ninth floor



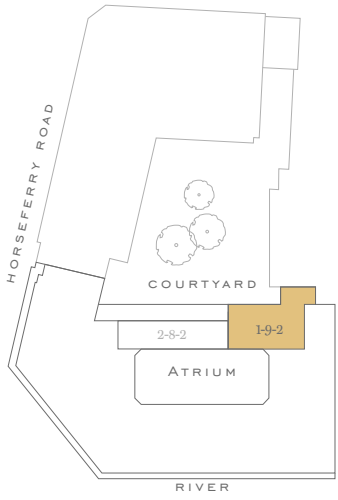
Tenth floor



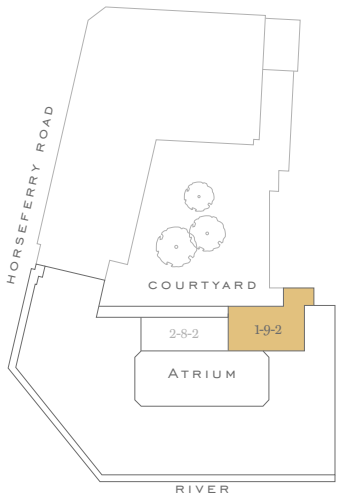
Roof



Roof



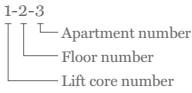
Tenth floor



Ninth floor

Plot	
Ninth floor	1-9-2
Eighth floor	—
Seventh floor	—
Sixth floor	—
Fifth floor	—
Fourth floor	—
Third floor	—
Second floor	—
First floor	—
Ground floor	—

Kitchen	11'10" x 19'1"	3600mm x 5818mm
Living/Dining	30'0" x 24'5"	9156mm x 7434mm
Bedroom 1	14'6" x 34'9"	4419mm x 10599mm
Bedroom 2	12'10"x 11'8"	3912mm x 3554mm
Bedroom 3	14'10"x 22'2"	4530mm x 6759mm
Bedroom 4	11'10" x 17'11"	3600mm x 5449mm
Terrace	36'11"x 45'9"	11256mm x 13937mm
Total area	3535 sq ft	328 sq m



- Raised Sill
- Single Light Switch
- Double Light Switch
- Dimmer Switch
- 2x Dimmer Switch
- 3x Dimmer Switch
- 4x Dimmer Switch
- Kill Switch
- Television Group Living Room
- Single Telephone Outlet
- Data Point
- Double Switched Socket Outlet with USB
- Switched 5A Lighting Socket
- Control Panel
- Shaving Socket
- Door Bell Push
- Video Entry Phone Panel
- Depicts measurement points

Floorplans shown for Millbank Residences are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.

Specification

The Beaufort

<i>Kitchens</i> <ul style="list-style-type: none">Individually designed layoutsComposite stone work surfaces and splashbacksStainless steel 1½ bowl undermount sink and polished chrome mixer tapMatt lacquer shaker door with handlesPull-out pan drawers where appropriateRecessed LED ceiling downlighters and concealed lighting to wall cabinetsConcealed multi-gang appliance panelKüppersbusch touch control induction hobRe-circulating integrated extractorKüppersbusch stainless steel multi-function ovenKüppersbusch stainless steel combination microwave ovenKüppersbusch integrated fridge / freezerIntegrated multi-function dishwasherFree-standing washer / dryer within vented utility roomSpace-saving recycling binsBuilt in wine cooler			<ul style="list-style-type: none">Porcelain tile wall finishes to selected wallsPorcelain tile floor finishes with floor border detailExtract ventilationRecessed LED downlights to bathrooms / shower roomsAccessories include toilet roll holder and robe hook		
<i>Bathrooms</i> <ul style="list-style-type: none">White bath with bath filler and accessible matt lacquer painted timber bath panelPolished chrome concealed thermostatic mixer / diverter with handshower to en suite 1Polished chrome concealed thermostatic mixer / diverter, showerhead and complete handshower set to shower areas of bathrooms / shower roomsWalk-in shower area to selected bathrooms / shower rooms with glass shower doorsComposite stone and matt lacquer painted vanity unit with under mounted basin and polished chrome deck mixer tapsMirrored cabinet with matt lacquer vanity unit, shelving and shaver socketWhite WC pan with soft close seat / cover, concealed cistern and dual flush buttonNiche to shower areas with concealed lighting where appropriatePolished chrome ladder style, thermostatically controlled heated towel rail to bathrooms / shower rooms			<i>Electrical Fittings</i> <ul style="list-style-type: none">Pre-wired for future pendant lighting by purchaser (suitable for chandeliers) to reception room and master bedroomRecessed LED downlighters throughoutAutomatic lighting to utility / services / coat cupboards5 amp lighting circuit to reception room and bedroomsTelevision (terrestrial and Sky Q) points to principal rooms and master bedroomTelephone and data points to principal reception room and master bedroomPre-wired for future automated curtains / blindsWhite power sockets and light switchesDimmer light controls where applicable		
			<i>Terraces</i> <ul style="list-style-type: none">Well-proportioned terracePaving to terrace		
			<i>Security</i> <ul style="list-style-type: none">Video entry system viewed by individual apartment handset / screenPower and telephone points provided to all apartments for wireless intruder alarm to be fitted at a later date by purchaser (Subject to relevant consent in communal areas)All apartments provided with mains supply smoke detectors and fitted with domestic sprinkler systemsMulti-point locking, door restrictor and spy hole to apartment entrance doorsDoorbell to all apartments24-hour concierge service* and monitored CCTV		
			<i>Peace of Mind</i> <ul style="list-style-type: none">999 year leaseAll apartments benefit from a 10-year build warranty		
			<i>Car Parking</i> <ul style="list-style-type: none">A general right to park within the managed CCTV-monitored parking area is available by separate negotiation		
			<i>Lifts</i> <ul style="list-style-type: none">All residential floors serviced by passenger lifts		
			<i>Interior Designed Entrance Lobby</i> <ul style="list-style-type: none">Feature heritage lobbies to ground floor street entrances with listed existing staircasesSpacious reception lobby with bespoke feature floor and listed architectural featuresComfortable waiting area for guestsBespoke concierge deskFeature lightingGlass doors to main entrance		
			<i>Residents' Leisure Suite</i> <ul style="list-style-type: none">Bespoke swimming pool and vitality poolFitness studio with facilities for personal trainingLuxury private gym with the latest equipmentTreatment room, sauna and steam room facilitiesChanging rooms with shower facilitiesCinema roomMeeting rooms and private dining facilities		
			<i>Management Agent</i> <ul style="list-style-type: none">A managing agent will be appointed to administer the effective operation and maintenance of the communal facilities, for which a service charge will be levied and apportioned to the benefit offered		





Embracing the classical proportions of the building's original 1920s architecture, each apartment at Millbank Residences is a gracious and stylish home.





Bedrooms are finished in a warm neutral palette to create a calm retreat where you can relax and rejuvenate.

The rooftop terrace has plenty of space for outdoor dining and lounge areas, with dramatic views of Westminster's iconic landmarks including the London Eye and the Houses of Parliament.



No detail has been overlooked, from the quality of the fixtures and fittings to the beautifully crafted finishes to the walls and floors.



Designed for Life

Designed for life

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

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 St Edward, quality takes precedence, from choosing the right location and style of home to the construction processes we practise, 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, St Edward operates a 2-year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

St Edward also operates a 200-point pre-move in checklist that is carried out on every new home before you move. It is in place to ensure your complete satisfaction and the best quality is always delivered for your new home.

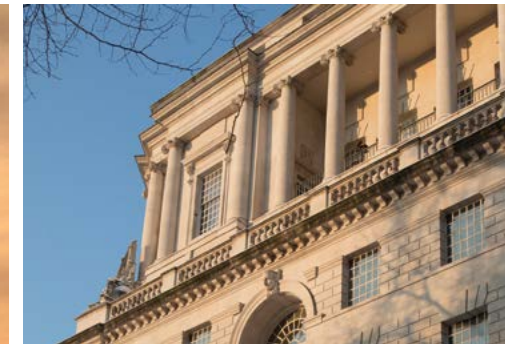
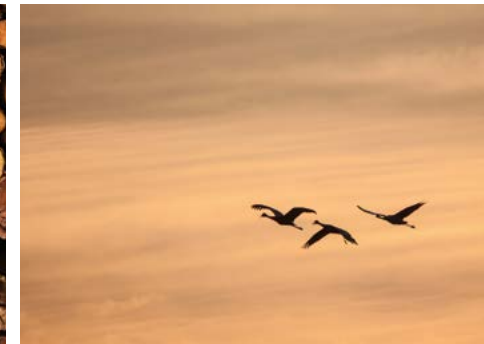
Unparalleled choice of homes in the most sought-after locations

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 where you want to live.

A commitment to creating sustainable communities

St Edward'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 not only aim to address the needs of our customers, but also 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.

Sustainability at 9 Millbank



“Nothing is lost, nothing is created, everything is transformed.”

Antoine Lavoisier, a French chemist, is one of the individuals whose name graces 9 Millbank.

1. More Nature

St Edward has a commitment to delivering a net biodiversity gain on every site. At 9 Millbank, we will be planting three types of unique trees as well as different species of plants and flowers. The development will also have a green roof, which will help clear the air of toxins and provide a habitat for butterflies and other wildlife.

2. Saving Water

We will install a specially designed rainwater harvesting system to capture rainfall on 9 Millbank so we can re-use it to water our landscaped areas. In addition, apartments are fitted with dual flush toilets, flow-controlled taps and efficient washing machines and dishwashers, where supplied.

3. Low Carbon

We will install a communal combined heat and power (CHP) system which will help reduce carbon emissions. Apartments are also designed to be highly energy efficient, with LED lighting, automatic sensors where appropriate, energy efficient, insulation and thermostatically-controlled heating.

4. Retaining and Reusing Historic Stone

We have retained elements of 9 Millbank which have been untouched since the 1920s. This not only preserves a part of London's heritage, it also minimises the amount of materials needed, and waste produced during its construction.

5. Certified Timber

All solid timber used to build 9 Millbank will be responsibly sourced from certified forests where trees are replanted at a renewable rate. These timber certification schemes work to the benefit of local communities and also ensure the wellbeing of workers.

6. Helping You Get Around

You can travel green wherever you go, with charging points provided for electric cars and a large, secure cycle store. 9 Millbank is also just a short walk from Westminster and Victoria tube stations, and Westminster Pier for the Thames Clipper.

7. A Strong Community

A community plan will be in place to help create a sense of community, with regular events including social clubs and health and wellbeing initiatives.





375 Kensington High Street by St Edward



190 Strand by St Edward

The Team



St Edward

St Edward is a joint venture company owned by M&G Investments and Berkeley. It brings together the powerful combination of the two companies' strengths and provides a strong vehicle for delivering fantastic communities where people enjoy a great quality of life.

www.stedward.co.uk



Goddard Littlefair

Goddard Littlefair is a London-based luxury interior design studio, established in 2012 by Martin Goddard and Jo Littlefair. The company's talented, international team works on multi-award-winning hotel, hospitality and spa projects across the globe, as well as high-end residential schemes.

Their ethos is about combining aesthetic perfectionism and boundless curiosity with a team-playing, service-driven attitude. As The Irish Times said, 'The firm's unique selling point is the ability to knit smart, sensual design with a healthy dose of pragmatism.'

www.goddardlittlefair.com

JLL

JLL are a professional services firm whose common passions are real estate services and investment management. JLL UK's knowledge runs deep, with specialists in every property type and every facet of transaction, management and advisory services.

JLL aim to attract, develop and reward the best and most diverse talent and challenge them to develop enduring client relationships built on trust, collaboration and quality service.

www.jll.co.uk

Savills

Savills plc is a global real estate services provider listed on the London Stock Exchange. Savills has an international network of more than 700 offices and associates throughout the Americas, the UK, continental Europe, Asia Pacific, Africa and the Middle East, offering a broad range of specialist advisory, management and transactional services to clients all over the world.

www.savills.co.uk



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 St Edward 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 that 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.



9 MILLBANK

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The information in this brochure is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St Edward's 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. Millbank Residence is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St Edward to ascertain the availability of any particular property. 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. Area measurements in this document are given as Gross Internal Area (GIA). Measurements include areas occupied by upstands, plinths, protrusions, ceiling bulkheads, glazing mullions for full-height glazing, (measured to the internal face of the glazing, not mullion), skirtings, plaster and other in situ wall finishes, cornices and the like. Where a wall is made up of both full-height glazing and other external walling structure, dimensions are taken to the surface of both structures. M135/22CA/0119



Proud to be a member of the Berkeley Group of companies



