

# THE ARCHES

ESTD WATFORD 2020

A PERFECT PLACE  
2020 THE ARCHES 2020  
TO MAKE A HOME

CREATED BY  
**St William**  
Designed for life

THE ARCHES  
ESTD WATFORD 2020

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BERKELEY

LIFE IS ABOUT FINDING THAT PERFECT PRIVATE SPACE.  
YOUR NEST, YOUR HOME, YOUR HAPPY PLACE.

LIFE'S WHEN IT FEELS 'JUST RIGHT'. WHEN YOU SEE EVERYDAY  
THINGS IN A BRAND NEW LIGHT. WHERE DAYS OUT BECOME NIGHTS  
OUT, AND BRILLIANT MEMORIES ARE WHAT IT'S ALL ABOUT.

WHERE TIME FLIES, THE GOOD TIMES THRIVE AND THE GREAT  
OUTDOORS MAKES YOU FEEL ALIVE. WHERE YOU MEET, WHERE YOU  
EAT, WHERE YOU SHARE AND RETWEET. LIFE'S WHEN YOU JUST KNOW  
THAT YOU'VE MADE THE RIGHT MOVE. WHEN THERE'S NOTHING  
YOU WOULD OR COULD IMPROVE.

LIFE'S WHERE YOU ARE RIGHT NOW AND WHERE YOU WANT TO BE.  
JUST MAKE SURE YOU STOP, LOOK AROUND AND ENJOY THE JOURNEY.

A PERFECT PLACE  
ESTD THE ARCHES 2020  
TO MAKE A HOME



# THE ARCHES

ESTD WATFORD 2020

WELCOME TO THE ARCHES, A COLLECTION OF 92 SUITES, ONE AND TWO BEDROOM APARTMENTS LOCATED MOMENTS AWAY FROM THE ESTABLISHED TOWN OF BUSHEY IN HERTFORDSHIRE, WHICH OFFERS QUICK AND EASY ACCESS INTO LONDON EUSTON WITHIN 19 MINUTES\*.

Delivered by St William, part of the Berkeley Group, the new homes provide contemporary interiors and highly-desirable outside space, with private balconies or terraces to each apartment. Residents also enjoy exclusive access to landscaped grounds and gardens.

Nearby transport connections are excellent. Bushey Rail Station is an eight-minute walk and Watford High Street a 15-minute walk, with frequent services to London Euston in under 20-minutes. The M1 and M25 motorways provide easy access to surrounding towns, such as London and St Albans.

The leafy town of Bushey is home to many independent shops and restaurants, whilst Watford boasts major shops and amenities on the High Street. Residents will also benefit from the area's extensive green spaces. Twelve of Watford's parks have been awarded Green Flag status, an award given to the best parks in the country.

For families, local schools include Watford Grammar School for Girls and Watford Grammar School for Boys, both rated "Outstanding" by Ofsted.

A PERFECT PLACE TO MAKE A HOME.  
IT'S TIME TO MAKE YOUR MOVE.



**Berkeley**  
Group

**St William**  
Designed for life

\* Source: Journey times are taken from TfL, National Rail and Google Maps.







Computer generated image of podium garden is indicative only





SO CLOSE TO

# All you need

FROM DESIGNER BOUTIQUES TO NEIGHBOURHOOD DELIS AND LIVELY BARS, WATFORD HAS IT ALL.



CAFÉS, DELIS & BAKERIES

- 1 Caffè Nero
- 2 Harris + Hoole
- 3 Ocean Bells Coffee
- 4 Pret a Manger
- 5 Villiers Coffee House



SHOPPING & ENTERTAINMENT

- 1 David Lloyd Club
- 2 intu Watford
- 3 The Grove Hotel, Golf Resort and Spa
- 4 Lidl
- 5 Watford Football Club
- 6 Watford Palace Theatre
- 7 Waterfields Shopping Centre
- 8 Watford Town Centre



PARKS & GREEN SPACE

- 1 Cassiobury Park
- 2 Fishers Field Nature Reserve
- 3 Oxhey Park
- 4 Waterfields Recreation Ground
- 5 Watford Fields



RESTAURANTS & BARS

- 1 Bill's
- 2 Bar Bodega
- 3 Côte Brasserie
- 4 Giraffe
- 5 Nascot Arms
- 6 St James
- 7 The Florist
- 8 The King Stag
- 9 Wagamama
- 10 Zaza



# Well connected



King's Cross St Pancras International / 36 minutes away



Bushey Station / 8 minutes away

# JUST 19 MINUTES to London Euston



Only an 8 minute walk to Bushey Station



St Pancras Int in only 36 minutes by rail



Only 19 minutes by rail to Euston



12 minutes drive to the M25

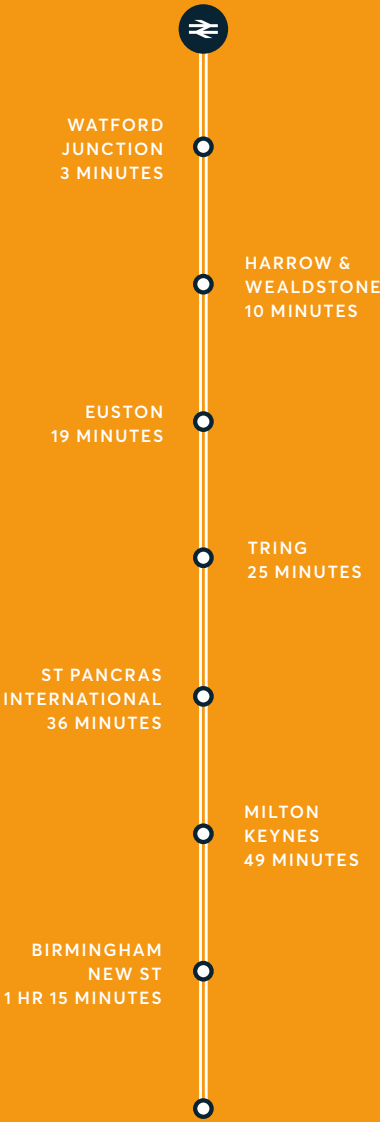


5 minutes drive to the M1



Only 24 minutes drive to Luton Airport

## NATIONAL RAIL from Bushey Station



## OVERGROUND from Watford Junction



## ROAD from The Arches



Source: Journey times are taken from TfL, National Rail and Google Maps. Travel time to St Pancras International, via National Rail, includes a walk/underground journey.





The King Stag Pub / Bushey



St James Restaurant / Bushey

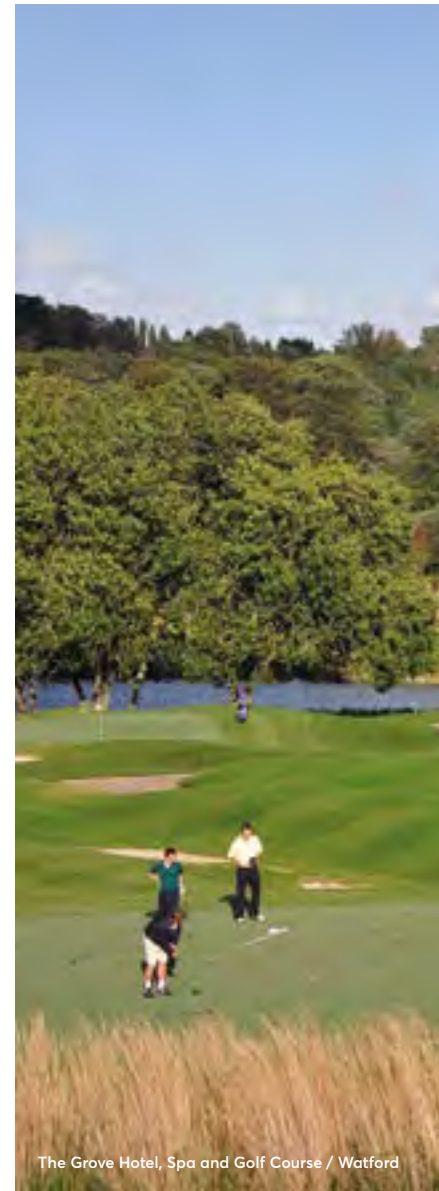


Godfrey's / Bushey

# Go local

TO ESCAPE THE HUSTLE & BUSTLE, EXPLORE THE QUIET, SLEEPY STREETS OF OXHEY VILLAGE AND BUSHEY.

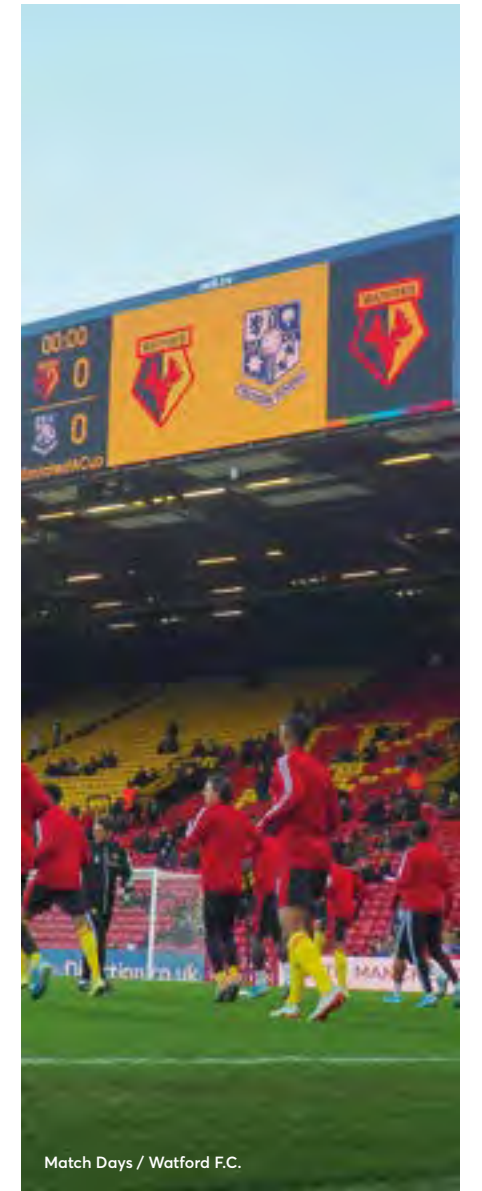
Take a short stroll south of The Arches and get to know your neighbours. Discover some great independent places to eat, drink and relax – you'll soon become a regular face.



The Grove Hotel, Spa and Golf Course / Watford



World Class Courts / David Lloyd / Watford



Match Days / Watford F.C.

## LIFE IN GREAT SHAPE

Just a five-minute drive from The Arches, David Lloyd health club features a state-of-the-art gym and luxury spa, plus world-class racquet courts and indoor and outdoor pools. For golf fanatics, head to either Top Golf to enjoy a high tech

driving range, or visit The Grove to play one of the UK's most prestigious golf courses. On Saturdays head to Vicarage Road, home of Watford F.C. to watch championship football matches.



LIFE IS WHERE YOU MEET, WHERE YOU EAT

# Where you share and retweet

From enjoying a little weekend window shopping and dinner out with friends, to heading out to the local film festival, these life moments are meant to be shared, and they are all on your doorstep at The Arches.



Watford Palace Theatre / Watford



Local Cuisine / St Albans Road



The Florist / Watford



Côte Brasserie / Watford

## A THRIVING TOWN

After an extensive £180m revamp, intu Watford Shopping Centre is now officially one of the UK's top shopping destinations. Browse big names, small names and everything in between. For groceries and everyday shopping, there is the convenience of Lidl next to The Arches.

For an evening of culture or entertainment, visit the Watford Palace Theatre or Colosseum to watch an array of theatre plays, comedy acts and live music events. There is a nine-screen IMAX cinema and bowling alley.

The town also boasts a huge variety of eateries and restaurants, from French Brasserie Côte, to independent cuisines on St Albans Road, to the exquisite, push-the-boat-out elegance of The Grove where you can take your pick from The Glasshouse, The Stables, or even picnic hampers.

For drinks, head to The Florist for Botanical cocktails or Bar Bodega, a long-standing town-centre favourite with an irresistible gin menu and plenty of speakeasy charm.



WHERE TIME FLIES, QUALITY THRIVES AND

# Where getting out and about

IS WHAT IT'S ALL ABOUT

**MAKE YOUR HOME AT THE ARCHES AND  
YOU'LL HAVE A WEALTH OF GREEN SPACES  
AND MORE TO EXPLORE.**

In Watford, wind your way over to Cassiobury Park, 190 acres of woodland and nature trails. Walk in via the scenic canal and stroll up the hill to Cha Café for a well-earned lunch. South of The Arches is Bushey Rose Gardens, a delightful early 20th-century garden on the site of a former art school designed by Thomas Mawson.

Visit 100 acres of beautiful countryside in Aldenham Country Park, only four miles by car from The Arches. Enjoy the scenery, walks, explore the farm and 100 Aker Wood, home of Pooh Bear and friends.

Hop on the Abbey Line at Watford Junction for a day trip to the beautiful cathedral city of St Albans. Stroll around Verulamium Park, gaze at the ancient Roman walls and wander about the boutiques and markets.

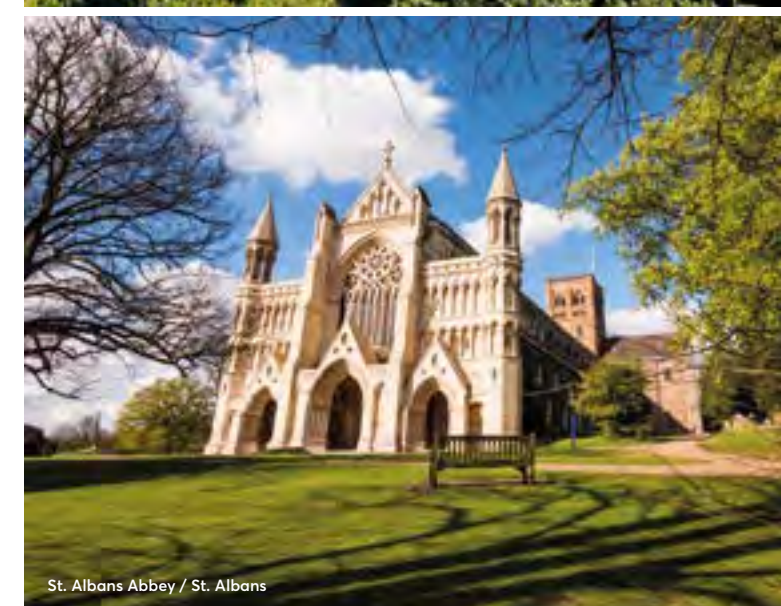
Harry Potter fans young and old will love the Warner Brothers Studio Tour at Leavesden. Go behind the scenes, learn how the special effects were done and sip your very own frothy glass of Butterbeer.



Cassiobury Park / Watford



Bushey Rose Garden / Bushey



St. Albans Abbey / St. Albans



Harry Potter Studios / Leavesden



# Top of the class at every age

Local education options begin with outstanding nursery schools and go all the way through to colleges and universities.



## UNIVERSITY COLLEGE LONDON

Gower St, Bloomsbury, London WC1E 6BT

## WEST HERTFORDSHIRE COLLEGE

Hempstead Road, Watford, WD17 3EZ

## WATFORD GRAMMAR SCHOOL FOR BOYS

Ofsted: Outstanding | Pupils: 1244 | Ages: 11 - 18  
Rickmansworth Rd, Watford WD18 7JL

## WATFORD GRAMMAR SCHOOL FOR GIRLS

Ofsted: Outstanding | Pupils: 1261 | Ages: 11 - 18  
Ladys Close, Watford WD18 7JF

## NASCOT WOOD JUNIOR SCHOOL

Ofsted: Outstanding | Pupils: 1261 | Ages: 11 - 18  
Nascot Wood Road, Watford, Herts, WD17 4YS

## WATFORD FIELD INFANT & NURSERY SCHOOL

Ofsted: Good | Pupils: 252 | Ages: 4-7  
Neal St, Watford WD18 0WF

## BUSHEY AND OXHEY INFANT SCHOOL

Ofsted: Good | Pupils: 179 | Ages: 4-7  
Aldenham Rd, Watford, Bushey WD23 2QH



Less than a third of a mile from The Arches is popular Bushey and Oxhey Infant School, Ofsted rated 'Good'.

For older children, Watford's secondary education is famously excellent, including Ofsted rated 'Outstanding' Watford Grammar School for Girls and Watford Grammar School for Boys.

For further education, West Herts College is rated Gold for Teaching Excellence and just a short walk from London Euston lies internationally renowned UCL, the capital's leading interdisciplinary university.



# THE ARCHES

ESTD WATFORD 2020





# You've made the right move

The Arches features stylish contemporary interiors, including designer fitted kitchens with composite worktops and integrated Bosch appliances.





A PERFECT PLACE  
ESTD THE ARCHES 2020  
TO MAKE A HOME



Show apartment photography of The Arches



24

25

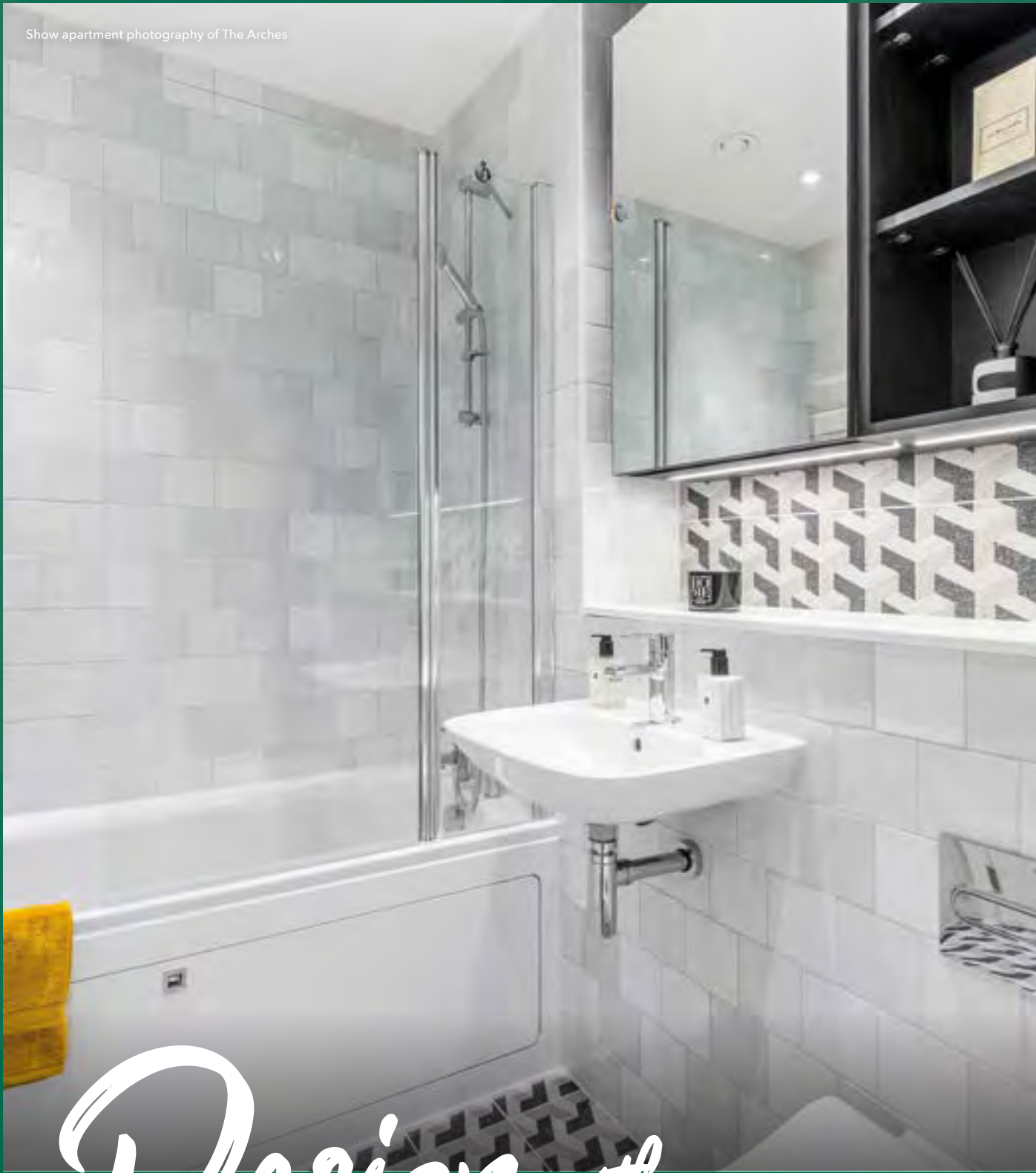
# Relax and, unwind

Designed to be an inviting and comfortable sanctuary, the principal bedroom has a mirrored, fitted wardrobe and deep, plush carpet.

Computer generated image of a bedroom one with ensuite in two bedroom apartment. Image is indicative only



Show apartment photography of The Arches



Design with detail

At a St William home, everything has been carefully considered in your apartment at The Arches to make your home as beautiful and comfortable as possible.

KITCHEN

- Interior designed fitted kitchens
- Soft close cabinet doors, sleek handle-less design and feature lighting
- Composite stone worktop and upstands
- Full height splashback behind hob
- Stainless steel under-mounted sink with polished chrome mixer tap
- Integrated appliances throughout:
  - BOSCH Oven
  - BOSCH Hob
  - Fridge/Freezer
  - Dishwasher
  - Extractor hood

BATHROOM & ENSUITES

- Ceramic and porcelain tiles to floor and selected walls
- Bespoke designed wall mounted vanity unit with single mirrored door, shaver socket, open shelving and feature lighting
- White bathroom and shower suites
- Contemporary polished chrome fittings and thermostatic mixers
- Polished chrome electric heated towel rail
- Polished chrome framed glass bath and shower screens
- Storage bath panel

WALL AND FLOOR FINISHES

- Off-white painted internal walls and ceilings
- Timber effect Karndean flooring to hall, kitchen, living room, utility and storage cupboards\*
- Carpet to all bedrooms\* (Suites feature Karndean flooring to bedrooms)

ELECTRICS

- USB sockets at worktop level in kitchen and side table locations in bedroom one
- White sockets in all other locations
- LED downlights in kitchen, living, dining, hallway and bathrooms
- Pendant light fittings in bedrooms
- Lighting to utility and coat cupboards
- BT Fibre and Hyperoptic internet providers available
- Home office facility with telephone and data points
- Provision for Sky Q to the living room and bedroom one
- Video door entry system
- CCTV to building entrance lobbies, cycle stores, and vehicular entrance

HEATING

- Gas fired combination boilers serving wall mounted radiators

COMMUNAL AREAS

- Movement controlled lighting to all corridors
- Carpet to corridors

DOOR & JOINERY FINISHES

- Painted grooved entrance doors with multi-point locking system, latch and door viewer
- White painted internal doors, skirtings and architraves
- Bespoke built-in wardrobe, with sliding mirrored doors, high level shelf, and chrome hanging rail to bedroom one
- Satin chrome door furniture throughout

SUSTAINABILITY

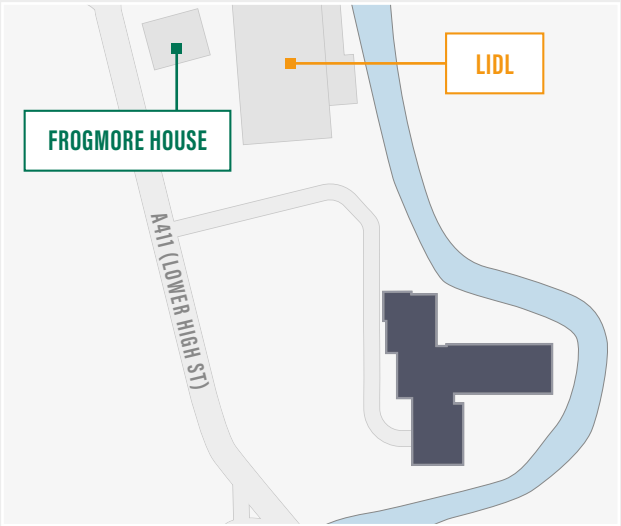
- Dual-flush WCs, recycling bins and energy efficient white goods
- Homes are designed to consider future climate change to ensure continued thermal comfort
- 92 cycle storage spaces
- 9 electrical vehicle charging points within the scheme
- Blue roofs to the podiums to manage the rainwater into the drainage system
- Underground geo-cellular attenuation tanks acts as storage for rainwater. The stored water is then released via a flow control chamber slowly to the discharge point

All apartments incorporate a separate utility cupboard to house washing machine/dryer.

\*Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. St William Homes LLP reserves the right to amend the specification as they deem necessary.



# Site plan



## THE ARCHES

Suite	4
One Bedroom Apartments	27
Two Bedroom Apartments	61
Total	92

-  Communal Green Areas
-  Footpath
-  Apartment Building
-  River Colne

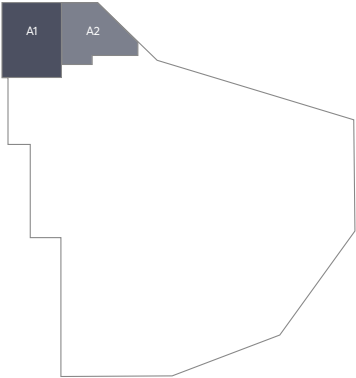
The plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.





# Apartment finder

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



Suites One Bedroom Apartments Two Bedroom Apartments

Computer generated image is indicative only



TYPE 01

Two Bedroom Apartment

Plots: A1



Accommodation

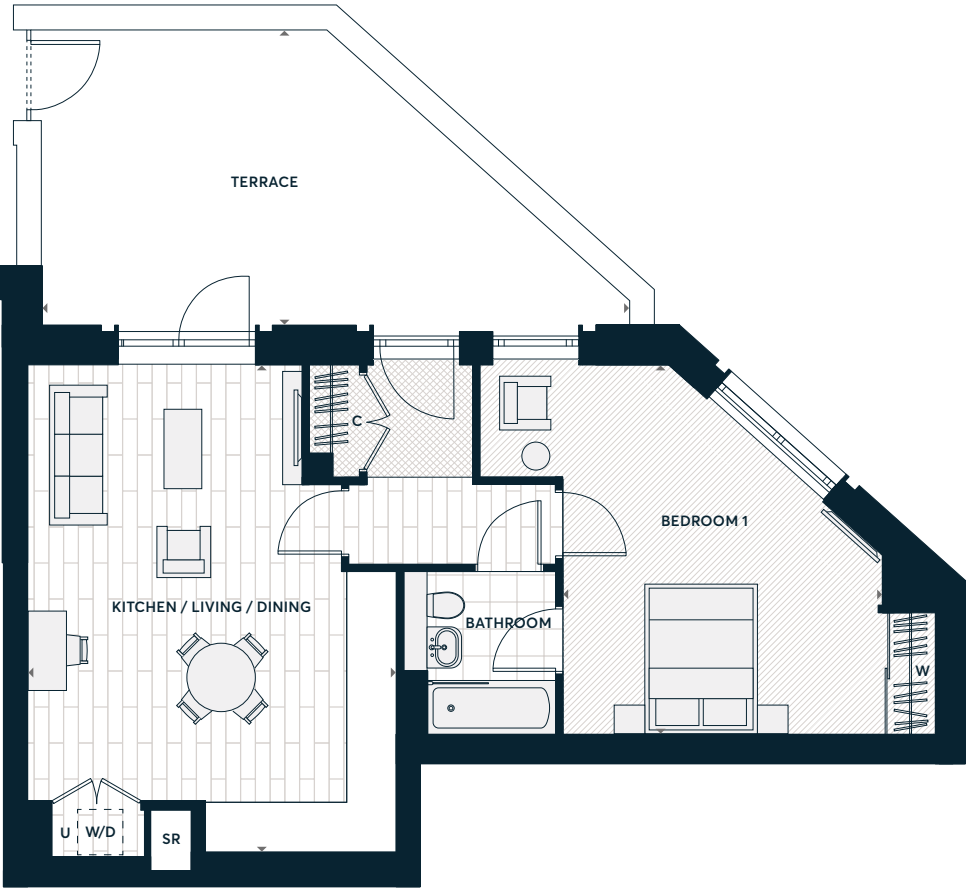
Kitchen / Living / Dining	6.26 m x 4.74 m	20'7" x 15'7"
Bedroom One	6.64 m x 2.75 m	21'9" x 9'0"
Bedroom Two	5.35 m x 2.75 m	17'7" x 9'0"
<b>Total Internal Area</b>	<b>80.9 sq m</b>	<b>870.8 sq ft</b>
Terrace	15 sq m	161.4 sq ft

◄►	Measurement Points
W	Fitted Wardrobe
-----	Optional Wardrobe
W/D	Washer/Dryer (optional extra)
U	Utility Cupboard
C	Coat Cupboard
SR	Service Riser

TYPE 02

One Bedroom Apartment

Plots: A2



Accommodation

Kitchen / Living / Dining	6.44 m x 4.87 m	21'2" x 16'0"
Bedroom One	4.88 m x 4.23 m	16'0" x 13'11"
<b>Total Internal Area</b>	<b>60.9 sq m</b>	<b>655.5 sq ft</b>
Terrace	23.2 sq m	249.7 sq ft

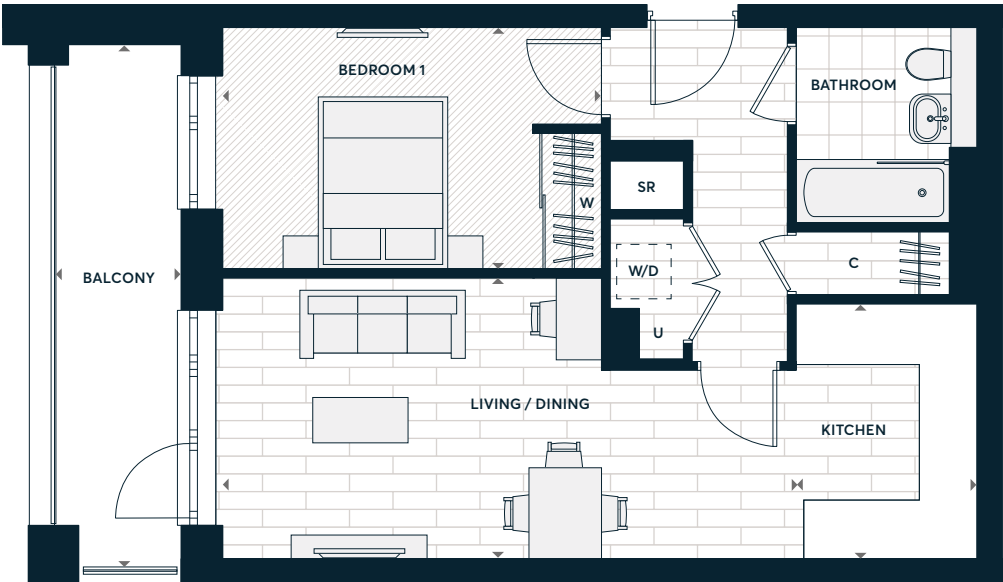
◄►	Measurement Points
W	Fitted Wardrobe
-----	Optional Wardrobe
W/D	Washer/Dryer (optional extra)
U	Utility Cupboard
C	Coat Cupboard
SR	Service Riser



TYPE 03

One Bedroom Apartment

Plots: A21, A41, A61, A80



Accommodation

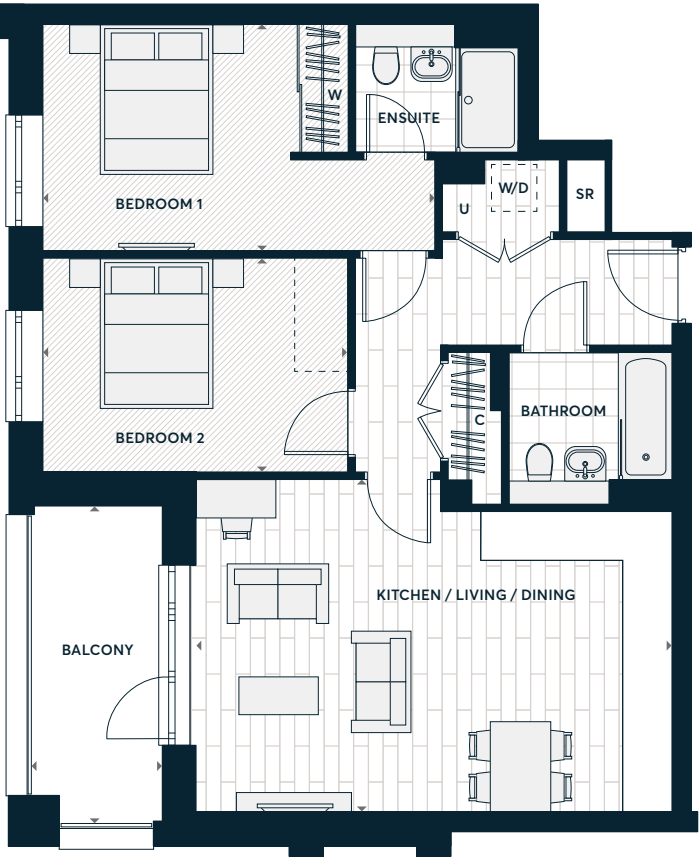
Kitchen	2.80 m x 2.00 m	9'2" x 6'7"
Living / Dining	6.32 m x 3.10 m	20'9" x 10'2"
Bedroom One	4.17 m x 2.65 m	13'8" x 8'8"
<b>Total Internal Area</b>	<b>48.8 sq m</b>	<b>525.3 sq ft</b>
Balcony	7.8 sq m	83.9 sq ft

◀▶	Measurement Points
W	Fitted Wardrobe
-----	Optional Wardrobe
W/D	Washer/Dryer (optional extra)
U	Utility Cupboard
C	Coat Cupboard
SR	Service Riser

TYPE 04

Two Bedroom Apartment

Plots: A22, A42, A62, A81



Accommodation

Kitchen / Living / Dining	6.28 m x 4.40 m	20'7" x 14'5"
Bedroom One	5.18 m x 3.00 m	17'0" x 9'10"
Bedroom Two	4.03 m x 2.80 m	13'3" x 9'3"
<b>Total Internal Area</b>	<b>73.5 sq m</b>	<b>791.2 sq ft</b>
Balcony	7.1 sq m	76.4 sq ft

◀▶	Measurement Points
W	Fitted Wardrobe
-----	Optional Wardrobe
W/D	Washer/Dryer (optional extra)
U	Utility Cupboard
C	Coat Cupboard
SR	Service Riser



TYPE 05

Two Bedroom Apartment

Plots: A3, A23, A43, A63



Accommodation

Kitchen / Living / Dining	6.62 m x 3.76 m	21'9" x 12'4"
Bedroom One	4.87 m x 2.87 m	16'0" x 9'5"
Bedroom Two	4.87 m x 2.75 m	16'0" x 9'1"
<b>Total Internal Area</b>	<b>74.8 sq m</b>	<b>805.1 sq ft</b>
Balcony	6.95 sq m	74.7 sq ft

◀▶	Measurement Points
W	Fitted Wardrobe
-----	Optional Wardrobe
W/D	Washer/Dryer (optional extra)
U	Utility Cupboard
C	Coat Cupboard
SR	Service Riser

TYPE 06

Two Bedroom Apartment

Plots: A4, A24, A44, A64



Accommodation

Kitchen	3.90 m x 2.25 m	12'10" x 7'5"
Living / Dining	5.89 m x 3.17 m	19'4" x 10'5"
Bedroom One	6.19 m x 2.75 m	20'4" x 9'0"
Bedroom Two	4.74 m x 2.75 m	15'7" x 9'0"
<b>Total Internal Area</b>	<b>75.2 sq m</b>	<b>809.5 sq ft</b>
Balcony	7.1 sq m	76.4 sq ft
Terrace at Podium (Plot A4 only)	23.2 sq m	249.7 sq ft

Note: Plot A4 with additional terrace on podium

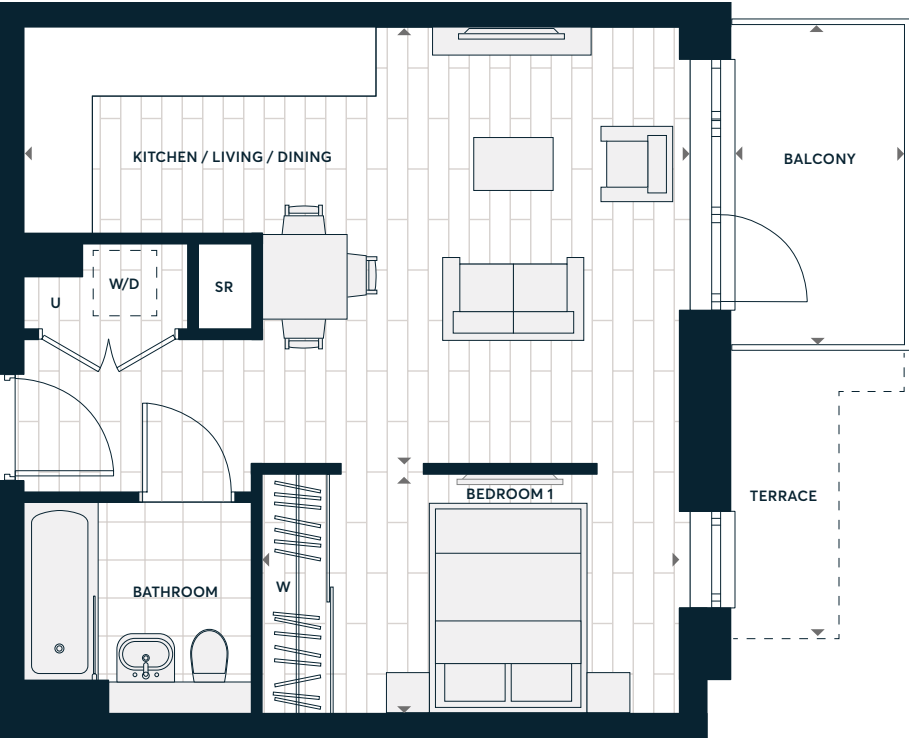
◀▶	Measurement Points
W	Fitted Wardrobe
-----	Optional Wardrobe
W/D	Washer/Dryer (optional extra)
U	Utility Cupboard
C	Coat Cupboard
SR	Service Riser



TYPE 07

Suite

Plots: A5, A25, A45, A65



Accommodation

Kitchen / Living / Dining	6.20 m x 4.14 m	20'4" x 13'7"
Bedroom One	3.94 m x 2.25 m	12'11" x 7'5"
<b>Total Internal Area</b>	<b>40.2 sq m</b>	<b>432.7 sq ft</b>
Balcony	5.0 sq m	53.8 sq ft
Terrace at Podium (Plot A5 only)	8.3 sq m	89.3 sq ft

Note: Plot A5 with terrace and privacy screen to podium

◄►	Measurement Points
W	Fitted Wardrobe
-----	Optional Wardrobe
W/D	Washer/Dryer (optional extra)
U	Utility Cupboard
C	Coat Cupboard
SR	Service Riser

TYPE 08

Two Bedroom Apartment

Plots: A6, A26, A46, A66, A82



Accommodation

Kitchen	3.22 m x 2.25 m	10'7" x 7'5"
Living / Dining	5.02 m x 4.90 m	16'5" x 16'1"
Bedroom One	3.85 m x 2.75 m	12'8" x 9'0"
Bedroom Two	3.75 m x 2.70 m	12'4" x 8'10"
<b>Total Internal Area</b>	<b>69.1 sq m</b>	<b>743.8 sq ft</b>
Balcony	5.0 sq m	53.8 sq ft
Terrace at Podium (Plot A6 only)	15.1 sq m	162.5 sq ft

Note: Plot A6 with terrace instead of balcony (podium)

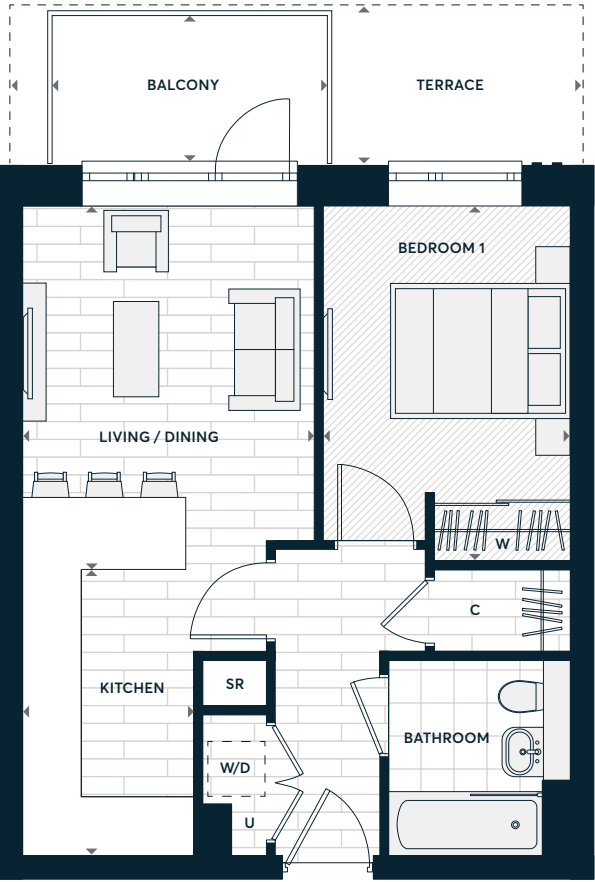
◄►	Measurement Points
W	Fitted Wardrobe
-----	Optional Wardrobe
W/D	Washer/Dryer (optional extra)
U	Utility Cupboard
C	Coat Cupboard
SR	Service Riser



TYPE 09

One Bedroom Apartment

Plots: A7, A8, A9 A27, A28, A29, A47, A48, A49, A67, A68, A69, A83, A84



Accommodation

Kitchen	3.15 m x 1.89 m	10'4" x 6'2"
Living / Dining	4.00 m x 3.21 m	13'2" x 10'7"
Bedroom One	3.90 m x 2.72 m	12'10" x 8'11"
<b>Total Internal Area</b>	<b>43.2 sq m</b>	<b>465.0 sq ft</b>
Balcony	5.0 sq m	53.8 sq ft
Terrace at Podium (Plot A7, A8 and A9 only)	10.9 sq m	117.3 sq ft

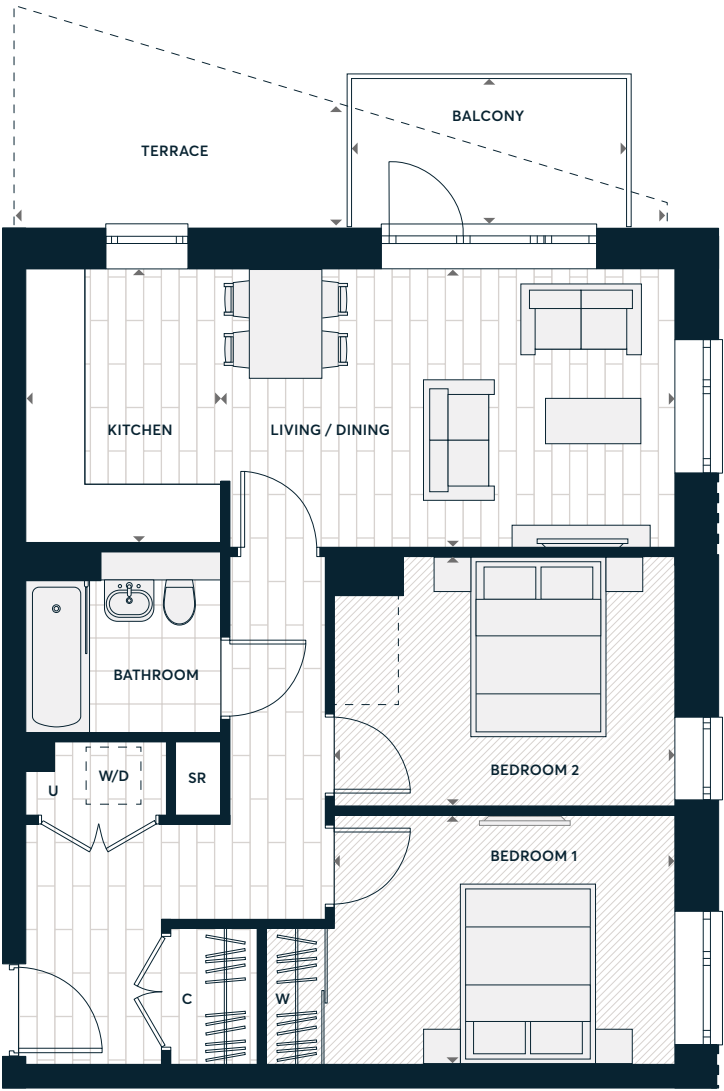
Note: Plot A7, A8, A9 with terrace instead of balcony (podium)

◄►	Measurement Points
W	Fitted Wardrobe
-----	Optional Wardrobe
W/D	Washer/Dryer (optional extra)
U	Utility Cupboard
C	Coat Cupboard
SR	Service Riser

TYPE 10

Two Bedroom Apartment

Plots: A10, A30, A50, A70



Accommodation

Kitchen	3.01 m x 2.15 m	9'11" x 7'1"
Living / Dining	5.01 m x 3.06 m	16'5" x 10'1"
Bedroom One	3.76 m x 2.75 m	12'4" x 9'0"
Bedroom Two	3.76 m x 2.75 m	12'4" x 9'0"
<b>Total Internal Area</b>	<b>62.7 sq m</b>	<b>674.9 sq ft</b>
Balcony	5.0 sq m	53.8 sq ft
Terrace at Podium (Plot A10 only)	9.8 sq m	105.4 sq ft

Note: Plot A10 with terrace instead of balcony (podium)

◄►	Measurement Points
W	Fitted Wardrobe
-----	Optional Wardrobe
W/D	Washer/Dryer (optional extra)
U	Utility Cupboard
C	Coat Cupboard
SR	Service Riser



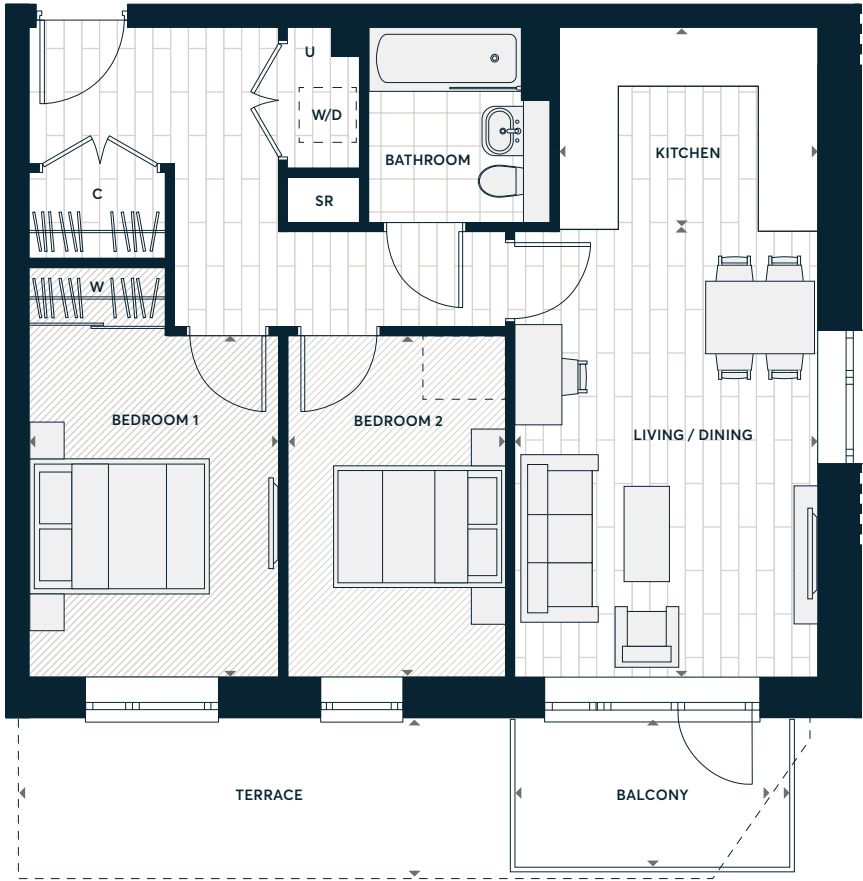
TYPE 11

Two Bedroom Apartment

Plots: A11, A31, A51, A71



42



Accommodation

Kitchen	2.84 m x 2.25 m	9'4" x 7'5"
Living / Dining	4.91 m x 3.33 m	16'1" x 10'11"
Bedroom One	3.76 m x 2.75 m	12'4" x 9'0"
Bedroom Two	3.76 m x 2.40 m	12'4" x 7'10"
<b>Total Internal Area</b>	<b>62.2 sq m</b>	<b>669.5 sq ft</b>
Balcony	5.0 sq m	53.8 sq ft
Terrace at Podium (Plot A11 only)	15.2 sq m	163.6 sq ft

Note: Plot A11 with terrace instead of balcony (podium)

MAKE YOUR MOVE

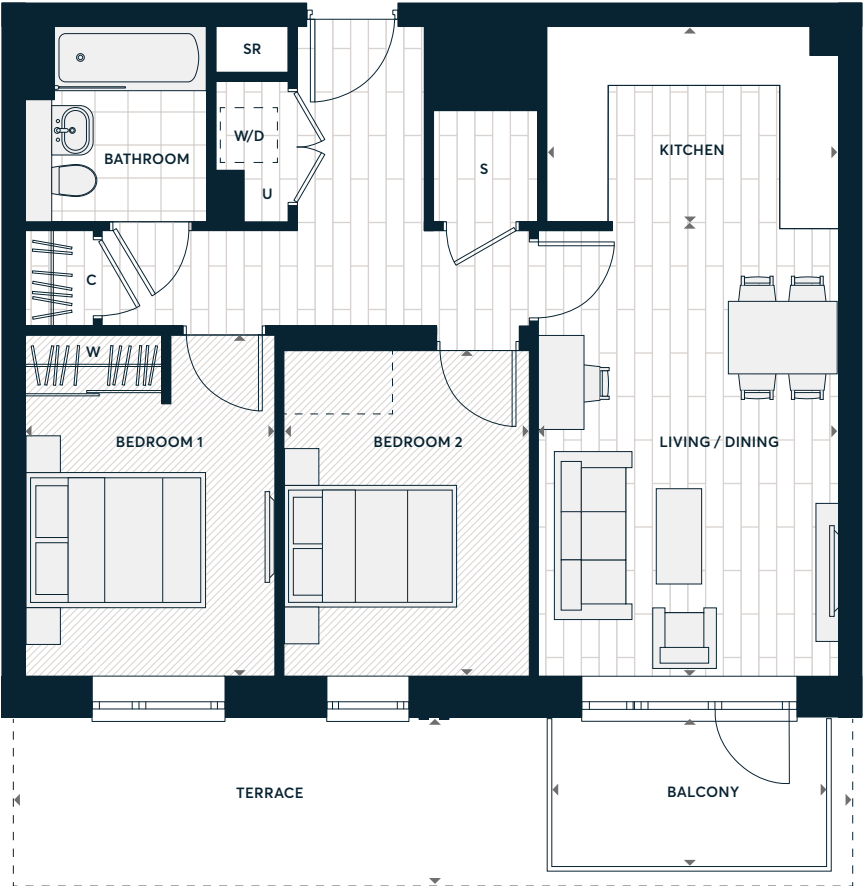
TYPE 12

Two Bedroom Apartment

Plots: A12, A32, A52, A72



43



Accommodation

Kitchen	3.21 m x 2.15 m	10'7" x 7'1"
Living / Dining	5.01 m x 3.31 m	16'5" x 10'11"
Bedroom One	3.76 m x 2.90 m	12'4" x 9'6"
Bedroom Two	3.60 m x 2.70 m	11'10" x 8'10"
<b>Total Internal Area</b>	<b>62.9 sq m</b>	<b>677.0 sq ft</b>
Balcony	5.0 sq m	53.8 sq ft
Terrace at Podium (Plot A12 only)	16.6 sq m	178.6 sq ft

Note: Plot A12 with terrace instead of balcony (podium)

FLOOR PLANS



TYPE 13

Two Bedroom Apartment

Plots: A13, A33, A53, A73, A87



Accommodation

Kitchen	2.66 m x 2.25 m	8'9" x 7'5"
Living / Dining	4.91 m x 3.20 m	16'1" x 10'6"
Bedroom One	7.16 m x 2.75 m	23'6" x 9'0"
Bedroom Two	3.76 m x 2.70 m	11'11" x 8'11"
<b>Total Internal Area</b>	<b>63.4 sq m</b>	<b>682.4 sq ft</b>
Balcony	5.0 sq m	53.8 sq ft
Terrace at Podium (Plot A13 only)	16.0 sq m	172.2 sq ft

Note: Plot A13 with terrace instead of balcony (podium)

◀ ▶	Measurement Points
W	Fitted Wardrobe
-----	Optional Wardrobe
W/D	Washer/Dryer (optional extra)
U	Utility Cupboard
C	Coat Cupboard
SR	Service Riser

TYPE 14

Two Bedroom Apartment

Plots: A14, A34, A54, A74



Accommodation

Kitchen / Living / Dining	7.15 m x 3.58 m	23'6" x 11'9"
Bedroom One	5.08 m x 4.44 m	16'8" x 14'7"
Bedroom Two	3.45 m x 3.13 m	11'4" x 10'3"
<b>Total Internal Area</b>	<b>78.0 sq m</b>	<b>839.6 sq ft</b>
Balcony	5.0 sq m	53.8 sq ft
Terrace at Podium (Plot A14 only)	12.4 sq m	133.4 sq ft

Note: Plot A14 with terrace instead of balcony (podium)

◀ ▶	Measurement Points
W	Fitted Wardrobe
-----	Optional Wardrobe
W/D	Washer/Dryer (optional extra)
U	Utility Cupboard
C	Coat Cupboard
SR	Service Riser



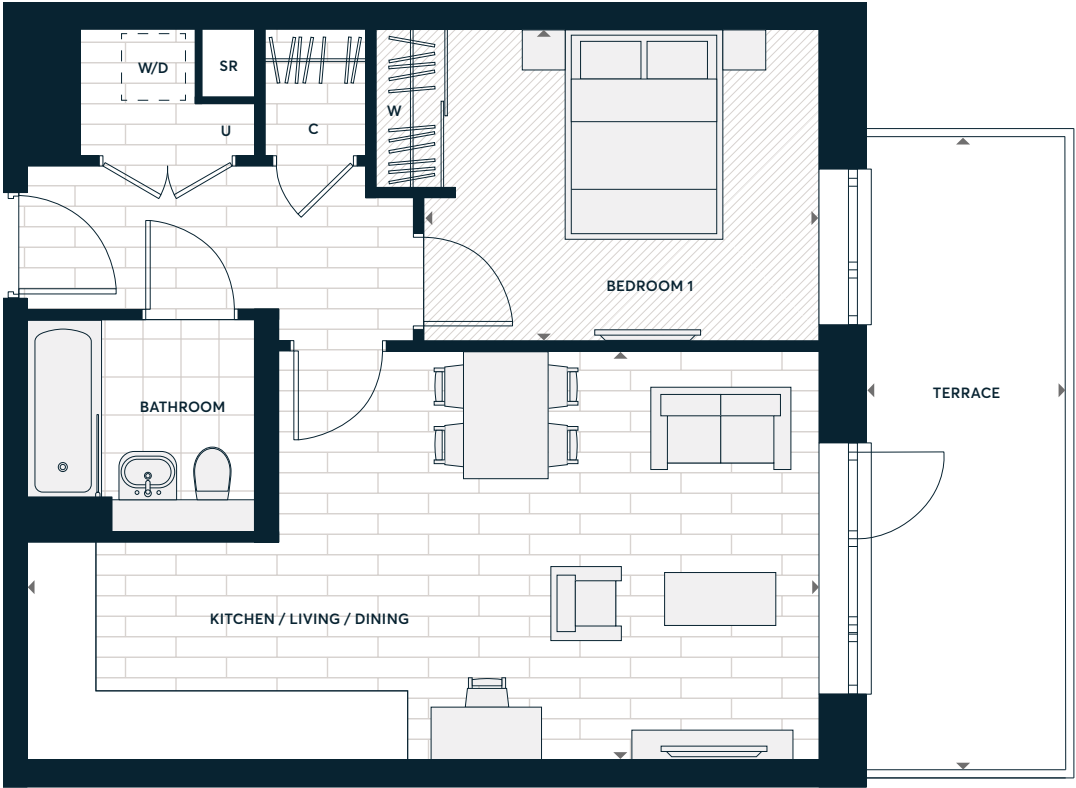
TYPE 15

One Bedroom Apartment

Plots: A15



46



Accommodation

Kitchen / Living / Dining	7.47 m x 3.85 m	24'6" x 12'8"
Bedroom One	3.72 m x 2.95 m	12'3" x 9'8"
<b>Total Internal Area</b>	<b>51.7 sq m</b>	<b>556.5 sq ft</b>
Terrace at Podium	11 sq m	118.4 sq ft

Note: Plot A15 with terrace instead of balcony (podium)

◄►	Measurement Points
W	Fitted Wardrobe
-----	Optional Wardrobe
W/D	Washer/Dryer (optional extra)
U	Utility Cupboard
C	Coat Cupboard
SR	Service Riser

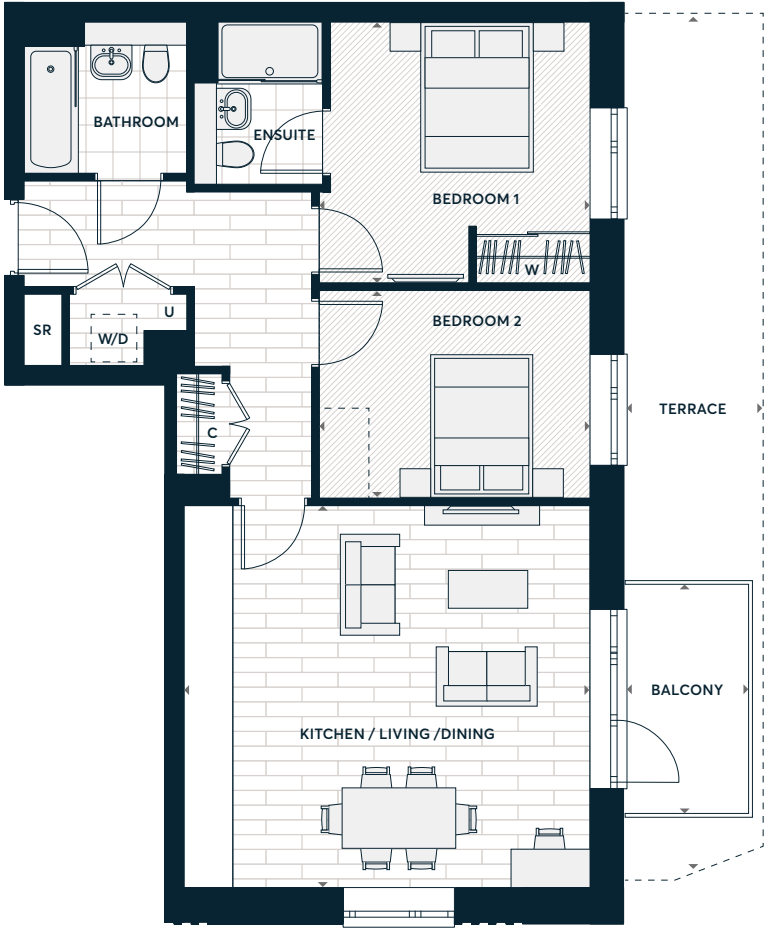
TYPE 16

Two Bedroom Apartment

Plots: A16, A36, A56



47



Accommodation

Kitchen / Living / Dining	5.05 m x 5.36 m	16'7" x 17'7"
Bedroom One	3.57 m x 3.45 m	11'9" x 11'4"
Bedroom Two	3.61 m x 2.75 m	11'10" x 9'0"
<b>Total Internal Area</b>	<b>71.3 sq m</b>	<b>767.5 sq ft</b>
Balcony	5.0 sq m	53.8 sq ft
Terrace at Podium (Plot A16 only)	20.8 sq m	223.8 sq ft

Note: Plot A16 with terrace instead of balcony (podium)

◄►	Measurement Points
W	Fitted Wardrobe
-----	Optional Wardrobe
W/D	Washer/Dryer (optional extra)
U	Utility Cupboard
C	Coat Cupboard
SR	Service Riser



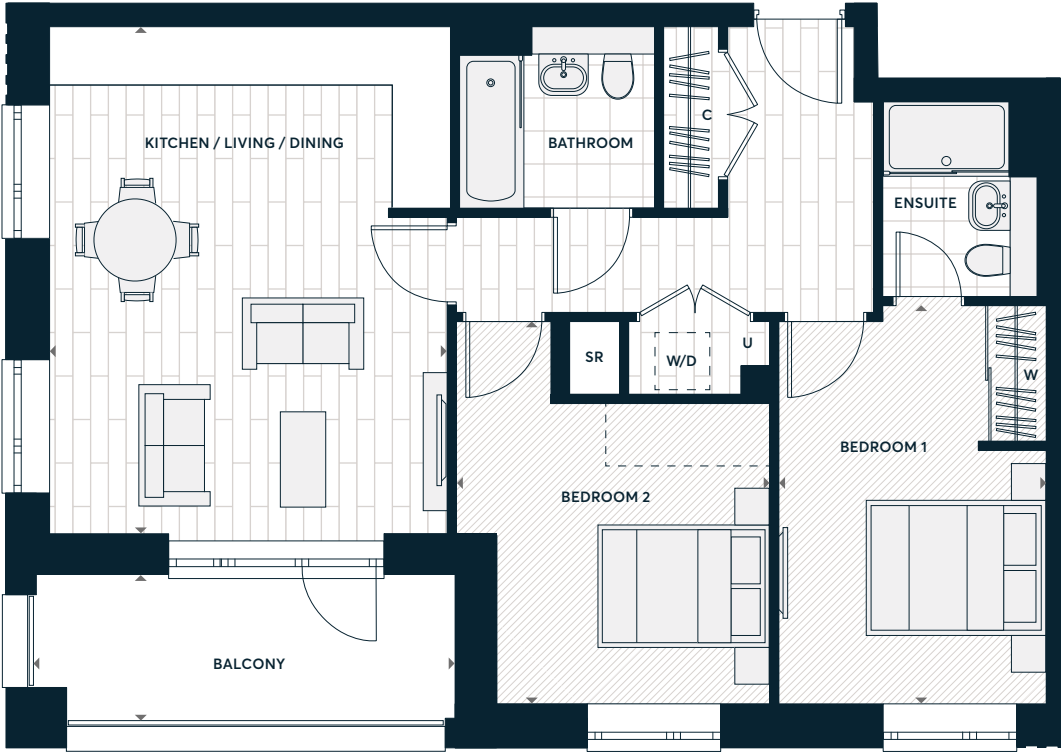
TYPE 17

Two Bedroom Apartment

Plots: A17, A37, A57



48



Accommodation

Kitchen / Living / Dining	5.58 m x 4.38 m	18'4" x 14'4"
Bedroom One	4.39 m x 2.95 m	14'5" x 9'8"
Bedroom Two	4.22 m x 3.45 m	13'10" x 11'4"
<b>Total Internal Area</b>	<b>70.9 sq m</b>	<b>763.2 sq ft</b>
Balcony	7.36 sq m	79.2 sq ft

◀▶	Measurement Points
W	Fitted Wardrobe
-----	Optional Wardrobe
W/D	Washer/Dryer (optional extra)
U	Utility Cupboard
C	Coat Cupboard
SR	Service Riser

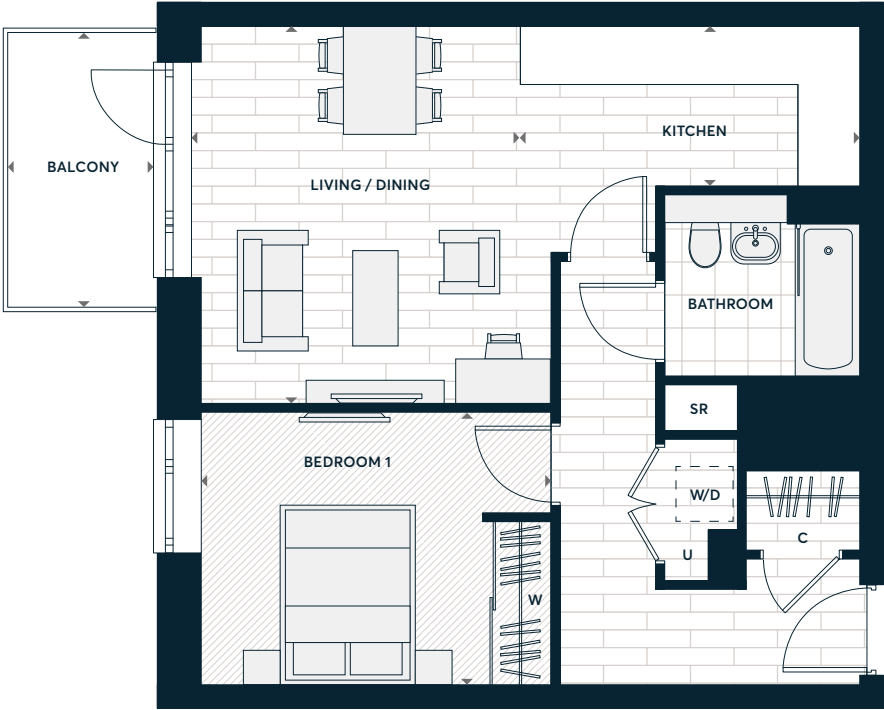
TYPE 18

One Bedroom Apartment

Plots: A18, A38, A58



49



Accommodation

Kitchen	3.74 m x 1.76 m	12'3" x 5'9"
Living / Dining	4.16 m x 3.52 m	13'8" x 11'7"
Bedroom One	3.86 m x 3.00 m	12'8" x 9'10"
<b>Total Internal Area</b>	<b>51.3 sq m</b>	<b>552.2 sq ft</b>
Balcony	5.0 sq m	53.8 sq ft

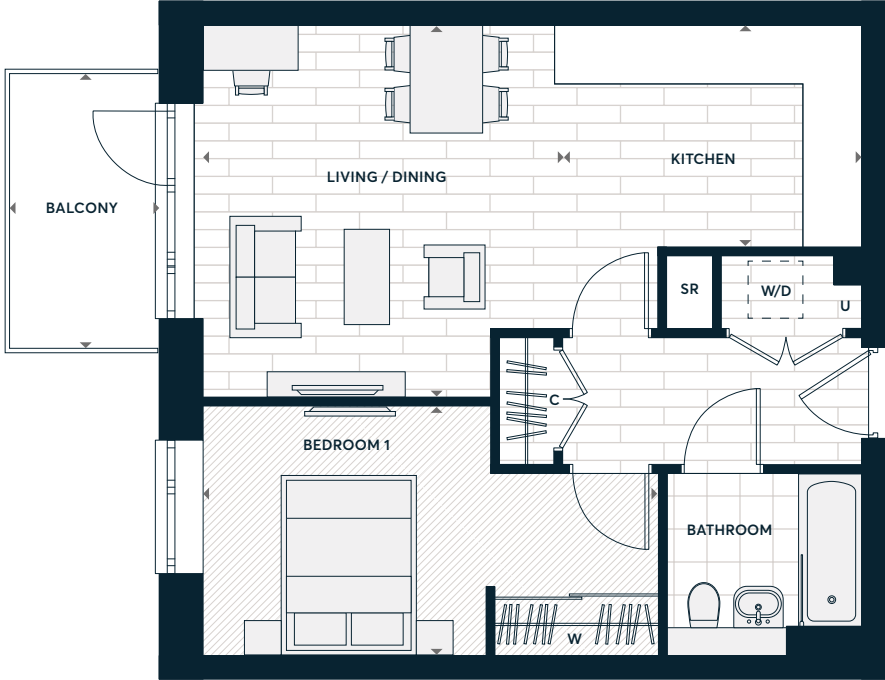
◀▶	Measurement Points
W	Fitted Wardrobe
-----	Optional Wardrobe
W/D	Washer/Dryer (optional extra)
U	Utility Cupboard
C	Coat Cupboard
SR	Service Riser



TYPE 19

One Bedroom Apartment

Plots: A19, A39, A59, A78



Accommodation

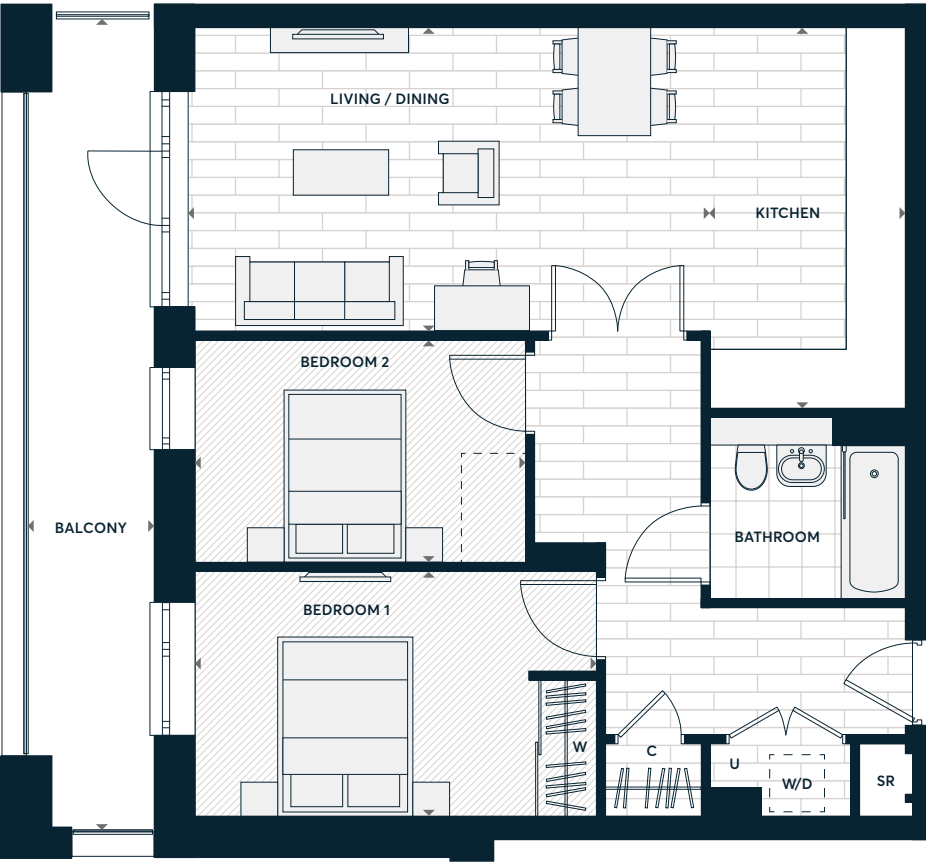
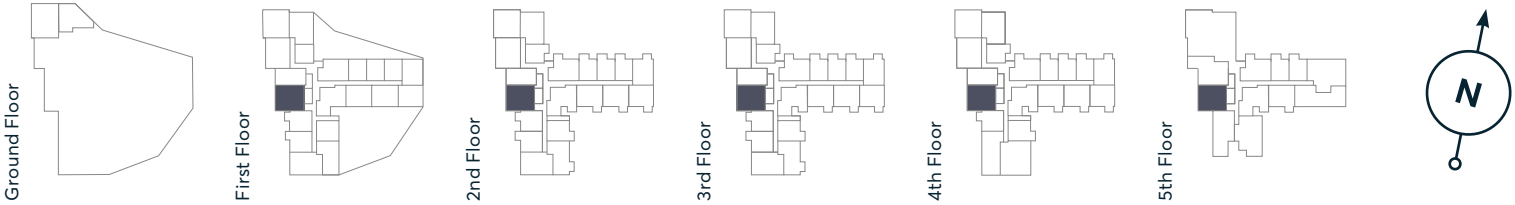
Kitchen	3.39m x 2.45 m	11'2" x 8'1"
Living / Dining	4.10 m x 3.87 m	13'6" x 12'9"
Bedroom One	5.02 m x 2.75 m	16'6" x 9'0"
<b>Total Internal Area</b>	<b>50.5 sq m</b>	<b>543.6 sq ft</b>
Balcony	5.0 sq m	53.8 sq ft

◄►	Measurement Points
W	Fitted Wardrobe
-----	Optional Wardrobe
W/D	Washer/Dryer (optional extra)
U	Utility Cupboard
C	Coat Cupboard
SR	Service Riser

TYPE 20

Two Bedroom Apartment

Plots: A20, A40, A60, A79, A91



Accommodation

Kitchen	4.20 m x 2.15 m	13'9" x 7'1"
Living / Dining	5.67 m x 3.36 m	18'7" x 11'0"
Bedroom One	4.42 m x 2.70 m	14'6" x 8'10"
Bedroom Two	3.64 m x 2.45 m	11'11" x 8'0"
<b>Total Internal Area</b>	<b>68.1 sq m</b>	<b>733.0 sq ft</b>
Balcony	11.9 sq m	128.0 sq ft

◄►	Measurement Points
W	Fitted Wardrobe
-----	Optional Wardrobe
W/D	Washer/Dryer (optional extra)
U	Utility Cupboard
C	Coat Cupboard
SR	Service Riser



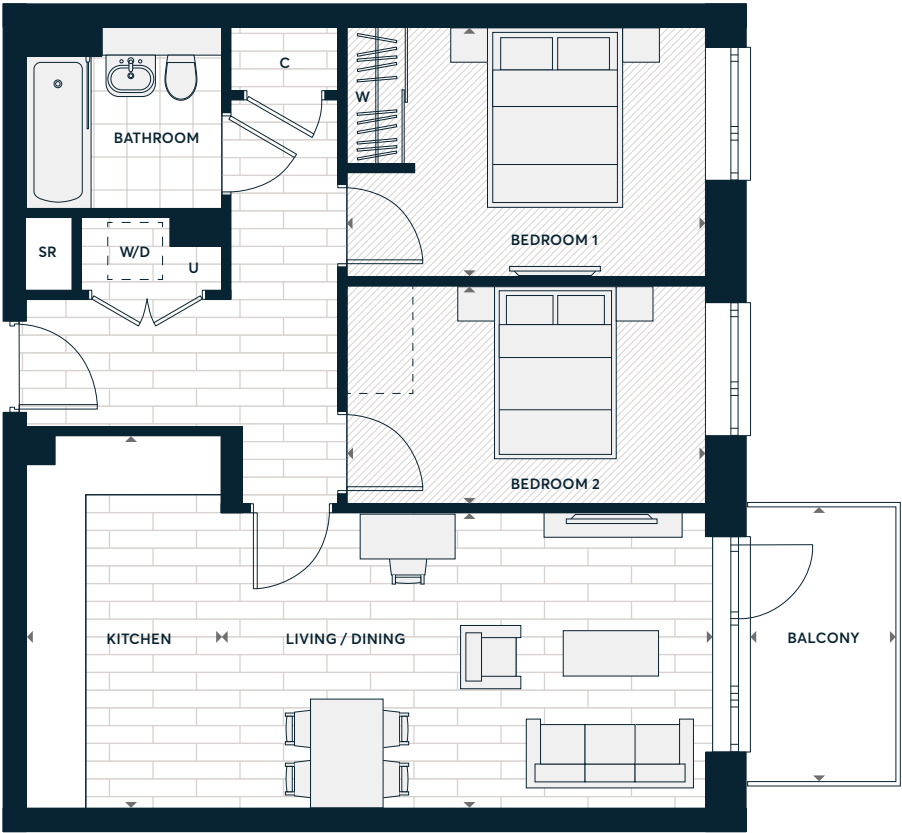
TYPE 21

Two Bedroom Apartment

Plots: A35, A55, A75



52



Accommodation

Kitchen	4.10 m x 2.15 m	13'6" x 7'1"
Living / Dining	5.33 m x 3.25 m	17'6" x 10'8"
Bedroom One	3.95 m x 2.75 m	13'0" x 9'0"
Bedroom Two	3.95 m x 2.40 m	13'0" x 7'10"
<b>Total Internal Area</b>	<b>64.4 sq m</b>	<b>693.2 sq ft</b>
Balcony	5.0 sq m	53.8 sq ft

◄►	Measurement Points
W	Fitted Wardrobe
-----	Optional Wardrobe
W/D	Washer/Dryer (optional extra)
U	Utility Cupboard
C	Coat Cupboard
SR	Service Riser

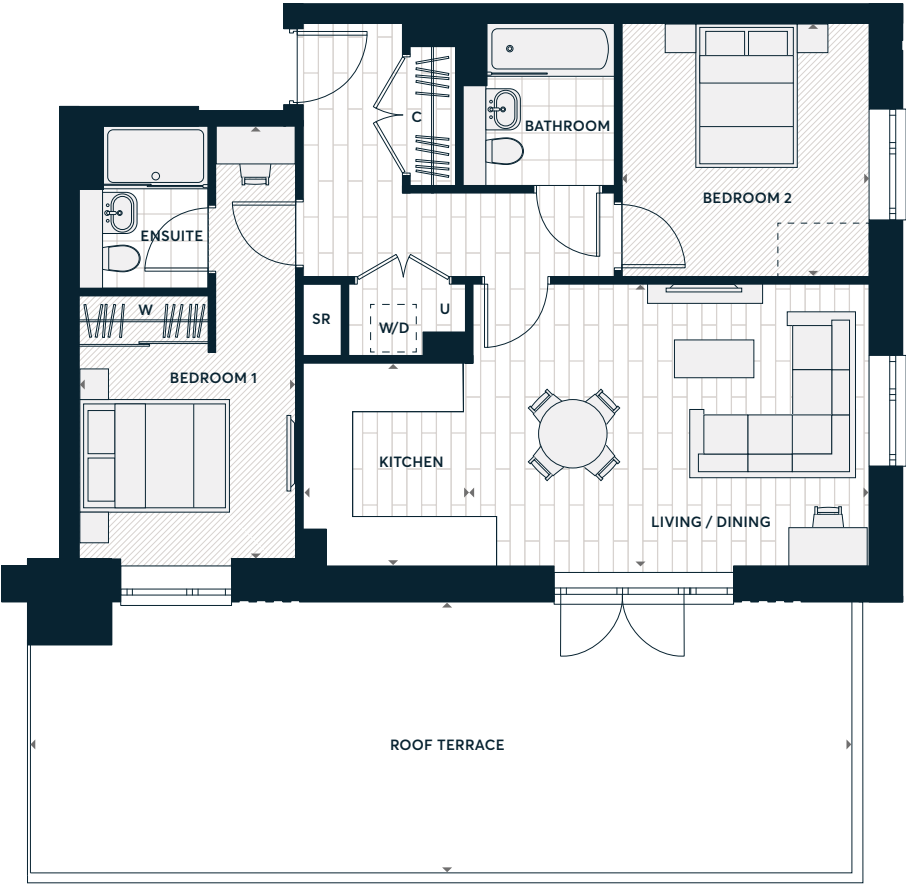
TYPE 22

Two Bedroom Apartment

Plots: A76



53



Accommodation

Kitchen	2.68 m x 2.18 m	8'10" x 7'2"
Living / Dining	5.28 m x 3.74 m	17'4" x 12'3"
Bedroom One	5.72 m x 2.87 m	18'9" x 9'5"
Bedroom Two	3.35 m x 3.27 m	11'0" x 10'9"
<b>Total Internal Area</b>	<b>70.8 sq m</b>	<b>762.1 sq ft</b>
Roof Terrace	38.2 sq m	411.1 sq ft

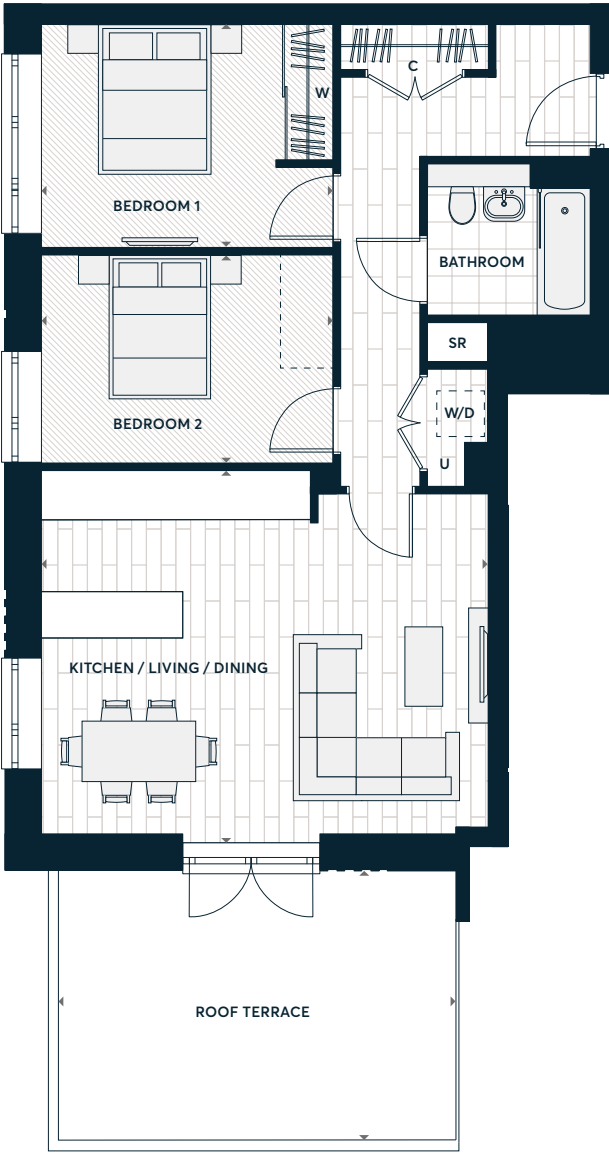
◄►	Measurement Points
W	Fitted Wardrobe
-----	Optional Wardrobe
W/D	Washer/Dryer (optional extra)
U	Utility Cupboard
C	Coat Cupboard
SR	Service Riser



TYPE 23

Two Bedroom Apartment

Plots: A77



Accommodation

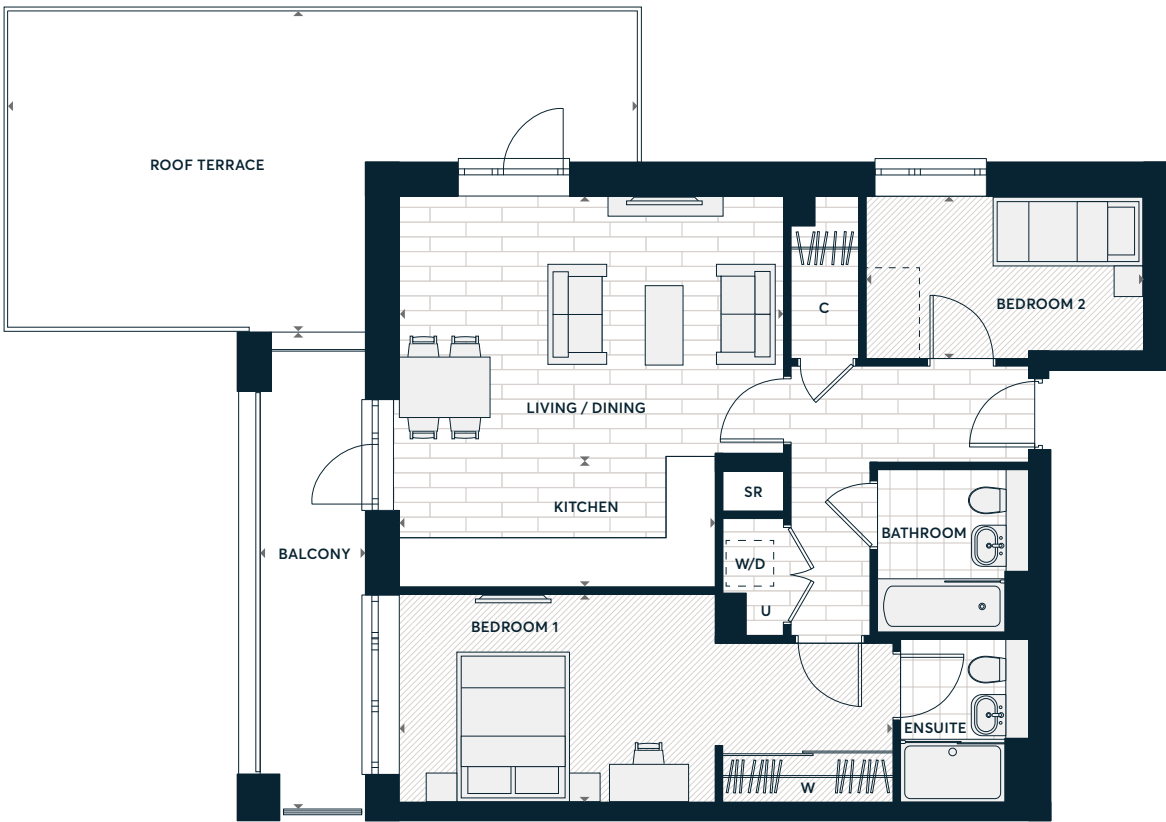
Kitchen / Living / Dining	5.90 m x 4.81 m	19'4" x 15'9"
Bedroom One	3.86 m x 2.96 m	12'8" x 9'9"
Bedroom Two	3.86 m x 2.75 m	12'8" x 9'0"
<b>Total Internal Area</b>	<b>68.5 sq m</b>	<b>737.3 sq ft</b>
Roof Terrace	18.8 sq m	202.3 sq ft

◀▶	Measurement Points
W	Fitted Wardrobe
-----	Optional Wardrobe
W/D	Washer/Dryer (optional extra)
U	Utility Cupboard
C	Coat Cupboard
SR	Service Riser

TYPE 24

Two Bedroom Apartment

Plots: A92



Accommodation

Kitchen	4.17 m x 1.76 m	13'8" x 5'9"
Living / Dining	5.07 m x 3.41 m	16'8" x 11'2"
Bedroom One	6.53 m x 2.75 m	16'8" x 9'0"
Bedroom Two	3.67 m x 2.15 m	12'0" x 7'1"
<b>Total Internal Area</b>	<b>69.9 sq m</b>	<b>752.4 sq ft</b>
Balcony	8.5 sq m	91.4 sq ft
Roof Terrace	26.9 sq m	289.5 sq ft

◀▶	Measurement Points
W	Fitted Wardrobe
-----	Optional Wardrobe
W/D	Washer/Dryer (optional extra)
U	Utility Cupboard
C	Coat Cupboard
SR	Service Riser



TYPE 25

Two Bedroom Apartment

Plots: A85



56



Accommodation

Kitchen	4.02 m x 2.31 m	13'3" x 7'7"
Living / Dining	5.15 m x 3.75 m	16'11" x 12'4"
Bedroom One	4.90 m x 2.99 m	16'1" x 9'10"
Bedroom Two	3.70 m x 2.75 m	12'1" x 9'0"
<b>Total Internal Area</b>	<b>79.4 sq m</b>	<b>854.7 sq ft</b>
Roof Terrace	37.9 sq m	407.9 sq ft

◀▶	Measurement Points
W	Fitted Wardrobe
-----	Optional Wardrobe
W/D	Washer/Dryer (optional extra)
U	Utility Cupboard
C	Coat Cupboard
SR	Service Riser

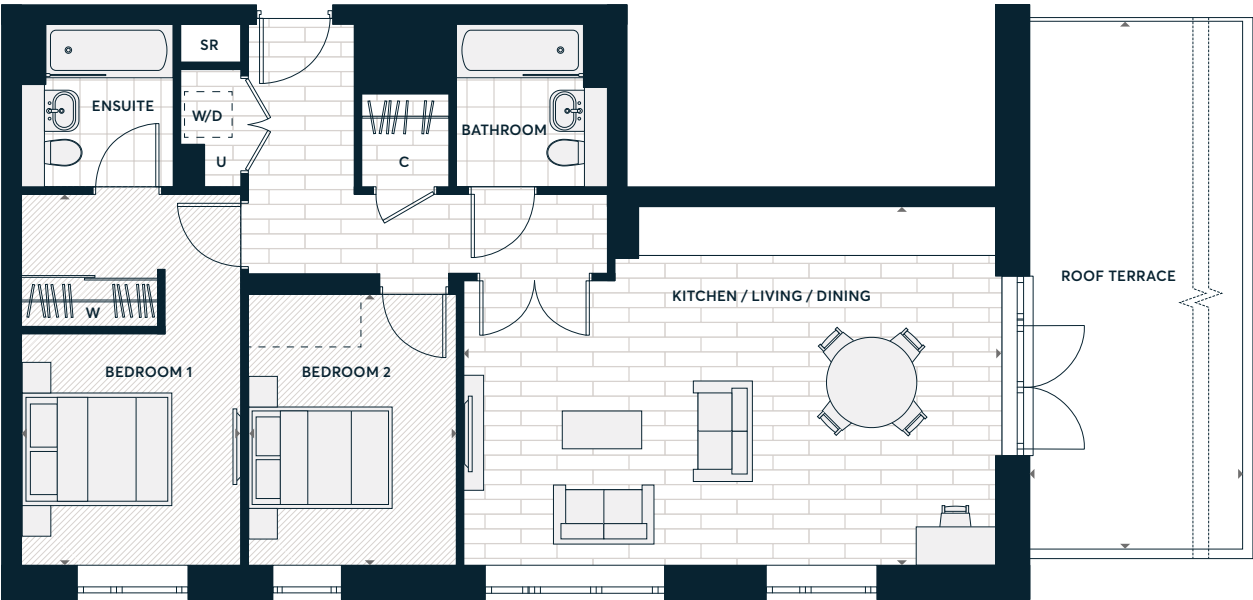
TYPE 26

Two Bedroom Apartment

Plots: A86



57



Accommodation

Kitchen / Living / Dining	7.01 m x 4.75 m	23'0" x 15'7"
Bedroom One	4.91 m x 2.90 m	16'1" x 9'6"
Bedroom Two	3.59 m x 2.75 m	11'9" x 9'0"
<b>Total Internal Area</b>	<b>78.6 sq m</b>	<b>846.0 sq ft</b>
Terrace	30.4 sq m	327.2 sq ft

◀▶	Measurement Points
W	Fitted Wardrobe
-----	Optional Wardrobe
W/D	Washer/Dryer (optional extra)
U	Utility Cupboard
C	Coat Cupboard
SR	Service Riser



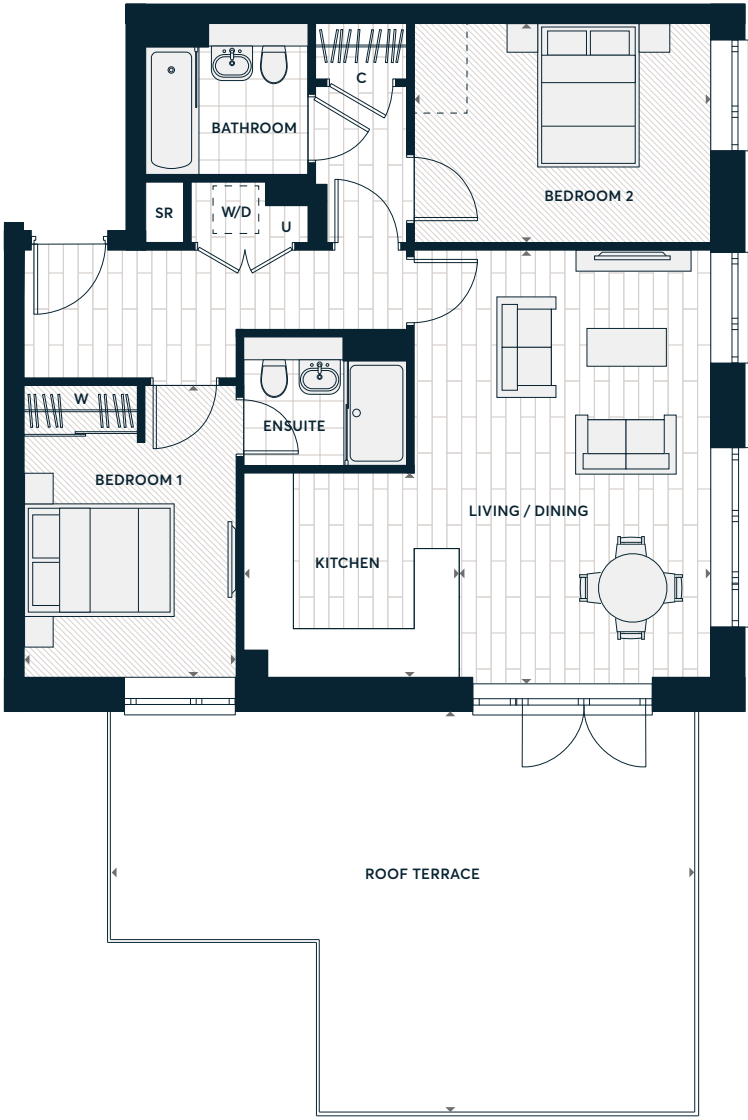
TYPE 27

Two Bedroom Apartment

Plots: A89



58



Accommodation

Kitchen	2.92 m x 2.70 m	9'7" x 8'10"
Living / Dining	5.63 m x 3.20 m	18'6" x 10'10"
Bedroom One	4.48 m x 2.79 m	14'9" x 9'2"
Bedroom Two	3.93 m x 2.90 m	12'11" x 9'6"
<b>Total Internal Area</b>	<b>74.0 sq m</b>	<b>796.5 sq ft</b>
Roof Terrace	34.6 sq m	372.4 sq ft

◀▶	Measurement Points
W	Fitted Wardrobe
-----	Optional Wardrobe
W/D	Washer/Dryer (optional extra)
U	Utility Cupboard
C	Coat Cupboard
SR	Service Riser

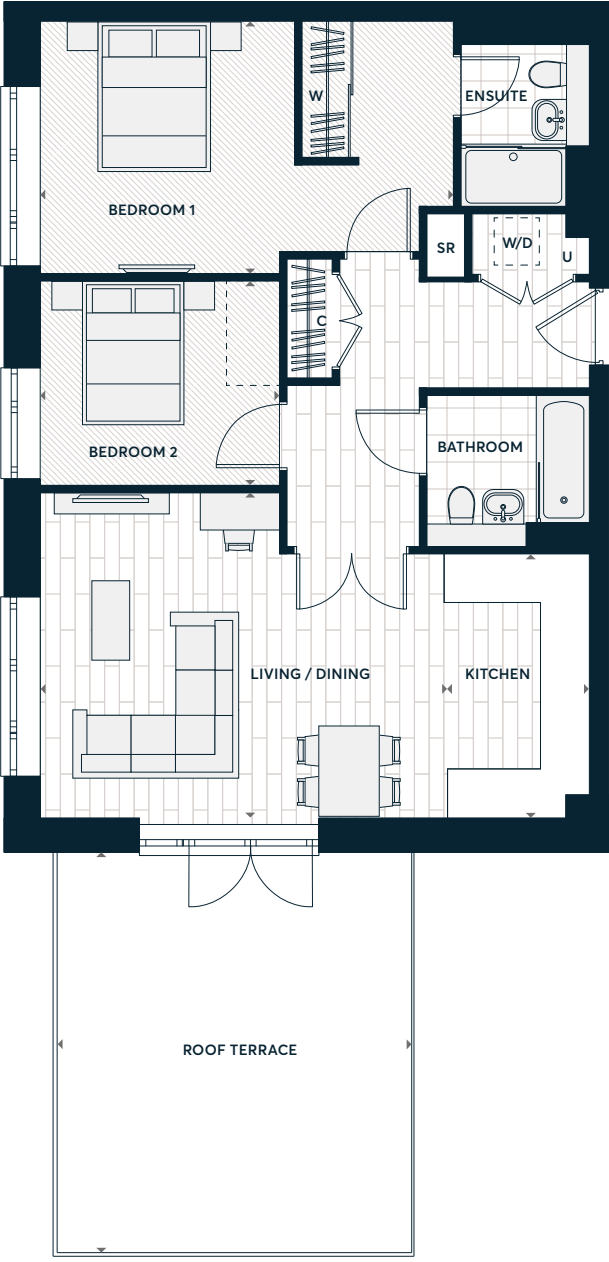
TYPE 28

Two Bedroom Apartment

Plots: A90



59



Accommodation

Kitchen	3.49 m x 1.92 m	11'5" x 6'4"
Living / Dining	5.33 m x 4.28 m	17'6" x 14'1"
Bedroom One	5.47 m x 3.33 m	17'11" x 10'11"
Bedroom Two	3.16 m x 2.70 m	12'8" x 8'10"
<b>Total Internal Area</b>	<b>76.5 sq m</b>	<b>823.4 sq ft</b>
Terrace	24.8 sq m	266.9 sq ft

◀▶	Measurement Points
W	Fitted Wardrobe
-----	Optional Wardrobe
W/D	Washer/Dryer (optional extra)
U	Utility Cupboard
C	Coat Cupboard
SR	Service Riser



TYPE 29

Two Bedroom Apartment

Plots: A88



Accommodation

Kitchen / Living / Dining	7.15 m x 4.45 m	23'6" x 14'7"
Bedroom One	4.44 m x 2.94 m	10'2" x 16'8"
Bedroom Two	3.10 m x 3.13 m	11'4" x 10'3"
<b>Total Internal Area</b>	<b>79.6 sq m</b>	<b>856.8 sq ft</b>
Balcony	5.0 sq m	53.8 sq ft

◄►	Measurement Points
W	Fitted Wardrobe
----	Optional Wardrobe
W/D	Washer/Dryer (optional extra)
U	Utility Cupboard
C	Coat Cupboard
SR	Service Riser

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TO MAKE A HOME







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The Cottonworks / Finsbury Park



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# Our Difference

ST WILLIAM IS A JOINT VENTURE BETWEEN  
THE BERKELEY GROUP AND NATIONAL GRID.

Our vision is to develop sites that have been closed to the public for decades and reconnect them to the community. We want the places built by St William to be renowned for the quality of their landscape and the open space. The term 'landscape' comes from two words meaning 'to shape a place where people belong'.

That idea inspires our approach. The space between buildings is where you create a community and somewhere that is sociable, sustainable and safe.

We believe beautiful landscaped open spaces give room to breathe, and sit in harmony with our vision for the carefully considered architecture and thoughtfully designed interiors throughout our developments. To pioneer a landscape led approach to urban developments is hugely important to us. We truly believe these spaces between the buildings are as important as the buildings themselves, where one's well-being within that space can be emphasised through positive design.

Backed by the strength and expertise of National Grid and the Berkeley Group, St William will regenerate sites at the heart of communities across London and the South of England, creating homes for people to enjoy.

**St William**  
Designed for life



# Designed for life



Show apartment photography of The Arches

## AT ST WILLIAM, WE ARE COMMITTED TO CREATING GREAT PLACES WHERE PEOPLE LOVE TO LIVE, WORK AND RELAX

Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance well-being and quality of life for residents and visitors. Where people feel a sense of community.

## CUSTOMERS DRIVE ALL OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions. And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

## CHOICE AND DIVERSITY

No two St William customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

## QUALITY FIRST TO LAST

Quality is the defining characteristic of St William developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

## GREEN LIVING

For St William, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

## COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.



**Berkeley**  
Group  
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

Berkeley Group is a responsible organisation, wholly committed to being a world-class business, as defined by the quality of places we create, the value they generate for people, communities and the environment, and their positive long-term impact on society. We set ourselves the highest standards in the industry for design, construction, safety and efficiency.

Our Vision, a strategic plan for the business, is designed to raise our standards higher still. Our Vision is reviewed every two years, following objective analysis and discussion of the key industry, national and global issues that are most relevant to our customers and supply chain.

Our Vision focuses our attention on five key business areas.

- Customer experience
- Quality homes
- Great places
- Efficient and considerate operations
- Commitment to people and safety

## THE BERKELEY FOUNDATION

We are committed to making a real and lasting difference to the communities we serve.

The Berkeley Foundation supports voluntary organisations in tackling long-term social issues in their local community. Working together, we help people choose a different life path, develop confidence and skills, and find hope for the future.

Since we established the Berkeley Foundation in 2011, we have committed many millions of pounds to hundreds of charities and organisations. A significant proportion of our donations are raised through the tireless efforts of our own staff.

[www.berkeleyfoundation.org.uk](http://www.berkeleyfoundation.org.uk)

[www.berkeleygroup.co.uk](http://www.berkeleygroup.co.uk)





# My home plus

MyHome Plus is a new online service that is designed to help you manage key aspects of your new home at any time from anywhere around the world.

Providing you with a step by-step guide to the buying process from reservation through to completion, moving in and warranty. At each milestone, the buying process section advises on the next steps so that you can be absolutely clear on your current position and what to expect next.



## 01

### FILING CABINET

In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.



## 02

### MEET THE TEAM

This section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can email any member of the team directly via this section.

## 03

### OPTIONS AND CHOICES SELECTION

We are able to offer some choices on certain internal finishes of your new home. Whether this option is available to you will depend on what stage of construction the property has reached at the time of you making your reservation. See the next steps section for further detail on this

## 04

### CONSTRUCTION PROGRESS

Under this section, regular updates on the construction of your new property will be provided, keeping you up to date on the progress on site and the local area. Your Customer Service Manager will issue regular newsletters and photographs to this section throughout your journey.

### NEXT STEPS

1. Your Sales Consultant will send you a link that you will need to activate to access MyHome Plus. The link will require you to set a password for access.
2. Customer Service will then be in touch to invite you in to our Show Apartment to view the interior selections available for the internal finishes that you have an option to select. If you cannot make it to the appointment, the options can be discussed over the telephone and selected via MyHome Plus. Customer Service will need to receive your choices selection by the deadline date, which will be given in advance.

Sign in by visiting :  
[berkeleygroup.co.uk/my-home/sign-in](http://berkeleygroup.co.uk/my-home/sign-in)





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## CONTACT

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Twitter: @berkeleygroupuk



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**THEARCHESWATFORD.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 St William'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. 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. The Arches is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St William to ascertain the availability of any particular property. All computer generated images and lifestyle photography are indicative only. W405/37CA/092020.

Purchasing uncompleted properties located outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully. If in doubt, please seek independent professional advice before making a purchase decision. Planning permission number: 17/00593/FULM. Borough/council issuing permission: Watford Borough Council. Acquiring interest: 999 year leasehold interest from May 2017.



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