

PORTFOLIO

THE BERKELEY GROUP PORTFOLIO | 2024

Creating beautiful neighbourhoods
across London, Birmingham
and the South of England

WELCOME HOME

A very warm welcome to the Berkeley Group Portfolio. In these pages, we'll explore a collection of carefully designed homes and friendly communities across London, Birmingham and the South of England.

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and wonderful places to live

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WELCOMING COMMUNITIES AND WONDERFUL PLACES TO LIVE

At Berkeley, we believe your home is your sanctuary. It's the place you rest, relax and enjoy beautiful moments among family and friends. It's where you make precious memories, raise your children and grow old in comfort and security.

Our passion is to create homes and places of lasting quality and beauty. We think carefully about how you experience your home and neighbourhood each day. Where can you meet, relax, shop, exercise or play? What do you see and feel as you turn each corner? How can we help you meet your neighbours, make friends and have fun? And how can we create a sense of community and belonging?

Finding answers to these questions is what really excites us. It's why each neighbourhood we create is uniquely designed. It's why we build with great care and attention to detail. It's why we choose quality products and materials that stand the test of time.

And it's why we create a mix of community amenities close to your home, like parks, shops and schools, as well as beautiful facilities for you to come home to, like fitness centres, cinema rooms and residents' lounges.

Places created in this way do a great deal of good. They are sustainable, welcoming, friendly, beautiful and lasting. They are carefully stitched into the local fabric and help to strengthen and re-energise the communities around them.



COMMITTED TO CUSTOMERS

At Berkeley, we put our customers at the heart of every decision we make. We are always mindful that we are building your home: a place for you to enjoy, relax in and feel secure.

Buying a home is a huge decision. We want you to be delighted with the home you buy from us, but also with the service you receive during your journey and beyond the move-in date.

Our bespoke approach responds to our customers' needs, creating beautiful homes and welcoming places that complement your lifestyle and enhance your wellbeing.

From the home-buying experience, to the quality of our homes, we are committed to delivering world-class service every step of the way. And our customers tell us that we're delivering on our promise. We're proud that 97.5% of our customers would recommend us to a friend.

Following independent assessment, we've received the Investor in Customers Gold rating, a mark of trust and reassurance, for the sixth time.



97.5% of customers would recommend us to a friend, compared to the industry average of 90%.

(HBF, March 2023)

AT HOME WITH NATURE

Living close to nature is good for mind, body and soul. It lifts our spirits, relieves the stress of our busy lives and tempts us out to spend active hours among neighbours, family and friends.

That's why the places we create are alive with nature and biodiversity. We start by measuring and protecting existing habitats. Then, we weave new natural networks through our masterplans, so beautiful new homes are set among beautiful living landscapes. We make sure that lakes, streams, swales, trees, meadows and inviting parkland are brimming with varied native plants.

We're very proud to have been the first UK developer to embrace nature recovery and commit to increasing biodiversity on every new site we develop.

And we've learnt that wilder natural landscapes are more sustainable, more resilient to climate change and more popular than traditional green open spaces. They also support local health and wellbeing and can become a source of real joy and community pride.

SEEING IS BELIEVING

At The Green Quarter in Southall we will deliver 2,500 new trees and copses alongside wetlands, with reed beds and ponds

At Grand Union in Brent we are targeting a 240% biodiversity net gain including a riverside meadow and grassland habitats, 540 new trees and diverse seasonal planting

Scan QR code to find out more about our first biodiversity net gain project, Kidbrooke Village



SUPPORTING NATURE'S RECOVERY

54 net biodiversity gain sites delivering more than 550 acres of new or improved natural habitats.

DELIVERING ON OUR PROMISES

We have a real passion for what we do. We believe that housebuilding should be about much more than building homes. It is about creating places to live, but also to work, learn, and connect with others. We invest in the future, making a real difference to the communities we work in.

Our Vision is to be a world-class business, trusted to transform the most challenging sites into exceptional places and to maximise our positive impact on society, the economy, and the natural world.

FINANCIAL STRENGTH

In the last year, we contributed more than £2.6bn to the UK GDP.

COMMITMENT TO CUSTOMERS

We achieved the Investor in Customers Gold rating for the sixth year running, based on an independent review of feedback from customers.

SUSTAINABLE BY DESIGN

95% of construction waste was reused or recycled in 2022-2023.

INDUSTRY-LEADING TALENT

We invest in our people, with 10% of our workforce made up of apprentices, graduates and sponsored students.

TRUSTED BRANDS

In the last year, we directly employed 2,800 highly skilled people (as of April 2023).

STRONG RELATIONSHIPS

In the last year, the Berkeley Foundation supported more than 6,000 vulnerable people through its grant programmes and charity partnerships.



We are a FTSE 100 company with a strong business model and a balance sheet to support our strategic goals. We maintain the strength to invest and deliver our long-term projects through economic cycles.

Our customers are at the heart of every decision we make. We constantly improve and innovate to deliver some of the best homes on the market and provide personalised and professional customer service.

We are committed to making a positive impact on society, the economy, and the natural world. Our sustainable strategy includes commitments to climate action, nature recovery, conserving water, minimising waste, and promoting sustainable living.

Our people are the key to our shared business success. As part of our business strategy, we are committed to attracting the best talent in the industry and creating a positive workplace for our employees to grow and thrive.

We operate through a decentralised structure, with six core brands. Each team is empowered to use their expertise and local market knowledge to create high-quality homes and manage risk.

We are highly collaborative, working in close partnerships with councils, communities, charities, and landowners who share our core vision and purpose. Together, we create sustainable places of lasting quality and social value.

WHERE WE OPERATE

WORKING IN MARKETS THAT WE KNOW AND UNDERSTAND, WE REVIVE UNDERUSED LAND, CREATING WELCOMING, SUSTAINABLE AND NATURE-RICH PLACES WHERE COMMUNITIES THRIVE AND PEOPLE ENJOY A GREAT QUALITY OF LIFE.

OUR DEVELOPMENTS

GREATER LONDON

26

Developments

3

Forthcoming

BEYOND LONDON

23

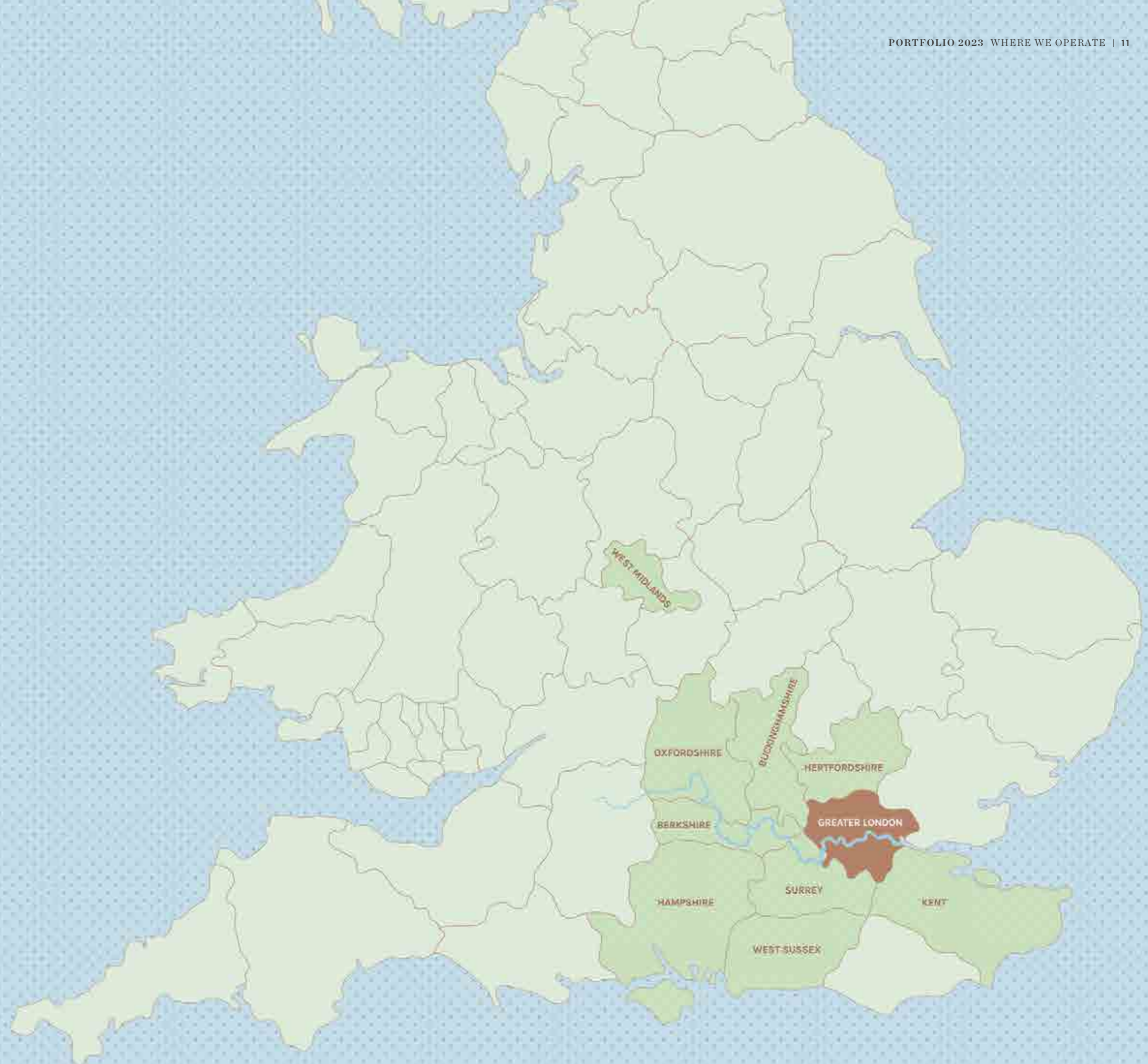
Developments

3

Forthcoming

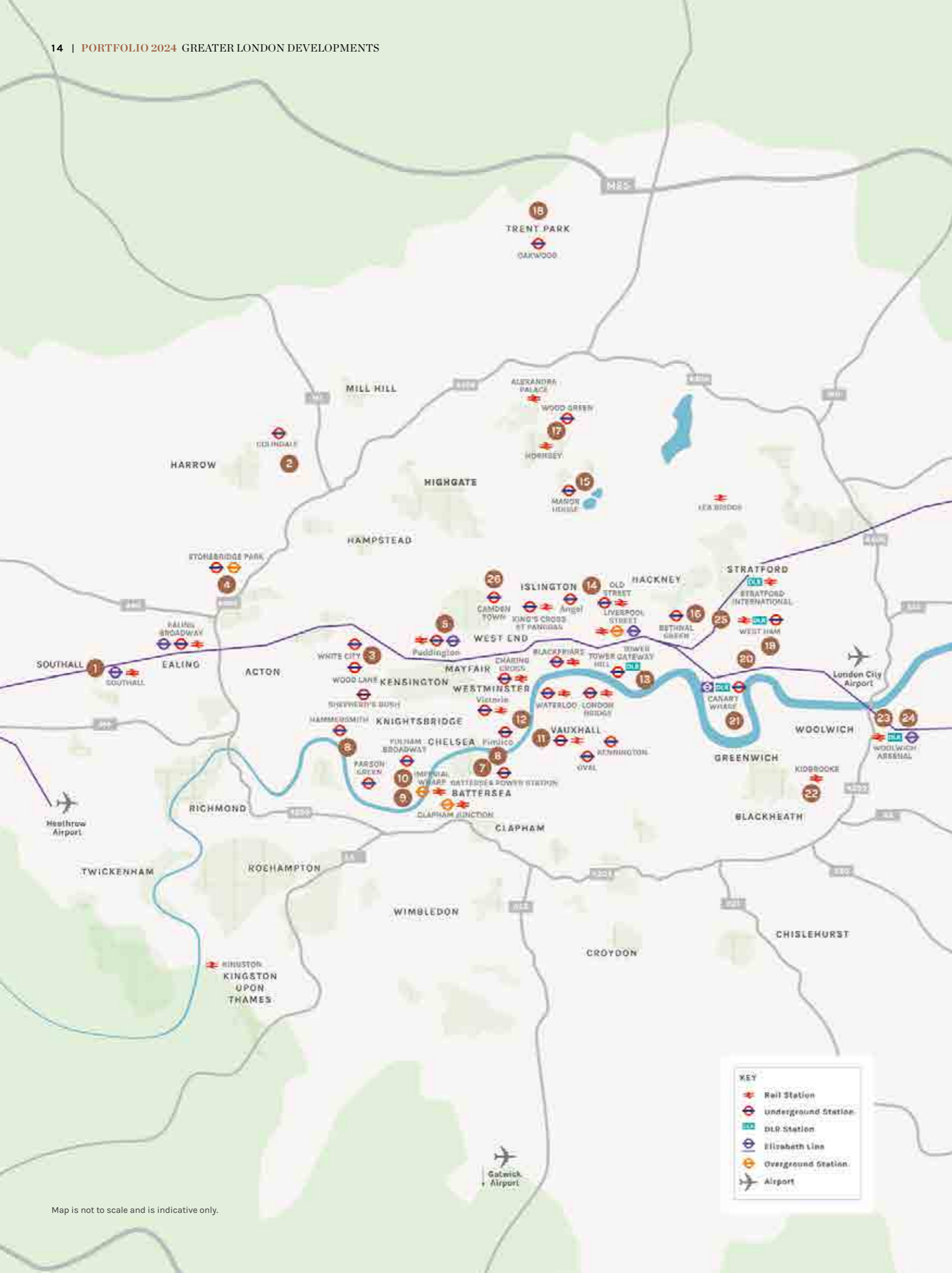


See our developments online



GREATER LONDON DEVELOPMENTS





Map is not to scale and is indicative only.

GREATER LONDON DEVELOPMENTS

Berkeley provides the ultimate choice of homes throughout Greater London, a market that we know and understand. To view our Beyond London Developments please turn to page 62.

DEVELOPMENT NAME	LOCATION	HOME TYPE	AVAILABILITY	PAGE
1 The Green Quarter	Southall	Apartments / Houses	From £399,000	16
2 Silkstream	Hendon	Apartments	From £415,000	18
3 White City Living	White City	Apartments	From £620,000	20
4 Grand Union	Alperton	Apartments	From £422,500	22
5 West End Gate	Marylebone	Apartments	From £800,000	24
6 Prince of Wales Drive	Battersea	Apartments	From £1,175,000	25
7 The Parkside Collection	Battersea	Apartments	Prices not released	26
8 Fulham Reach	Hammersmith	Apartments	From £695,000	27
9 Chelsea Creek	Fulham	Apartments	From £805,000	28
10 King's Road Park	Fulham	Apartments	From £810,000	30
11 Oval Village	Vauxhall	Apartments	From £595,000	32
12 9 Millbank	Westminster	Apartments	From £18,000,000	33
13 London Dock	Wapping	Apartments	From £700,000	34
14 250 City Road	Islington	Apartments	From £855,000	36
15 Woodberry Down	Finsbury Park	Apartments	From £558,000	38
16 Broadway East	Bethnal Green	Apartments	From £660,000	40
17 Clarendon	Hornsey	Apartments	From £435,000	42
18 Trent Park	Enfield	Apartments / Houses	From £699,000	44
19 TwelveTrees Park	West Ham	Apartments	From £495,000	46
20 Poplar Riverside	Poplar	Apartments	From £491,000	48
21 South Quay Plaza	Canary Wharf	Apartments	From £772,750	50
22 Kidbrooke Village	Kidbrooke	Apartments / Houses	From £422,500	52
23 Royal Arsenal Riverside	Woolwich	Apartments	From £450,000	54
24 Lombard Square	Plumstead	Apartments	From £377,500	56
25 Bow Green	Bow	Apartments	Prices not released	58
26 Camden Goods Yard	Camden	Apartments	From £725,000	60

THE GREEN QUARTER

THE GREEN QUARTER
WEST LONDON

Southall, UBI - Berkeley

REMARKABLE BY NATURE

The Green Quarter is set to become one of the most biodiverse regeneration projects in the UK - transforming the landscape with wetlands, parks and acres of green spaces. Located at its heart is Parkside Yards, a vibrant new destination for all to enjoy, bringing together creativity, community, and nature.



HIGHLIGHTS

- Exclusive residents' facilities including a gym, screening room, concierge, co-working space, car club and cycle hire
- 13 acres of parkland including 2 new parks with a pioneering new tree nursery and woodland trail
- 1km of canalside frontage with direct access to Grand Union Canal
- At 88 acres, it is one of London's biggest regeneration projects
- Situated in zone 4, adjacent to the Southall Elizabeth Line station with great transport links to Heathrow Airport in 10 minutes* and central London in 13 minutes*
- New retail and leisure facilities including a café, lifestyle store, community hub and more

AVAILABILITY

Manhattan, 1, 2 and 3 bedroom apartments.
Prices from £399,000
3 bedroom townhouses.
Prices from £830,000

CONTACT

020 3642 6779
www.the-green-quarter.com

KEY FACT The Green Quarter will comprise of 50% green open space, which will enhance carbon restoration, and provide natural habitats for flora and fauna to thrive. Upon completion, the site will achieve a 93.6% biodiversity net gain, contributing to the recovery of nature throughout the development.



SHOWHOME KITCHEN/ LIVING AREA



PARKSIDE YARDS



RESIDENTS' LOBBY



VIEW OF PARKSIDE CENTRAL AND CENTRAL GARDENS



VIEW OF CENTRAL GARDENS

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.

SILKSTREAM

Hendon, NW9 – St George

SILKSTREAM

LONDON NW9

LONDON LIVING OF A DIFFERENT NATURE

Welcome to Silkstream. A low carbon, nature-rich neighbourhood in Hendon; a vibrant area of North West London that offers excellent schools, shops, cafés and restaurants. These contemporary new homes take inspiration from the natural world with high specification interiors that envelope you in modern luxury.

HIGHLIGHTS

- TFL zone 3, less than 20 minutes* to King's Cross
- 14 acres of podium gardens, a 1.5 acre public park and 175 metre oxbow lake
- Concierge and sociable residents' lounge
- Co-working area with meeting spaces and teleconferencing booths
- Contemporary gym and fitness studio
- Two private screening rooms

AVAILABILITY

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

CONTACT

020 3930 1364
www.silkstreamnw9.co.uk



KEY FACT Silkstream is transforming 9 acres of land, 38% of which will be public open space that will see the creation of a new 1.5 acre park and the opening up of a previously disconnected section of the Silk Stream waterway, together delivering an impressive 895% biodiversity net gain score.



STYLISH HOMES EACH WITH A TERRACE/ BALCONY



GYM AND FITNESS STUDIO



SCREENING ROOM



A NEW PARKLAND NEIGHBOURHOOD

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.



EXHIBITION PARK

WHITE CITY LIVING

WHITE CITY LIVING

White City, W12 – St James

LIVE IN THE HEART OF WEST LONDON

White City Living is a collection of homes surrounded by 8 acres of parks and gardens, and surrounded by world-class retail, entertainment, education, and culture. Be part of the exclusive lifestyle club offering over 39,000 sq ft of residents' facilities.



HIGHLIGHTS

- Two zone 2 tube stations are located at the entrance, with direct links to central London
- Just 12 minutes* to Bond Street
- Residents' Home Club includes three 24-hour concierges, lounges, gym, spa, treatment rooms and wellness studio, games room, three cinemas, private dining and residents' bars
- 17m indoor pool with adjoining sun terrace and rooftop beach and pool on level 11
- Accommodation for ICL University Campus workers and a new gateway for neighbouring 23 acre campus
- Within 30 minutes* of four of London's top five universities
- Next door to Westfield London - Europe's largest shopping centre

AVAILABILITY

Suites, 1, 2 and 3 bedroom apartments. Prices from £620,000

CONTACT

020 3918 2168
www.whitecityliving.co.uk

KEY FACT We've hand-picked over 400 trees to be planted within the 8 acres of landscaped gardens.



VIEW OF WHITE CITY LIVING



CASCADES ONE AND TWO



ROOFTOP POOL AND BEACH



RESIDENTS' FIREPIT LOUNGE

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.

GRAND UNION



Alperton, HA0 – St George

THRIVING CANALSIDE NEIGHBOURHOOD

Waterside living has arrived in North West London. Close to Wembley and adjacent to London's largest business hub, Park Royal, Grand Union is a pioneering canal front destination with 14 acres of open space including a canalside piazza, 6 metre waterfall, gardens, linear park, and riverside meadows. Look out for the historic narrowboat PAVO that originally worked for the Grand Union Canal Carrying Co. – now serving coffee and crêpes.



HIGHLIGHTS

- Waterside homes with a private balcony or terrace
- Just a 7 minute* walk from Stonebridge Park station (zone 3)
- On-site Community Hub, Medical Centre, Convenience Store, Anytime Fitness gym and nursery
- Two lane ten-pin bowling alley, residents' lounge, 24-hour concierge and secure parking
- 5,612 cycle spaces
- 'SEGRO V-Park Grand Union', a creative multi-storey industrial hub offering high-quality workspace

AVAILABILITY

Manhattan, 1, 2 and 3 bedroom apartments. Prices from £422,500

CONTACT

020 3627 7354
www.grandunion.uk



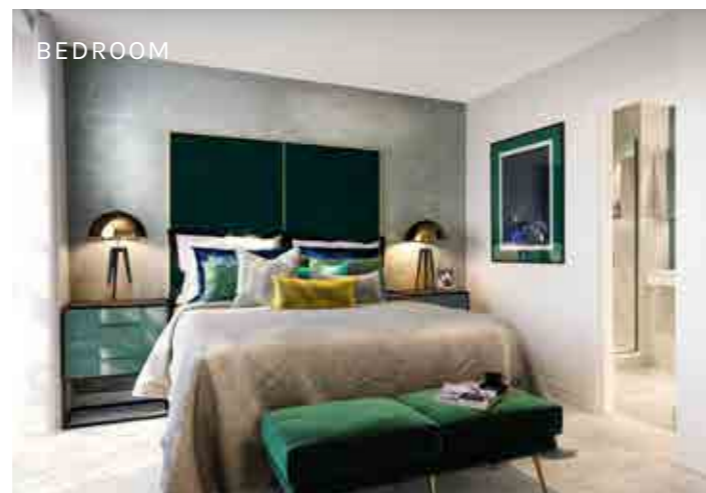
KEY FACT Grand Union has transformed a former 22 acre industrial site by opening up 850m of previously inaccessible canal, planting 540 trees, installing a beehive with 35,000 bees, delivering a 240% biodiversity net gain and a busy events programme with annual boat races, fireworks and summer screenings.



HEATHER QUAY AND CANALSIDE HOMES



RESIDENTS' BOWLING ALLEY



BEDROOM



RESIDENTS' LOUNGE AND WORKSPACE



WATERVIEW HOUSE

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.



THE RESIDENCES ON PADDINGTON GREEN



LIVING AREA



SWIMMING POOL

WEST END GATE

Marylebone, W2 – Berkeley

WEST END GATE
LONDON W2

THE GATEWAY TO LONDON'S WEST END

Located near the prestigious neighbourhoods of Marylebone and Little Venice, West End Gate is in a prime location to access the finest offerings of London. The apartments are surrounded by a green oasis of 2 private gardens and Paddington Green, amidst the hustle and bustle of the Capital.

HIGHLIGHTS

- Zone 1 location, just a one minute* walk from Edgware Road station
- Leisure facilities including 17m swimming pool, spa, gym, cinema, residents' lounge and dining room
- Excellent transport connections via Bakerloo, Hammersmith & City and Circle lines

AVAILABILITY

Manhattan and 1 bedroom apartments. Prices from £800,000

CONTACT

020 3918 3156
www.westendgate.co.uk



KEY FACT The West End Gate development recycled 10,000 bricks from the building which previously stood on the site and salvaged a further 110,000 for use elsewhere, saving an estimated 66 tonnes of CO₂.

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.

PRINCE OF WALES DRIVE

PRINCE OF WALES DRIVE
BATTERSEA - LONDON SW11

Battersea, SW11 – St William

PERFECTLY PLACED BATTERSEA RESIDENCES

Prince of Wales Drive is a contemporary collection of 926 apartments, set around 2.5 acres of beautifully landscaped gardens. Ideally located moments from Battersea Park, a mile from Sloane Square and a short walk to London's newest shopping centre at Battersea Power Station.

HIGHLIGHTS

- Located in zone 1, moments from Battersea Power Station Underground station
- 24-hour concierge, swimming pool, roof terrace and spa
- 24th floor bar and lounge with stunning, 360-degree views across London
- Private cinema, karaoke room, games area, music room and library
- Nearby transport links also include Battersea Park and Queenstown Road National Rail stations

AVAILABILITY

1, 2, 3 and 4 bedroom apartments. Prices from £1,175,000

CONTACT

020 3603 7285
www.princeofwalesdrive.co.uk



KEY FACT Prince of Wales Drive uses an environmentally friendly irrigation system that collects and reuses rainwater for landscaping maintenance throughout the gardens and development.



LANDSCAPED PARKS AND GARDENS



LOCATED NEXT TO BATTERSEA PARK



THE 1882 RESIDENTS' CLUB

Computer-generated images and photography are indicative only.



THE LANSON BUILDING AT CHELSEA BRIDGE WHARF

PARKSIDE COLLECTION AT CHELSEA BRIDGE WHARF

Battersea, SW11 – Berkeley



PARKSIDE COLLECTION
AT
CHELSEA BRIDGE WHARF

PARKSIDE LIVING IN A RIVERSIDE LOCATION

The Parkside Collection at Chelsea Bridge Wharf is an exclusive collection of 13 stunning apartments in the heart of London. Spanning across two beautifully designed floors, these one, two & three bedroom homes all enjoy a private balcony or terrace. Perfectly nestled between the lush greenery of Battersea Park and the vibrant brand new neighbourhood of Battersea Power Station, these homes truly have the best of both worlds.

HIGHLIGHTS

- Battersea Park with 200 acres of green space on your doorstep
- Located right next to Battersea Power Station with its exciting new shops and restaurants
- Moments from the prestigious Sloane Square in Chelsea
- Excellent connections via tube and bus

AVAILABILITY

1, 2 and 3 bedroom apartments.
Prices not released

CONTACT

020 3883 4359
www.parksidecollection.co.uk



KEY FACT This exclusive collection of apartments unlocks an underutilised space at Chelsea Bridge Wharf, all within a stone's throw of the iconic Battersea Power Station.

Computer-generated image is indicative only.

FULHAM REACH

Hammersmith, W6 – St George

FULHAM REACH
LONDON W6



WHERE LIFE FLOWS MORE BEAUTIFULLY

The final phase of the award-winning Fulham Reach is located on a picturesque stretch of the River Thames. This beautiful collection of homes is set amongst landscaped gardens and green open spaces, with exclusive residents' facilities at the Tamesis Club. Indulge in an elegant West London lifestyle with Michelin-starred restaurants in a riverside setting and vibrant art and culture.

HIGHLIGHTS

- 24-hour concierge
- Tamesis Club with spa, swimming pool and gym, cinema room, residents' lounge, snooker and virtual golf rooms
- Landscaped courtyards and riverside promenade
- Underground parking
- 7 minutes* walk to Hammersmith Underground station (zone 2)

AVAILABILITY

Manhattan, 1, 2 and 3 bedroom homes.
Prices from £695,000

CONTACT

020 3918 7470
www.fulhamreach.co.uk



KEY FACT The construction of Fulham Reach has opened up to the public 150m of river walk and over 50% of the development is committed to public realm.

CAPTIVATING VIEW OF FULHAM REACH



PALMER HOUSE



KITCHEN/DINER



*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.



CANALSIDE LIVING

CHELSEA CREEK

CHELSEA CREEK

Fulham, SW6 – St George

EUROPEAN-STYLE LIVING IN CENTRAL LONDON

Chelsea Creek - designed by Squire & Partners - is home to luxurious canalside homes and an enviable collection of residents' amenities. The contemporary homes are set amongst tree-lined avenues and meandering waterways, with the famous luxury retailers and acclaimed restaurants of King's Road and Sloane Square just moments away.



HIGHLIGHTS

- Hotel-style facilities in the Halcyon Club include a 24-hour concierge, swimming pool, cinema, spa with sauna and steam room and fitness centre
- The King's Tower will provide a residents' lounge, meeting room and 31st floor roof terrace with views towards the city
- Set alongside canal waterways and landscaped gardens
- 16,000 sq ft commercial/retail space
- Only a short stroll to Imperial Wharf Overground station (zone 2)

AVAILABILITY

Manhattan, 1 and 2 bedroom apartments. Prices from £805,000

CONTACT

020 3918 4677
www.chelseacreek.co.uk

KEY FACT At Chelsea Creek, we have created London's first new network of canals and waterways in 100 years. Home to art sculptures: Swooping House Martins and Space for Nature Spiral by Tanya Russell and Lorne McKean.



KITCHEN AND DINING



FITNESS CENTRE WITH SWIMMING POOL,
SAUNA AND STEAM ROOM



HALCYON CLUB, RESIDENTS' LOUNGE



HALCYON CLUB, ROOFTOP LOUNGE AND TERRACE
WITH CITY VIEWS

Computer-generated images and photography are indicative only.

KING'S ROAD PARK



Fulham, SW6 – St William

AN ICONIC ADDRESS

King's Road Park is transforming a hidden part of London's heritage, creating a new sustainable neighbourhood in the Chelsea Design District. Here, nature takes centre stage with 6 acres of beautiful landscaping including a public park, square, and residents' garden. As the last large-scale project in the South Fulham Riverside Regeneration Area, King's Road Park is set to be a highly sought-after address in the city.



HIGHLIGHTS

- Landscaped parks and gardens designed by acclaimed landscape architects Gillespies
- 25,000 sq ft of residents' facilities designed in the style of a private members club by award-winning EPR Architects
- 100,000 sq ft of commercial space* will provide a choice of restaurants, shops and offices
- Ofsted 'Outstanding' schools** within walking distance, easy access to world-renowned universities
- Located in zone 2 and under a 10 minute[^] walk from an Underground and Overground station

AVAILABILITY

Manhattan, 1, 2, 3 and 4 bedroom apartments and penthouses.
Prices from £810,000

CONTACT

020 3468 9847
www.kingsroadpark.co.uk

KEY FACT King's Road Park is buzzing with activity of its resident bees. The honey produced here is sold to friends and family, and all proceeds go to a children's charity.



*Subject to planning permission. **Ofsted rating as per latest inspection. Source: reports.ofsted.gov.uk
^Journey times are approximate only. Sources: tfl.co.uk and Google Maps.
Computer-generated images and photography are indicative only.



VIEWES OF KIA OVAL



SWIMMING POOL, THE 1847 RESIDENTS' CLUB



VIEWES OF THE ICONIC SKYLINE

OVAl VILLAGE

Vauxhall, SE11 - Berkeley



The shape of things to come

THE SHAPE OF THINGS TO COME

With views over the Kia Oval Cricket Ground and London's iconic skyline, Oval Village boasts a truly spectacular location. Just a short walk from the River Thames and the trendy shops, bars, and restaurants in zone 1, you're never far from the action.

HIGHLIGHTS

- Zone 1 location, just 10 minutes* walk from Vauxhall, Oval and Kennington stations for Northern and Victoria Lines
- Residents' lounge and workspace, cinema, gym, and swimming pool
- 24-hour concierge
- Part of the 227 hectare Nine Elms and Vauxhall Regeneration Area

AVAILABILITY

Manhattan, 1, 2 and 3 bedroom apartments. Prices from £595,000

CONTACT

020 3918 4845
www.ovalvillage.co.uk



KEY FACT Oval Village will deliver a biodiversity net gain of more than 100% incorporating an extensive 5000m² of living roofs across the scheme and unlocking 0.5 hectares of public green space.

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.

9 MILLBANK

Westminster, SW1P – St Edward



ELEGANT LIVING AT A PRESTIGIOUS ADDRESS

Grade II Listed 9 Millbank stands proudly on the banks of the River Thames, offering panoramic views of London's famous skyline. This new residential address is all about British luxury and style, complete with a prestigious location and exceptional facilities.

HIGHLIGHTS

- A statement address in the heart of Westminster
- A collection of Grade II Listed homes
- Stunning views over some of London's most iconic landmarks
- Exceptional leisure facilities, including a pool, spa, gym and cinema
- 24-hour concierge
- Private courtyard garden

AVAILABILITY

4 and 5 bedroom duplex penthouses. Prices from £18,000,000

CONTACT

020 3813 3594
www.9millbank.co.uk



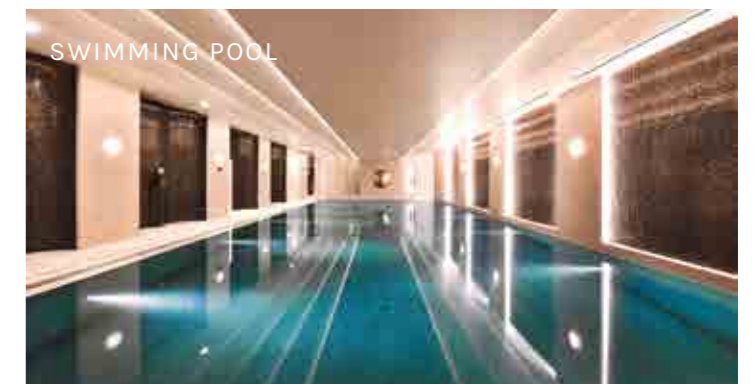
KEY FACT At 9 Millbank we haven't only preserved the façade of the original building but have utilised the building's original foundations from 1912, promoting the circular economy.



THE ASTOR LIVING AREA



MILLBANK RESIDENCES



SWIMMING POOL

Photography is indicative only.



AERIAL VIEW

LONDON DOCK

LONDON DOCK WAPPING

Wapping, E1W – St George

YOUR CITY. YOUR HOME

London Dock in Wapping embodies the glitz and glamour of Capital living with its impressive contemporary architecture and several iconic landmarks on its doorstep. Enjoy access to serene private gardens and hotel-style residents' facilities, including pool, spa, gym, squash court, virtual golf room and 24-hour concierge. A vibrant public square with its magnificent water feature provides a variety of bars, cafés and restaurants for you to enjoy.



HIGHLIGHTS

- Central location in close proximity to the City, Tower of London, Tower Bridge and St Katharine Docks
- Zone 1 transport links including the Elizabeth line from Whitechapel
- 7.5 acres of landscaped open space
- 180,000 sq ft of commercial space
- Lively public square with a central water feature, surrounded by restaurants, bars and coffee shops
- 2023 LABC Building Excellence Awards Regional Winner of 'Best High-Volume New Housing Development'

AVAILABILITY

Manhattan, 1, 2 and 3 bedroom apartments. Prices from £700,000

CONTACT

020 3918 3991
www.londondock.co.uk



KEY FACT We have partnered with Wildlife World to help boost biodiversity and create habitat corridors known as 'Bug Hotels'. These have been built into the public spaces at London Dock, creating areas for people and nature to thrive.



GAUGING SQUARE



RESIDENTS' SWIMMING POOL



RESIDENTS' GARDENS



SHOW APARTMENT LIVING ROOM

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.

250 CITY ROAD

250 CITY ROAD
LONDON EC1

Islington, EC1V – Berkeley

THE EPITOME OF LUXURY LIVING

Brilliantly situated for the quintessential London living experience, 250 City Road is a landmark development designed by world-renowned architects Foster + Partners. Fine materials, elegant details, and exquisite fixtures and fittings create wonderful homes. And did we mention that the upper-floor residences feature panoramic views across London? Situated in zone 1 in the heart of London, 250 City Road is within walking distance of Old Street, Angel and the financial district of the City.



HIGHLIGHTS

- Sought-after zone 1 location
- 1.9 acres of beautifully landscaped gardens
- Luxury design features including Zuma, a smart light and sound control system
- Exclusive access to the Regents Club: swimming pool, spa, gym, yoga studio, residents' lounge, business lounge, games room, screening room, and karaoke room
- 4 minutes* to Bond Street by Elizabeth line and 5 minutes* to King's Cross by Underground
- Ready to move into now

AVAILABILITY

1, 2 and 3 bedroom apartments and penthouses. Prices from £855,000

CONTACT

020 3918 3517
www.250cityroad.co.uk

KEY FACT 250 City Road encourages an active and sustainable lifestyle with over 1,400 cycle spaces and 78 EV charging points.



SKYLINE VIEW



RESIDENTS' GARDENS



SIENNA HOUSE AND VERMONT HOUSE KITCHEN



SWIMMING POOL



VALENCIA TOWER PENTHOUSE LIVING AREA

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.

WOODBERRY DOWN



Finsbury Park, N4 - Berkeley

NORTH LONDON'S HIDDEN WATERSIDE GEM

Woodberry Down is an innovative regeneration project which, once complete, will feature over 5,500 new homes set on a 64 acre site. Adjacent to two existing reservoirs, this sustainable development is committed to energy conservation and protecting the natural environment, enhancing the area's abundant wildlife.



HIGHLIGHTS

- Landmark regeneration
- Over 5,500 new homes when completed
- Unique waterside location and thriving community
- Zone 2 location
- 6 minutes* to King's Cross
- 17 minutes* to the City

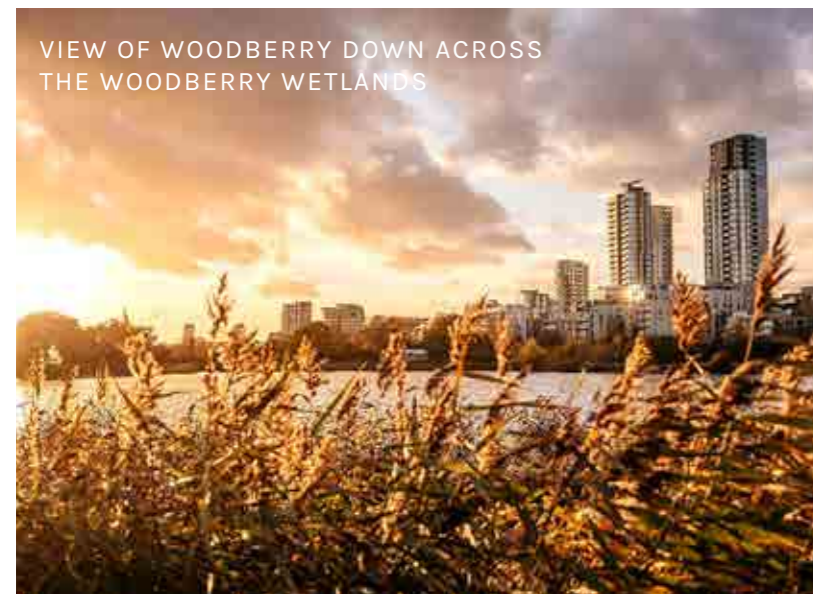
AVAILABILITY

1, 2 and 3 bedroom apartments.
Prices from £558,000

CONTACT

020 3883 4352
www.woodberry-down.co.uk

KEY FACT Woodberry Down is set next to 42 acres of open water, including the Woodberry Wetlands. We work in partnership with the London Wildlife Trust to protect this natural habitat, where birds and wildlife of many species can co-exist with visitors in perfect serenity.



*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.



CANALSIDE LIVING

BROADWAY EAST

Bethnal Green, E2 – St William

EST 1866
BROADWAY EAST
LONDON - E2

AN EAST LONDON ICON

Broadway East is a stunning new landmark in the creative heart of the Capital. Internationally acclaimed architects RSHP have transformed the iconic Victorian Bethnal Green gasholders into unique homes with fantastic facilities in a stunning canalside location opposite Broadway Market.

HIGHLIGHTS

- A stylish collection of 408 canalside private homes
- Excellent transport links in zone 2
- 24-hour concierge
- Residents' facilities include shared workspace and meeting rooms, wellness area, creative studio and a squash court to name a few
- Excellent proximity to a number of London's universities, with London College of Fashion minutes away
- Unique architecture with the preservation of the iconic gasholders

AVAILABILITY

1, 2 and 3 bedroom apartments.
Prices from £660,000

CONTACT

020 3918 3653
www.broadwayeast.co.uk



KEY FACT Home to one of the oldest gasholder guide frames in the world. These frames will be refurbished, the largest one on site and the oldest one off site and placed back into its original position.



VIEWS TOWARDS THE CITY



LIVING ROOM



BALCONY VIEWS

Computer-generated images and photography are indicative only.



THE NEW WATER FEATURE AND PARK IS NOW OPEN

CLARENDON

CLARENDON
LONDON N8

Hornsey, N8 – St William

A NEW CULTURAL QUARTER WITH VIBRANT GREEN SPACES

Located in trendy North London, Clarendon is a mixed-use development of 1,800 new homes, located beside the iconic Alexandra Palace and the popular areas of Crouch End, Hornsey and Muswell Hill. Bistro restaurants and boutique shops are just minutes away, but you can also find a new waterside café and tap room, as well as independent restaurants and retailers within the development. High-quality, new homes are surrounded by beautifully landscaped private gardens with tranquil water features and springs that pay homage to the historic Moselle River.



HIGHLIGHTS

- Zone 3 location close to four key stations: Hornsey, Alexandra Palace, Wood Green and Turnpike Lane. 14 minutes* to the City
- Residents' facilities will include a gym overlooking courtyard gardens, swimming pool, steam room and sauna, yoga and spin studio, lounge and flexible workspaces
- The iconic Alexandra Palace and well-established residential areas of Crouch End, Hornsey and Muswell Hill are within easy reach
- An array of 'Outstanding'*** and 'Good'*** (Ofsted-rated) primary, secondary and private schools within walking distance and well located for London's top universities
- A new destination for convenience and culture with a new market square, restaurants, tap room and bar, coffee shop, workspaces, nursery and Co-Operative grocery store

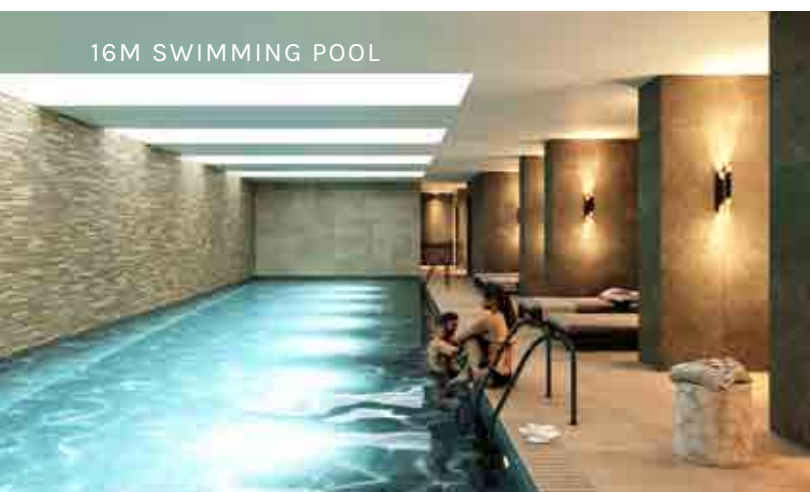
AVAILABILITY

Studio, 1 and 2 bedroom apartments.
Prices from £435,000

CONTACT

020 3642 3257
www.clarendonn8.co.uk

KEY FACT The new community will deliver a 71% increase in biodiversity, thanks to a network of new parks, gardens, habitats, green roofs, and rainwater harvesting for landscape irrigation.



16M SWIMMING POOL



SPACIOUS BALCONIES FOR EVERY HOME



PRIVATE ROOF TERRACE GARDEN



LIVING ROOM

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps.
**Ofsted rating as per latest inspection. Source: reports.ofsted.gov.uk
Computer-generated images and photography are indicative only.

TRENT PARK



Enfield, EN4 – Berkeley

A QUINTESSENTIAL COUNTRY ESTATE

Surrounded by 413 acres of stunning English countryside, Trent Park offers the perfect retreat for those looking to combine a quintessentially English setting with fast connections into London. Located in North London, Trent Park provides a once-in-a-lifetime opportunity to own a piece of history. Once a location for royalty and society's elite, it has now been transformed into a collection of beautiful homes complete with residents' facilities, including a heated outdoor swimming pool, tennis courts, and a fully equipped gymnasium.



HIGHLIGHTS

- Heritage Estate with the historic Grade II Listed Mansion House and The Daffodil Lawn as its centrepieces
- Surrounded by 413 acres of parkland
- 26 minutes* to King's Cross from Oakwood station
- Exclusive Lawn Club facilities: Swimming pool, tennis courts and gym
- Residents' shuttle bus to Oakwood station
- Former royal hunting ground used by Henry VIII, Elizabeth I, James I and Charles I

AVAILABILITY

2 and 3 bedroom apartments.
Prices from £699,000.
3, 4 & 5 bedroom houses.
Prices from £1,575,000

CONTACT

020 3468 8627
www.trent-park.co.uk

KEY FACT Trent Park has won a Green Ambassador Award for commitments to habitat and biodiversity improvements through careful landscaping design and collaborations with ecologists.



TRENT PARK HOUSE



LAWN CLUB SWIMMING POOL



TRENT PARK STREET SCENE



ROYAL MEWS BEDROOM



THE WALLED GARDEN

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.



12 ACRES OF OPEN GREEN SPACE

TWELVETREES PARK

West Ham, E16 – Berkeley

TWELVETREES
PARK
LONDON E16

A FLOURISHING NEW PLACE TO CALL HOME

TwelveTrees Park is a new development located in the heart of East London (zone 2), designed by renowned architect Patel Taylor. Comprising over 3,800 homes built around acres of open green space, it offers exceptional transport links and truly luxurious residents' facilities.

HIGHLIGHTS

- Exceptionally well-connected with five major transport links (Hammersmith & City line, District line, Jubilee line, DLR and C2C) serving West Ham station (zone 2). Creating a brand new on-site entrance to the station

- The Cordova Club - fantastic residents' facilities, including a state-of-the-art gym, spin and yoga studio, 24-hour concierge, residents' leisure space and screening room
- Superb connections can transport you to Stratford in 3 minutes*, Canary Wharf in 7 minutes* and Bond Street in 33 minutes*
- 4 of the UK's top 10 universities** within a 24 minute commute.* Imperial College London, University College London (UCL), King's College London and London School of Economics & Political Science
- Onsite Sainsbury's, café, restaurants, bars and more

AVAILABILITY

Suites, 1, 2 and 3 bedroom apartments and penthouses. Prices from £495,000

CONTACT

020 3883 6104
www.twelvetreespark.london



KEY FACTS We're ensuring that half of the site is open green space, planting 1,000 new trees, adding living roofs and bird and bat boxes. All to achieve our goal of delivering more than 50% biodiversity net gain.



LIVING ROOM



PENTHOUSE TERRACE



SCREENING ROOM

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. **Source: Times Higher Education World University Rankings 2023. Computer-generated images and photography are indicative only.

POPLAR RIVERSIDE

Poplar, E14 - St William

POPLAR RIVERSIDE
E14

BE MORE POPLAR

Poplar Riverside is set to become one of East London's most vibrant neighbourhoods. It will offer over 2,800 high-quality, riverside homes, a beautiful new 2.5 acre park on the banks of the River Lea and residents' facilities, including a pool, spa and cinema. In the heart of the regeneration of East London, with fast and regular links to Canary Wharf and the City, Poplar Riverside will benefit from an array of new commercial spaces for residents' convenience including a new Sainsbury's supermarket, large gym and nursery. A new riverside pub, restaurants and cafés will offer opportunities for socialising with new neighbours, as well as events, screenings and other activities taking place in Shelduck Square, the central hub of Phase 1.



HIGHLIGHTS

- Located in zone 2, within easy reach of the City and Canary Wharf
- Landscaped 500m riverside walkway wrapping around the development, with new riverside pub and 2.5 acre park
- 16,000 sq ft of residents' facilities overlooking the riverside park, including 20m swimming pool, separate vitality pool, spa, private cinema, residents' lounge, games room, card room and private dining room
- Homes ready to move into in 2024

AVAILABILITY

1, 2 and 3 bedroom apartments.
Prices from £491,000

CONTACT

020 3925 7784
www.poplar-riverside.co.uk

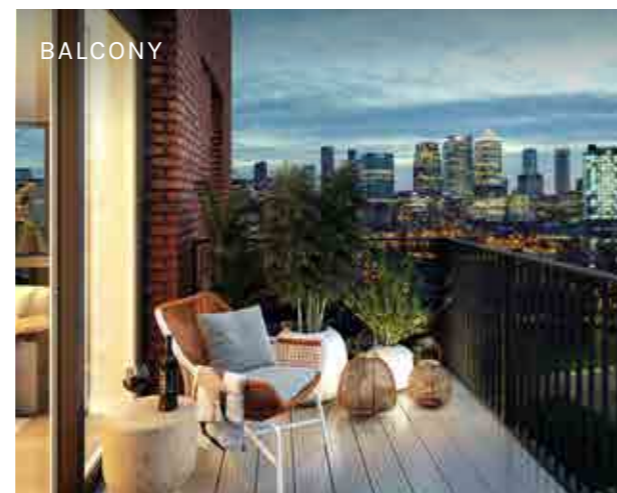
KEY FACT All the flat roofs at Poplar Riverside will be covered with grass or plants, creating biodiverse habitats for bees and butterflies. The roofs also lower the urban heat island effect and reduce surface water run-offs.



RIVERSIDE DEVELOPMENT



RESIDENTS' LOUNGE



BALCONY



SWIMMING POOL



A NEW RIVERSIDE WALK IS BEING CREATED

THE QUAY CLUB, 56TH FLOOR BAR AND TERRACE



SOUTH QUAY PLAZA

Canary Wharf, E14 – Berkeley

SQP
LONDON E14

DISCOVER A LIFE IN HARMONY

London's new lifestyle quarter, South Quay Plaza unlocks a new standard of living. Within a 5 minute walk, you can access South Quay DLR station, Canary Wharf Underground station, and the Elizabeth line. Enjoy a wealth of facilities in The Quay Club, including a state-of-the-art gym, 20m pool, sauna, steam room and meditation spaces, business lounge, screening room, and private dining. And to top it off: numerous sky terraces, some featuring outdoor hot tubs with spectacular skyline views.

HIGHLIGHTS

- 40,000 sq ft of residents' amenities (the equivalent to 14 tennis courts), including a swimming pool, gym and spa
- Private screening, dining, games and karaoke room
- Bamboo Sanctuary located on the 18th floor complete with outdoor hot tubs
- Modern co-working business space located on the 37th floor
- 56th floor bar and terrace boasting stunning views across London
- Ready to move into in 2024
- Collection of flexible living Infinity Suites available

AVAILABILITY

Infinity Suites, 1, 2 and 3 bedroom apartments and penthouses. Prices from £772,750

CONTACT

020 3918 3278
www.southquayplaza.com



KEY FACT Over 60% of South Quay Plaza is dedicated to high quality, publicly accessible outdoor spaces, where residents can socialise and relax.

VIEW FROM HARCOURT GARDENS



HARCOURT GARDENS AND VALENCIA TOWER



SHOWHOME



Computer-generated images and photography are indicative only.



CENTRAL GARDENS

KIDBROOKE VILLAGE

KIDBROOKE VILLAGE
ROYAL BOROUGH OF GREENWICH
SE3

Kidbrooke, SE3 – Berkeley

A PLACE TO GROW TOGETHER

Whichever direction you look at Kidbrooke Village, you'll be surrounded by greenery (86 acres of it, to be precise). This well-established community in the Royal Borough of Greenwich is immersed in nature, while still being well-connected to the city and with access to plenty of local amenities within walking distance.



HIGHLIGHTS

- Located in zone 3
- On-site Kidbrooke station
- Only 17 minutes* from London Bridge, 19 minutes* to Waterloo
- Surrounded by over 86 acres of open parkland
- On site amenities including Sainsbury's Local, Young's Pub & Dining, Starbucks, residents' only gym plus forthcoming YoHome Oriental Supermarket & Drury Café 188-189
- 'Good/Outstanding'** Ofsted-rated schools on-site and nearby

AVAILABILITY

1, 2 and 3 bedroom apartments. Prices from £422,500
4 bedroom Townhouses are forthcoming.

CONTACT

020 3642 9486
www.kidbrookevillage.co.uk

KEY FACT Overall President's Award-winning Kidbrooke Village is set amongst 35 hectares of beautiful parkland, equivalent to 35 football pitches with over 750 mature trees planted across the space.



NORTH CATOR PARK



CENTRAL GARDENS BALCONY



RESIDENT-ONLY CLUBHOUSE



PEGLER SQUARE

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps.
**Ofsted rating as per latest inspection. Source: reports.ofsted.gov.uk
Computer-generated images and photography are indicative only.

ROYAL ARSENAL RIVERSIDE



Woolwich, SE18 – Berkeley

*LIVE THE RIVERSIDE LIFE,
EFFORTLESSLY CONNECTED
BY RAIL, RIVER & AIR*



Royal Arsenal Riverside is an established development with a 180% increase in capital growth, and is exceptionally well connected offering a vibrant riverside lifestyle. With many on-site amenities which include an on-site Elizabeth line station and Uber Boat by Thames Clipper pier, it's also home to Woolwich Works, awarded Time Out London's Best New Culture Spot.

HIGHLIGHTS

- Only 7 minutes* to London City Airport via DLR
- 23 minutes* from Bond Street via the on-site station
- Over 1km of river path with views of Canary Wharf
- Residents' wellbeing facility with a gym, 20m swimming pool, private cinema room and more
- Buzzing retail hub including restaurants, pubs, supermarkets, cafés and much more
- Selection of homes ready to move into

AVAILABILITY

1, 2 and 3 bedroom apartments.
Prices from £450,000

CONTACT

020 3918 3558
www.royalarsenalriverside.co.uk



KEY FACT You can breathe a little easier around Royal Arsenal Riverside, where we have planted trees, shrubs, and flowerbeds to help create a cleaner air environment.



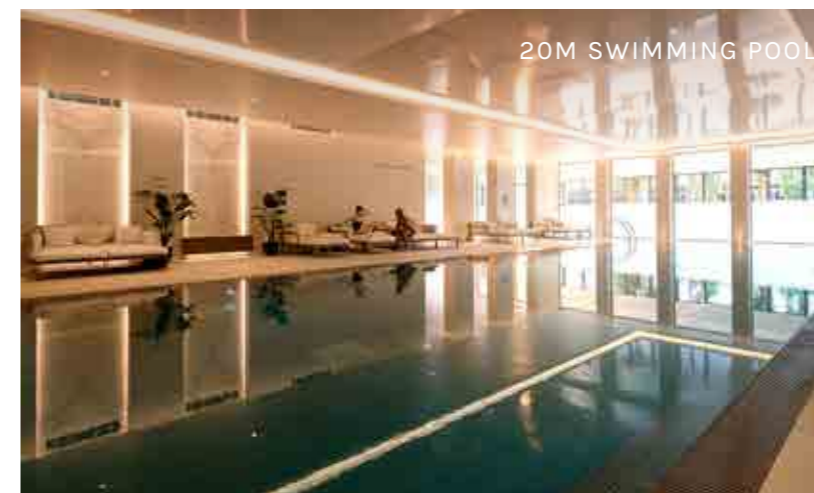
RIVER THAMES VIEWS



OPEN PLAN LIVING SPACE



4 ACRE MARIBOR PARK



20M SWIMMING POOL



ON-SITE WOOLWICH ELIZABETH LINE STATION

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.



GARDEN SQUARE

LOMBARD SQUARE

LOMBARD SQUARE
ROYAL BOROUGH OF GREENWICH
LONDON

Plumstead, SE28 – Berkeley

*HOMES INSPIRED BY MANSION
BLOCKS BUILT AROUND
A BEAUTIFUL GARDEN*



An exciting new neighbourhood for up-and coming Plumstead in the Royal Borough of Greenwich. Lombard Square is architecturally inspired by traditional London mansion blocks and surrounds a beautifully landscaped 1.8 acre park designed to delight year-round.

HIGHLIGHTS

- 4 minute* walk to Plumstead station and 10 minute* walk to Woolwich Elizabeth line station
- Residents' on-site facilities include a 12-hour concierge and gym
- Each home has unique signature interiors
- Completing in 2025 with gross estimated rental yields up to 6%**
- Brand new phase, with direct views of Garden Square
- Plumstead and the surrounding areas are a focus for regeneration and development

AVAILABILITY

1, 2 and 3 bedroom apartments.
Prices from £377,500

CONTACT

020 3813 5167
www.lombardsquare.co.uk

KEY FACT Lombard Square has excellent sustainability credentials with a biodiversity net gain of 45% and over 250 new trees.



KITCHEN AND DINING AREA



ROYAL CONNECTIONS



CONCIERGE



BALCONY VIEW

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps.
**Provided by independent estate agent. Computer-generated images and photography are indicative only.

BOW GREEN

Bow, E3 – St James



WHERE PEOPLE AND NATURE THRIVE

A brand new development launching early 2024 by St James. Carefully restored heritage blends with new architecture to form a truly characterful new neighbourhood. Located in East London, Bow Green is less than a 10 minute walk to 3 tube stations connecting you further east to the City or to the West End of London on the Central Line or DLR. With Canary Wharf and the City close by the commute to work could be a walk, run or cycle through the local residential streets, over canals and rivers and green open spaces.



HIGHLIGHTS

- Up to 1,450 homes over 5 phases intertwined with over 2.5 acres of green park and gardens
- Well connected zone 2, with 3 tube stations within a 10 minute* walk. Central Line, District & Hammersmith & City Line and DLR
- Residents' facilities include pool, gym, lounges and cinema
- A thriving new neighbourhood immersed in green landscape
- Convenience store and restaurant as part of first phase
- View from the apartments reminds you that you are just a 9 minute* cycle from Canary wharf and only 7 minutes* by tube to the city attracting young professionals
- First homes scheduled to complete in 2026

AVAILABILITY

Suites, 1, 2 and 3 bedroom apartments. Prices not released

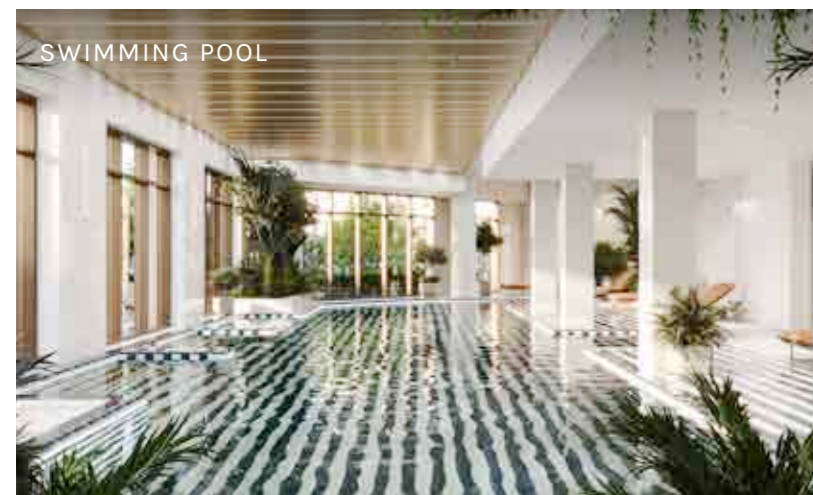
CONTACT

020 3925 6096
www.bowgreen.co.uk

KEY FACT Original cobblestones have been retained to create Bow Yard connecting heritage to contemporary new development.



VIEW TOWARDS BOW YARD



SWIMMING POOL



LOUNGE



INDOOR RESTAURANT



GYM

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images are indicative only.



A TRULY EXCITING PLACE TO LIVE

CAMDEN GOODS YARD

CAMDEN
GOODS YARD
LONDON NW1

Camden, NW1 – St George

A NEW RESIDENTIAL DISTRICT IN NW1

Welcome to Camden Goods Yard, a remarkable 8 acre destination nestled in the heart of this renowned North London neighbourhood. This exceptional development seamlessly combines the dynamic energy of Camden, the elegance of Primrose Hill and the tranquillity of Regent's Park.



HIGHLIGHTS

- Perfectly situated in zone 2 with excellent travel connections from Chalk Farm and Camden Town stations (a 10 minute* walk away)
- Carefully curated interiors by world-renowned designer Tara Bernerd & Partners
- An impressive range of residents' facilities: concierge, residents' lounge, business centre and three luxurious screening rooms
- Exclusive wellness suite with indoor swimming pool, sauna, steam room and gym
- Camden's first rooftop farm-to-fork restaurant
- New urban supermarket and diverse range of commercial workspaces

AVAILABILITY

Manhattan, 1, 2 and 3 bedroom apartments. Prices from £725,000

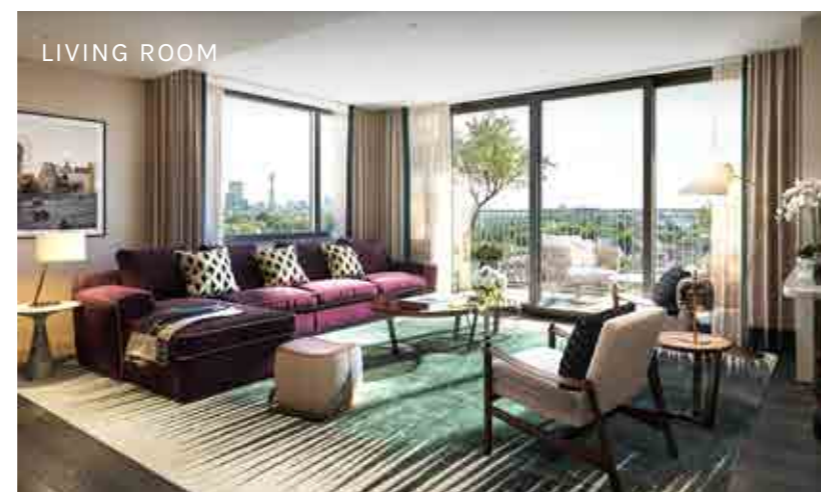
CONTACT

020 3642 4275
www.camdengoodsyard.co.uk

KEY FACT As part of the Camden Goods Yard masterplan, a new rooftop urban farm is anticipated to open in 2025. Featuring circa 5,759 sq ft.** of growing space, the produce will be cultivated for the on-site farm-to-fork restaurant.



KITCHEN DINING ROOM



LIVING ROOM



SWIMMING POOL

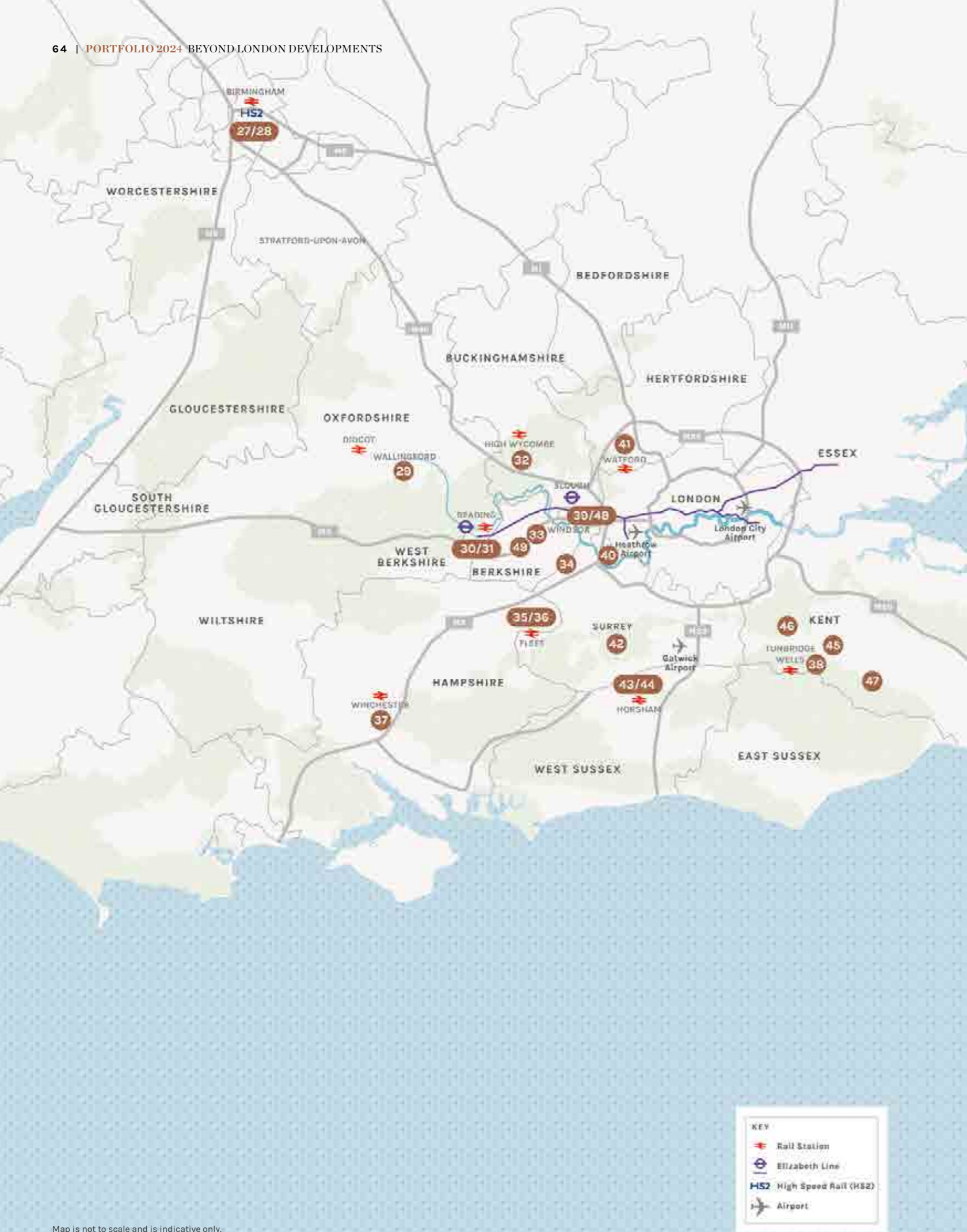


ROOFTOP URBAN FARM

*Journey and distances times are approximate only. Sources: tfl.co.uk and Google Maps.
**Subject to planning permission. Computer-generated images and photography are indicative only.

BEYOND LONDON DEVELOPMENTS





BEYOND LONDON DEVELOPMENTS

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

DEVELOPMENT NAME	COUNTY	HOME TYPE	AVAILABILITY	PAGE
27 Glasswater Locks	West Midlands	Apartments	From £285,000	66
28 Snow Hill Wharf	West Midlands	Apartments	From £350,000	68
29 Highcroft	Oxfordshire	Apartments / Houses	From £450,000	69
30 Green Park Village	Berkshire	Apartments	From £305,000	70
31 Bankside Gardens	Berkshire	Apartments	From £299,500	71
32 Abbey Barn Park	Buckinghamshire	Apartments / Houses	From £265,000	72
33 Woodhurst Park	Berkshire	Apartments / Houses	From £349,950	73
34 Sunningdale Park	Berkshire	Apartments	From £675,000	74
35 Hartland Village	Hampshire	Houses	From £570,000	76
36 Hareshill	Hampshire	Apartments / Houses	From £255,000	78
37 Knights Quarter	Hampshire	Apartments / Houses	From £385,000	80
38 Hollyfields	Kent	Apartments / Houses	From £295,000	81
39 Horlicks Quarter	Berkshire	Apartments	From £279,950	82
40 Eden Grove	Surrey	Apartments	From £343,000	84
41 The Eight Gardens	Hertfordshire	Apartments	From £322,500	85
42 Leighwood Fields	Surrey	Houses	From £450,000	86
43 Broadacres	West Sussex	Houses	From £390,000	88
44 Highwood Village	West Sussex	Apartments / Houses	From £350,000	89
45 Foal Hurst Green	Kent	Houses	From £460,000	90
46 Oakhill	Kent	Apartments / Houses	From £408,600	92
47 Farmstead at Cranbrook	Kent	Houses	From £499,950	94
48 Berkeley Place	Buckinghamshire	Apartments	From £359,950	96
49 Sunninghill Square	Berkshire	Houses	From £730,000	97

GLASSWATER LOCKS

Birmingham, B4 – St Joseph

G!
Glasswater Locks
EASTSIDE | BIRMINGHAM

BIRMINGHAM'S CANALSIDE LIVING

Glasswater Locks brings convenience and connectivity to comfortable, modern living, set alongside a peaceful waterway. Enjoy tranquil views over the canal from the elevated, private courtyard gardens or go on a stroll along the 155 metre canal front.



HIGHLIGHTS

- Located in the heart of Birmingham's Knowledge Quarter, less than a mile* from Birmingham City University and Aston University
- A 7 minute walk from HS2's forthcoming Curzon Street station getting you to London in 42 minutes*
- The Canalside Club: 5,385 sq ft of exclusive residents' facilities will include co-working stations, a library area, private cinema room and gym
- Public cafés, bars and restaurants will form part of the community in the retail and commercial space being created in Birmingham's new waterside community

AVAILABILITY

1, 2 and 3 bedroom apartments.
Prices from £285,000

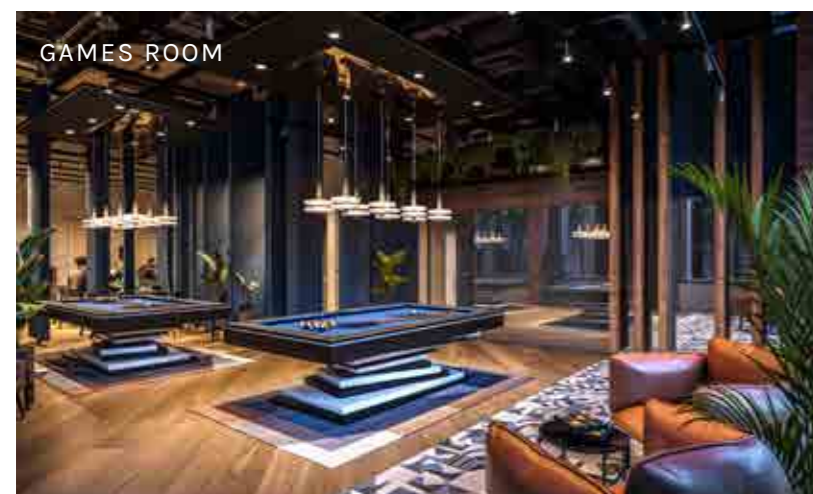
CONTACT

0121 756 3049
www.glasswaterlocks.co.uk

KEY FACT We are working with Murdoch Wickham to provide a contemporary, wildlife-friendly landscape – for both our residents and the local wildlife to flourish.



COSMOPOLITAN CANALSIDE LIVING



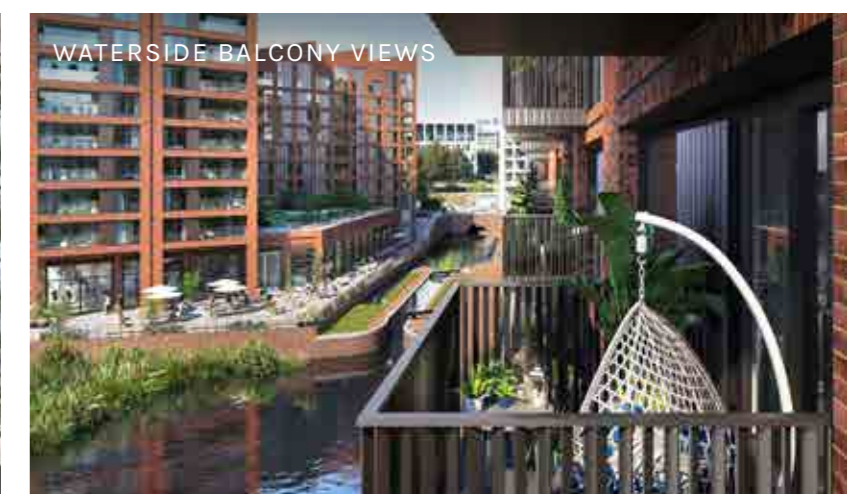
GAMES ROOM



CINEMA ROOM



LIVING ROOM

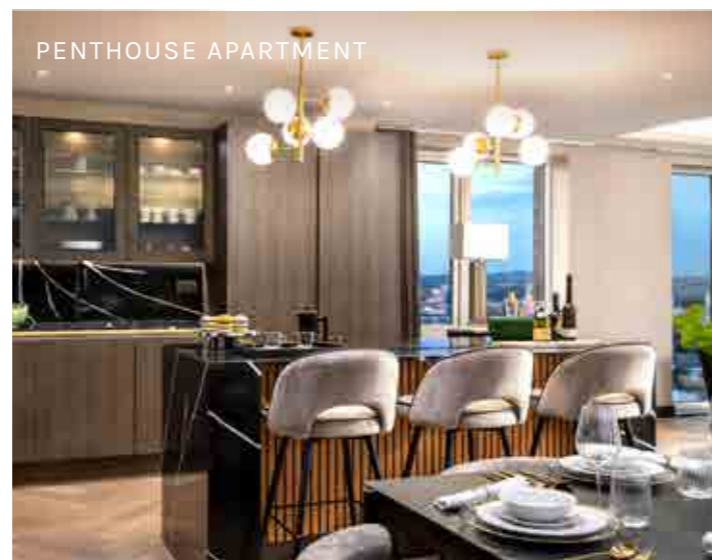


WATERSIDE BALCONY VIEWS

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.



CANALSIDE CITY APARTMENTS



PENTHOUSE APARTMENT



PRIVATE GARDENS

SNOW HILL WHARF

Birmingham, B4 – St Joseph



URBAN OASIS IN BIRMINGHAM'S CITY CENTRE

Snow Hill Wharf brings luxury living to a prime location in Birmingham City Centre. Enjoy just the right balance of serenity and excitement between the tranquil canalside and the vibrant Jewellery Quarter. The apartments have been designed to meet the needs of busy lifestyles.

HIGHLIGHTS

- Award-winning, stylish apartments
- 24-hour concierge, residents' lounge, cinema room, gym, sauna and steam room
- Three landscaped private podium gardens
- Central Birmingham city location, just 0.6 miles* to the Colmore Business District
- Close to major transport hubs, including 0.9 miles* from the forthcoming HS2 Curzon Street station

AVAILABILITY

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

CONTACT

0121 756 4952
www.snowhillwharf.co.uk



KEY FACT The landscaped podium gardens and green roofs are enhancing ecology in the urban environment, benefitting insect and bird life.

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.

HIGHCROFT

Wallingford, OX10 – St Edward



LOVE COMING HOME

If traditional architecture on the outside and modern interior design on the inside sound like the best of both worlds, this is the place. With the ancient market town of Wallingford for a neighbour and the natural beauty of South Oxfordshire on your doorstep, it's easy to fall in love with Highcroft.

HIGHLIGHTS

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

AVAILABILITY

2, 3, 4 and 5 bedroom houses. Prices from £450,000

CONTACT

01491 378 376
www.highcroft-wallingford.co.uk



KEY FACT At Highcroft, 30% of the area is dedicated to open biodiverse space, featuring gardens, swales, and mature trees that offer variety and beauty throughout the seasons. Much of the native flora and fauna across the 18 acre development has been protected and the natural environment flourishes.



HIGHCROFT BOULEVARD



CHILDRENS PLAY AREA



THE PRIMROSE SHOWHOME

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.

GREEN PARK VILLAGE

Reading, RG2 – St Edward



EFFORTLESS LIVING FOR EVERYONE

Conveniently placed within easy reach of London and central Reading, Green Park Village offers a superb collection of New England inspired houses and apartments. Located in a charming lakeside setting, this vibrant community has all the facilities a neighbourhood needs to flourish.

HIGHLIGHTS

- Beautifully designed and elegantly styled new apartments and houses in a stunning lakeside setting
- Surrounded by green open space in an established and thriving community
- Market Square with a new primary school and coffee shop
- Restaurants, shops, gym, and pool at adjacent Green Park Business Park
- 6 minutes* to Reading town centre from on-site Reading Green Park train station
- Direct trains from Reading to London Paddington in 23 minutes*

AVAILABILITY

1 and 2 bedroom apartments. Prices from £305,000

CONTACT

01182 172 212
www.greenparkvillage.co.uk



KEY FACT Green Park Village was the first St Edward development to use biodiesel – which emits 98% less carbon and 29% fewer nitrogen oxides than traditional diesel – during construction.



*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.



BANKSIDE GARDENS

Reading, RG2 – St Edward



A NEW PERSPECTIVE ON URBAN LIVING

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

HIGHLIGHTS

- Stylish waterfront apartments
- Residents' facilities including a concierge, gym, cinema, and co-working studio
- Extensive landscaped gardens and parkland
- On-site Reading Green Park train station providing trains to Reading in 6 minutes*
- Reading to London Paddington in 23 minutes* by train
- Elizabeth line directly links Reading to the London Underground

AVAILABILITY

1 and 2 bedroom apartments. Prices from £299,500

CONTACT

01182 171 386
www.banksidegardens.co.uk



KEY FACT At Bankside Gardens we have a rainwater harvesting tank; this reduces the demand on piped water to nourish the grounds and landscaped gardens.

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.



ABBHEY BARN PARK

High Wycombe, HP10 – Berkeley



LIFE IS FOR LIVING. NATURALLY

With beautiful homes bordered by mature woodland, Abbey Barn Park is a wonderful place to live. The thriving market town of High Wycombe is just moments away and a new primary school has opened, which will be connected to the development by direct walking routes.

HIGHLIGHTS

- The Ride is a 34 acre country park at the heart of the development
- Close to Deangarden Wood with its woodland trail and footpaths
- Multi-use games area, play trails and allotments
- Shuttle bus service available with buses to High Wycombe train station
- Well-regarded state and private schools in the area
- 2.6 miles* to High Wycombe train station
- 30 minutes* to London Marylebone by train

AVAILABILITY

1 and 2 bedroom apartments. Prices from £265,000
3, 4 and 5 bedroom houses. Prices from £565,000

CONTACT

01494 370 142
www.abbey-barn.co.uk



KEY FACT The allotments at Abbey Barn Park will promote home-grown and sustainably sourced food.

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.

WOODHURST PARK

Warfield, RG42 – Berkeley



A THRIVING COMMUNITY IN HARMONY WITH NATURE

Woodhurst Park promises a return to a more natural way of life where community and nature live hand in hand. Immerse yourself in the quiet and beautiful country park location with acres of landscaped open space, nature walks, play areas and village green. Located just 1.5 miles from Bracknell town centre and train station.

HIGHLIGHTS

- 65 acres of country park
- Primary school within walking distance
- 1.4 miles* to Bracknell's Lexicon Centre with shops, restaurants and a multiplex cinema
- Convenient for M3 and M4 motorways into London and just 30 minutes* to Heathrow Airport by car
- London Waterloo in 62 minutes* by train
- A thriving community with a calendar of activities and events

AVAILABILITY

2, 3, 4 and 5 bedroom houses. Prices from £349,950

CONTACT

01344 961 545
www.woodhurstpark.co.uk



KEY FACT 15 acres of Woodhurst Park is dedicated to landscaped outdoor spaces which link the community through river and orchard walks, play spaces, and nature trails.



*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.



STEUART LIBRARY

SUNNINGDALE PARK



Sunningdale Park
ROYAL BERKSHIRE

Ascot, SL5 – Berkeley

A COUNTRY ESTATE RE-IMAGINED

At Sunningdale Park the spectacular landscape and the captivating history of a country estate serve as the backdrop to a new community of beautiful homes. This truly special development is set between the sought-after areas of Virginia Water and Ascot and is 7 miles* from Royal Windsor.



HIGHLIGHTS

- Set in 47 acres of country park
- World-class golf courses and leisure facilities nearby
- 10 miles* to Heathrow and 27 miles* to Central London
- First-class education nearby including Wellington College and St Mary's, Ascot and Eton College

AVAILABILITY

2, 3 and 4 bedroom apartments and penthouses. Prices from £675,000
4 and 5 bedroom houses. Prices from £1,450,000

CONTACT

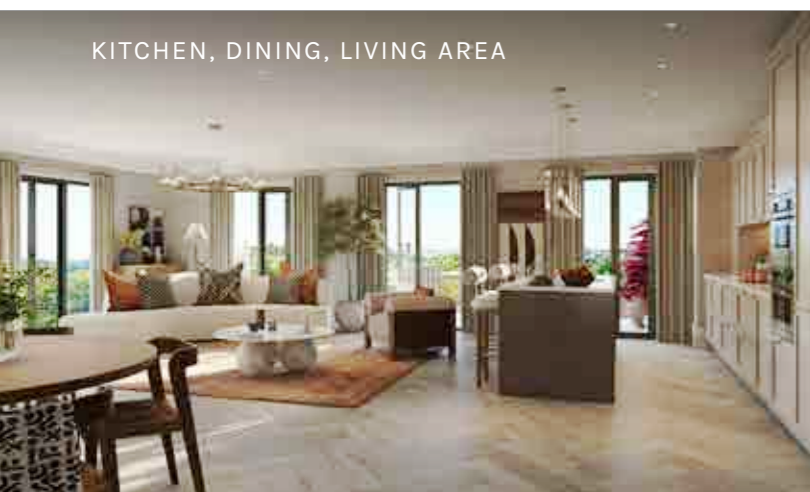
01344 961 312
www.sunningdalepark.com

KEY FACT We're creating natural habitats for the resident wildlife. Parkland, native trees, pollinator-friendly planting, ponds, and hedges - they are all part of our commitment to achieve a biodiversity net gain of over 250%.

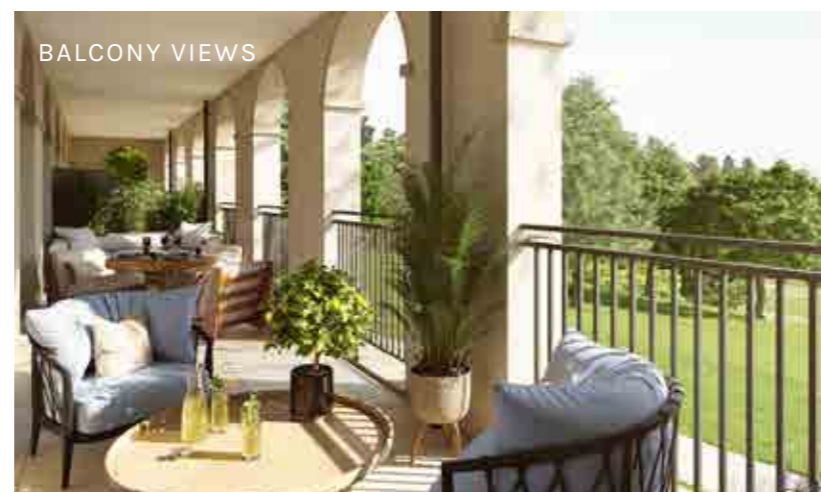


COUNTRY PARK

KITCHEN, DINING, LIVING AREA



BALCONY VIEWS



LIVING ROOM



*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.

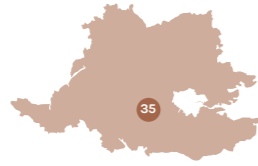
HARTLAND VILLAGE



Fleet, GU51 – St Edward

DISCOVER A VILLAGE FOR LIFE

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



HIGHLIGHTS

- Nestled in a beautiful countryside setting, surrounded by over 100 acres of open space and parkland
- A new Village Centre which will include a primary school and amenities to create a thriving community
- A short drive to Fleet and Farnborough town centres
- Just 36 minutes* by train to London Waterloo
- High-performing schools in Fleet and surrounding villages

AVAILABILITY

3 and 4 bedroom houses.
Prices from £570,000

CONTACT

01252 982 821
www.hartlandvillage.co.uk

KEY FACT Hartland Village is enhancing biodiversity through landscaping, ponds, over 1,000 new trees, dedicated wildlife habitats and the creation of a 70 acre Country Park.



LAKESIDE, PHASE 1 AT HARTLAND VILLAGE



HARTLAND MEWS



OPEN PLAN LIVING



ENHANCING BIODIVERSITY



HARTLAND COUNTRY PARK

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

SURROUNDED BY NATURE



HARESHILL

Fleet, GU51 – Berkeley



A GREENER PLACE TO CALL HOME

A beautiful new collection of homes in the picturesque village of Crookham near Fleet in Hampshire, edged with native trees and encompassing an ancient copse. The homes are located among green pathways, nature, and play areas.

HIGHLIGHTS

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

AVAILABILITY

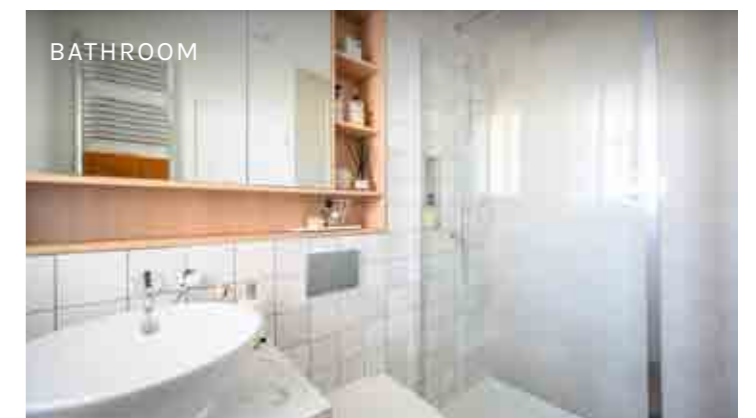
1 and 2 bedroom apartments.
Prices from £255,000
2, 3, 4 and 5 bedroom houses.
Prices from £440,000

CONTACT

01252 982 362
www.harehill-fleet.co.uk



KEY FACT We have created a SANG (Suitable Alternative Natural Green Space), which will link to Edenbrook Country Park and provide over 5km of footpaths and trails.



*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.

KNIGHTS QUARTER

Winchester, SO22 – Berkeley

KNIGHTS QUARTER

WINCHESTER

SIMPLY MAGNIFICENT

Centuries-old heritage meets timeless class at Knights Quarter. This exquisite collection of homes is located in one of Winchester's most affluent and desirable locations and overlooks the beautiful Old Town. The city centre is just half a mile away – less than a 10 minutes* walk.

HIGHLIGHTS

- Exclusive residents-only gym and concierge
- Beautiful landscaping, central square and courtyard garden
- Stunning views across the city
- Great transport links and just over an hour* by train to London
- Secure underground parking for all apartments
- Close to open countryside and the South Downs

AVAILABILITY

2 bedroom apartments.
Prices from £385,000
4 and 5 bedroom houses.
Prices from £1,475,000

CONTACT

01962 573 019
www.knightsquarter.co.uk



KEY FACT Sustainability is key: we've installed electric vehicle charging points, solar panels, and a bug hotel made from unused pallets.



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



HOLLYFIELDS

Tunbridge Wells, TN2 – Berkeley



Hollyfields
HAWKENBURY • TUNBRIDGE WELLS

OVERLOOKING STUNNING VIEWS OF THE HIGH WEALD

Hollyfields is a distinctive collection of apartments and family homes in the heart of the glorious Kent countryside, just 1.2 miles from Tunbridge Wells town centre. The traditional shops and convenience stores in Hawkenbury village are within easy reach for your everyday essentials.

HIGHLIGHTS

- Walking distance to Tunbridge Wells town centre and station
- Play areas, ponds and wetlands, with natural landscaping
- Exclusive commuter shuttle to and from Tunbridge Wells station
- Direct trains to London in as little as 44 minutes*
- St Peter's School located on site, rated 'Outstanding' by Ofsted

AVAILABILITY

2 bedroom apartments.
Prices from £295,000
2 bedroom coach houses.
Prices from £350,000
4 bedroom homes.
Prices from £865,000

CONTACT

01892 346 664
www.hollyfields-hawkenbury.co.uk



KEY FACT 322 trees have been retained and we have planted an additional 212. These measures help to create a rich habitat for wildlife and improve air quality by filtering out harmful pollutants.

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.



HORLICKS QUARTER FEATURING CLOCKTOWER PLACE

HORLICKS QUARTER

HORLICKS QUARTER
SLOUGH SL1

Slough, SL1 – Berkeley

YOUR OWN PIECE OF SWEET HISTORY

Horlicks Quarter is an icon reborn. Meticulously refurbished historic buildings sit alongside a collection of new apartments and houses, surrounded by gardens, water features and wonderful facilities. Where else can you see Windsor Castle from the residents' rooftop garden?



HIGHLIGHTS

- Restoration of iconic buildings including the Horlicks Factory
- Green open spaces, play areas and commercial space
- Residents' facilities include concierge, gym, cinema room, games room, co-working hub, and rooftop garden with proposed nursery and café
- 7 minute* walk to Slough train station and Elizabeth line station and 10 miles* to Heathrow Airport
- 6 minutes* by train to Windsor and 15 minutes* to London Paddington

AVAILABILITY

Studio, 1, 2 and 3 bedroom apartments.
Prices from £279,950
3 bedroom Urban Houses.
Prices from £645,000

CONTACT

01753 942 448
www.horlicksquarter.co.uk

KEY FACT We're creating new green spaces and water features for our animal and insect neighbours. For every tree that is removed, we will plant 15 new ones.



AQUIFER GARDENS



RESIDENTS' LOUNGE



GYM



CINEMA ROOM

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.



LANDSCAPED GARDENS

THE EIGHT GARDENS

Watford, WD24 – Berkeley



WHERE TOWN, CITY & COUNTRY MEET

The Eight Gardens perfectly combines city life with nature. Just a 4 minute* walk to Watford Junction station, which offers frequent connections to London Euston in only 14 minutes*, it's a really convenient location for work and play. You'll have access to amenities including a concierge, gym, screening room, and business lounge. Plus, you can enjoy the beautifully landscaped gardens with art installations and serene water features.

HIGHLIGHTS

- 14 minutes* to zone 1
- Concierge, gym, business lounge and screening room
- Part of the wider regeneration of Watford
- Close to local parks, retail and amenities
- Ready to move into in 2024

AVAILABILITY

Manhattan, studio, 1, 2 and 3 bedroom apartments.
Prices from £322,500

CONTACT

020 3918 3666
www.theeightgardens.co.uk



OPEN-PLAN LIVING



GYM

KEY FACT Once complete, 300 new trees will have been planted to absorb carbon dioxide, improve soil, and provide homes for fungi, nesting birds, small mammals, and insects.

EDEN GROVE

Staines-upon-Thames, TW18 – Berkeley



LOCAL LIVING LONDON STYLE

Eden Grove is a collection of beautifully designed contemporary homes, set around a delightful green courtyard featuring outstanding on-site amenities. The riverside town of Staines-upon-Thames has the best of all worlds – the outstanding natural beauty of the surrounding Surrey countryside, a bustling town centre with thriving shops and restaurants, and only a short commute into London.

HIGHLIGHTS

- Heathrow Airport a 10 minute* drive away
- 5 minute* walk to town centre and train station
- 24-hour concierge service and co-working space
- Residents' gym and cinema room
- 35 minutes* to central London
- First-class education such as Eton College and Royal Holloway University

AVAILABILITY

Studio, 1, 2 and 3 bedroom apartments.
Prices from £343,000

CONTACT

01784 614 757
www.edengrove-londonroad.co.uk



CENTRAL PODIUM GARDENS



SHOWHOME



GYM

KEY FACT There are 418 solar panels across Eden Grove, providing renewable energy to communal areas and lowering electricity bills.

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.

LEIGHWOOD FIELDS

LEIGHWOOD
— FIELDS —
CRANLEIGH

Cranleigh, GU6 - Berkeley

EXQUISITELY CRAFTED

Leighwood Fields is set in a hidden oasis in the heart of rural Surrey. This tranquil neighbourhood is within walking distance from the bustling Cranleigh High Street, with its independent shops, cafés, and outstanding schools.



HIGHLIGHTS

- A sought-after neighbourhood in a desirable postcode
- Located in Surrey Hills, an Area of Outstanding Natural Beauty
- Village green and natural play areas for residents to enjoy
- 24 minute* drive to Guildford station, 30 minute* train journey from Guildford to Waterloo and 55 minute* drive to Brighton
- Neighbouring the bustling town of Guildford

AVAILABILITY

2, 3, 4 and 5 bedroom houses.
Prices from £450,000

CONTACT

01483 945 454
www.leighwoodfields.co.uk

KEY FACT Residents can enjoy a 60 acre open country park, featuring a lake, outdoor performance spaces, and a children's adventure park adjacent to Leighwood Fields.



A SOUGHT-AFTER NEIGHBOURHOOD



OPEN PLAN LIVING



BATHROOM



PLAYGROUND



BEDROOM

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.

BROADACRES

Southwater, RH13 – Berkeley



PERFECTLY PLACED FOR CONNECTED COUNTRY LIVING

Beautifully designed, combining elegant façades and contemporary interiors, Broadacres is a charming development in the village of Southwater, West Sussex. It's easy to stay active here. Football, tennis, cricket, or maybe a good old country walk – take your pick, it's all right here for a balanced and healthy lifestyle.

HIGHLIGHTS

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

AVAILABILITY

2, 3 and 4 bedroom houses.
Prices from £390,000

CONTACT

01403 582 533
www.broadacres-southwater.co.uk



Best Family Home (up to £750k)

KEY FACT Broadacres has three ponds which help to mitigate flood risk and enhance biodiversity by supporting diverse habitats and ecosystems.



CHARMING VILLAGE LOCATION



LIVING AND DINING ROOM



PLAY PARK

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.



SENSE OF COMMUNITY



GREEN OPEN SPACES



LOCAL AREA

HIGHWOOD VILLAGE

HIGHWOOD VILLAGE

Horsham, RH12 – Berkeley

YOUR MODERN VILLAGE

Highwood Village is a sought-after development nestled in the Sussex countryside, near charming Horsham. Boasting excellent travel links, river walks, pump track and a vibrant community, Highwood Village is an ideal modern village for all ages to relish.

HIGHLIGHTS

- Walking distance to Horsham Town Centre
- Fantastic amenities nearby
- In the catchment area for excellent schools
- Reach London Victoria in 51 minutes* and Gatwick Airport in 25 minutes*
- An abundance of nature and wildlife

AVAILABILITY

2 bedroom apartments.
Prices from £350,000
2, 3 and 4 bedroom houses.
Prices from £445,000

CONTACT

01403 582 712
www.highwoodvillage.co.uk



KEY FACT Here's to more greenery for the residents and the wildlife. We're planting over 1,000 trees, promoting biodiversity and strengthening resilience against climate change.

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.

SENSE OF COMMUNITY



FOAL HURST GREEN

Paddock Wood, TN12 – Berkeley



Foal Hurst Green
Paddock Wood

A WORLD APART FROM THE EVERYDAY

Foal Hurst Green is an exceptional development of traditional Kentish style architectural homes. Get a breath of fresh air with our 5 acre nature reserve and adjoining 29 acre ancient woodland. The development is surrounded by excellent educational facilities and transport links into London located less than half a mile away.

HIGHLIGHTS

- The duck pond is the focal point of the development, with play areas and beautiful landscaping
- Direct train links into London Bridge in 40 minutes*
- Surrounding 12 acre meadow
- The motorway network and international rail links are close by, giving easy access to the coast and European destinations

AVAILABILITY

3, 4 and 5 bedroom houses.
Prices from £460,000

CONTACT

01892 346 005
www.foalhurstgreen.co.uk



KEY FACT The 5 acre nature reserve in Foal Hurst Green is home to many plant and animal species, enhancing local biodiversity.



LOCAL AREA, OAST HOUSES



LIVING/DINING AREA



KITCHEN

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.

OAKHILL

OAKHILL HILDENBOROUGH | KENT

Kent, TN11 – Berkeley

A HISTORIC PARKLAND

Tucked away in the heart of the countryside, Oakhill is one of Kent's best-kept secrets. Enter the gated estate to discover an exquisite collection of homes set in a 30 acre historic parkland, with lovingly restored 19th-century Oakhill House as its focal point. With trains to London Bridge in just 32 minutes*, Oakhill is a rural escape that doesn't compromise on connections.



HIGHLIGHTS

- Brand new gated development
- Set in 30 acres of beautiful, mature landscaping with existing ponds
- Conversion of existing buildings as well as a Grade II Listed building
- Private underground parking for apartments and separate parking for houses
- Excellent school catchment area including Tonbridge and Sevenoaks Schools
- Exclusive residents' facilities including gym, cinema, Padel court, BBQ area and co-working space.

AVAILABILITY

1, 2 and 3 bedroom apartments.
Prices from £408,600
3, 4 and 5 bedroom houses.
Prices from £869,500

CONTACT

01732 608 139
www.oakhill-hildenborough.co.uk

KEY FACT We're retaining 555 trees and planting over 80 new ones, alongside long-term management of the existing mature landscape.



*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.



COUNTRYSIDE LIVING

FARMSTEAD AT CRANBROOK



Cranbrook, TN17 – Berkeley

NEW HOME WITH OUTSTANDING NATURAL BEAUTY

Set amid countryside, woodlands and streams, Farmstead is where you'll discover nature at its finest. This development is a gated collection, inspired by traditional Kentish architecture yet with a contemporary twist.



HIGHLIGHTS

- The nearby station at Staplehurst offers regular services into London Bridge in under an hour*
- An array of 'Outstanding' and 'Good' Ofsted-rated schools, including Cranbrook Grammar School**
- Local bus services to Hawkhurst, Staplehurst, Goudhurst, Maidstone and Tunbridge Wells
- Protection and enhancement of ancient woodland
- Green open spaces, play areas and ponds
- Location in the High Weald Area of Outstanding Natural Beauty

AVAILABILITY

3, 4 and 5 bedroom houses.
Prices from £499,950

CONTACT

01580 428 213
www.farmsteadtannersbrook.co.uk



Best Small Development

KEY FACT There are multiple areas of open space and ecological habitat across the development, including a new attenuation pond.



KITCHEN



DUCK POND



DAVISON HOUSE



LIVING ROOM

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps.
**Ofsted rating as per latest inspection. Source: reports.ofsted.gov.uk
Photography is indicative only.

BERKELEY PLACE

Farnham Royal, SL2 – Berkeley



AN IDEAL LOCATION

Enjoy village living in this gated development situated in Farnham Royal, Buckinghamshire, close to High Wycombe and convenient transport links. This boutique collection of apartments is set within a refurbished, traditional-style building and is surrounded by mature landscaping.

HIGHLIGHTS

- Farnham Broadway offers a selection of shops, supermarkets, pubs and restaurants
- 2.3 miles* to Burnham station and 2.8 miles* to Slough, with access to the Elizabeth line
- 15 minute* train from Slough to London Paddington
- 6 miles* to the beautiful market town of Beaconsfield
- All apartments ready to move into

AVAILABILITY

2 bedroom apartments.
Prices from £359,950

CONTACT

01753 942 698
www.berkeley-place.co.uk



KEY FACT We are using species-rich turf for the lawns and landscaped areas, consisting of approximately 26 species of grasses and flowers, which allows the turf to sustain more wildlife than a conventional grass lawn.



*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.



SUNNINGHILL SQUARE

Ascot, SL5 – St William



DISCOVER THE JOY OF VILLAGE LIFE

Sunninghill Square is a boutique development in the characterful village of Sunninghill, in the Royal County of Berkshire. This prestigious collection of new homes is located a short walk from the high street which features an eclectic mix of shops and amenities. Enjoy all the benefits of village living in this well-connected haven.

HIGHLIGHTS

- Individually designed Victorian-inspired houses
- Beautifully landscaped village green with children's play area
- Walking distance to Sunninghill high street
- Great education opportunities close by
- 12 miles* to Heathrow Airport

AVAILABILITY

3 and 4 bedroom houses.
Prices from £730,000

CONTACT

01344 238 062
www.sunninghillsquare.co.uk

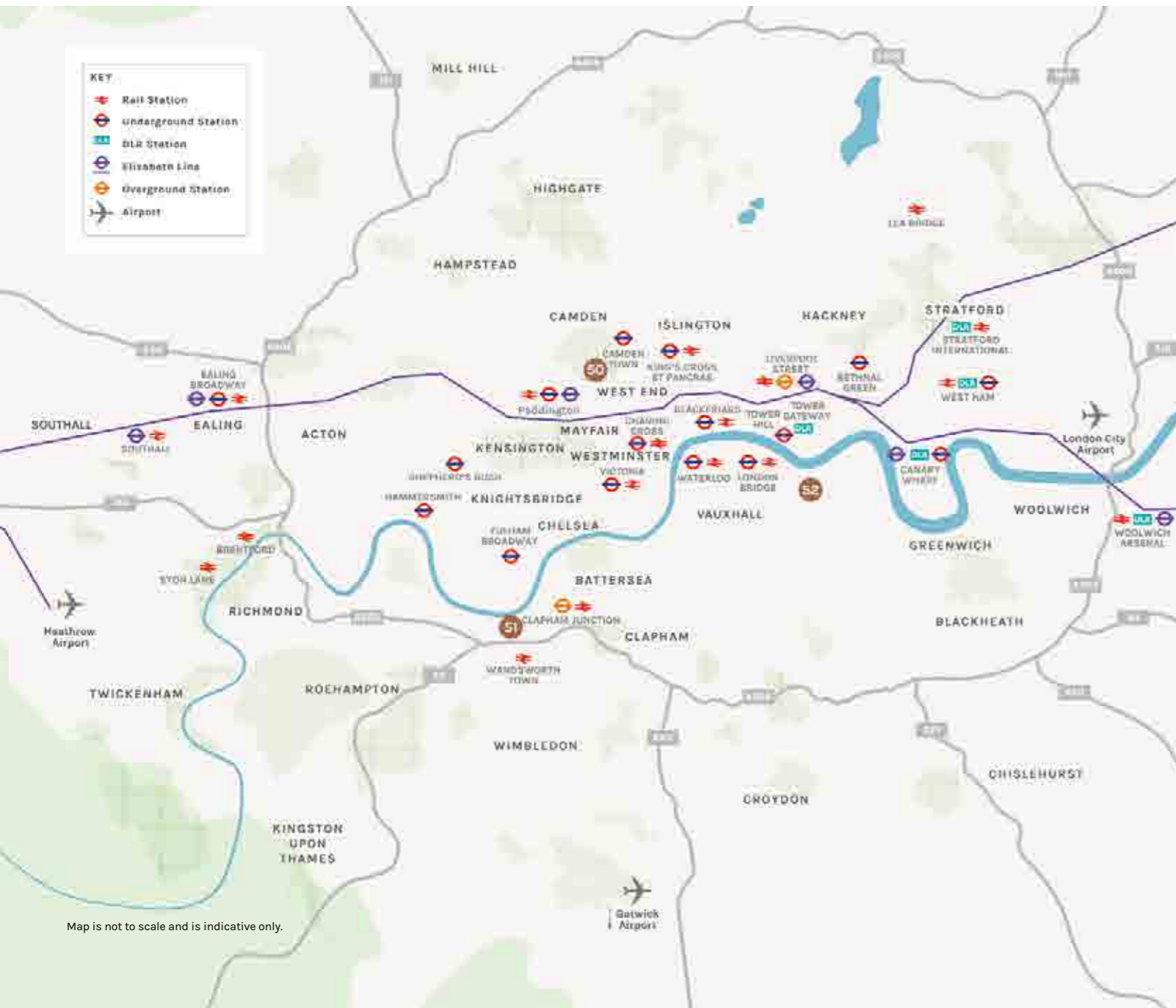


KEY FACT The kitchens at Sunninghill Square feature Cosmolite stone worktops, made from 100% recycled materials.

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.

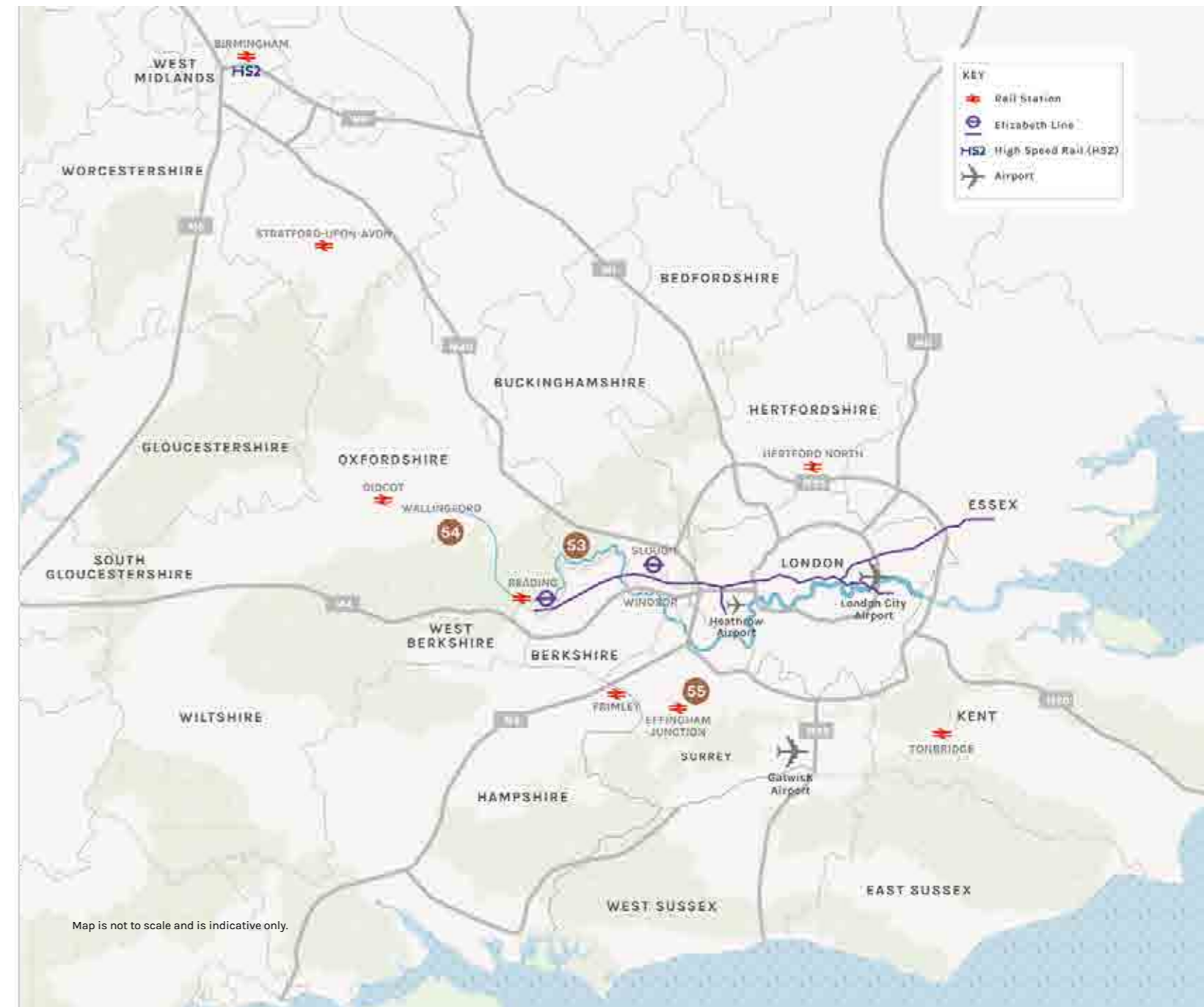
COMING SOON WITHIN GREATER LONDON

DEVELOPMENT NAME	LOCATION	HOME TYPE	PAGE
50 Trillium	Marylebone	Apartments	100
51 Wandsworth Mills	Wandsworth	Apartments	101
52 Bermondsey Place	Bermondsey	Apartments	102



COMING SOON BEYOND LONDON

DEVELOPMENT NAME	COUNTY	HOME TYPE	PAGE
53 Spring Hill	Berkshire	Apartments / Houses	103
54 Winterbrook Meadows	Oxfordshire	Apartments / Houses	104
55 Effingham	Surrey	Apartments / Houses	105





LONDON SKYLINE VIEWS

WANDSWORTH MILLS

Wandsworth, SW18 – St George

WMA
WANDSWORTH MILLS
WATERSIDE LIVING SW18

LIVING HISTORY

Wandsworth Mills blends heritage and modernity, seamlessly combining high-specification new homes with sensitively designed landscaping alongside Grade II Listed buildings and beautifully appointed residents' facilities. Located in one of the greenest boroughs in London that boasts close proximity to two rivers, the Thames and the Wandle, Wandsworth Mills will be a truly unique place to live.

HIGHLIGHTS

- South West London village living on your doorstep with a variety of shops, bars and restaurants nearby
- Only 6 miles* from central London
- Access to 1,700 acres of lush green spaces and parks within easy walking distance
- Surrounded by some of the highest-rated nurseries, schools and universities in the Capital

AVAILABILITY

Manhattan, 1, 2, 3 and 4 bedroom homes. Prices not released

CONTACT

020 3813 5229
www.wandsworthmills.co.uk



TRILLIUM

Marylebone, W2 – Berkeley

CURATING A HOLISTIC LIVING EXPERIENCE

Trillium is perfectly positioned for the best that London has to offer, situated close to the prestigious neighbourhoods of Marylebone and Little Venice. The apartments and penthouses are surrounded by an oasis of private and public gardens, the picturesque Paddington Canal and no less than 2 Royal Parks, Hyde Park and Regent's Park.

HIGHLIGHTS

- Zone 1 location, just a 1 minute* walk from Edgware Road station
- Excellent transport connections via Bakerloo, Hammersmith & City, Circle lines
- Moments from the prestigious neighbourhoods of Marylebone and Little Venice

AVAILABILITY

Manhattan, 1, 2 and 3 bedroom apartments. 4 bedroom penthouses. Prices not released

CONTACT

020 3918 8752
www.berkeleygroup.co.uk



THE ARTISAN TOWER

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated image is indicative only.

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.

BERMONDSEY PLACE

Bermondsey, SE1 – Berkeley



REVITALISING SOUTHEAST LONDON

Inspired by its rich industrial heritage and vibrant, creative community, Bermondsey Place is redefining the future of SE1. Surrounded by green spaces, yet just minutes to the City, Bermondsey Place brings the luxury Berkeley lifestyle to an exciting south London neighbourhood on the cusp of tremendous change.

HIGHLIGHTS

- New development in an area marked for growth and opportunity
- Zone 2 location with good transport links close by
- Well-designed homes set within new green spaces, just moments from Burgess Park
- Great facilities for residents to enjoy a modern luxury lifestyle
- Quick and easy access to the popular Bermondsey Street and Maltby Street Market

AVAILABILITY

Suites, 1, 2 and 3 bedroom apartments.
Prices not released

CONTACT

020 3432 1894
www.bermondseyplace.com



VIEWS TOWARDS THE CITY

Computer-generated images and photography are indicative only.

LOCATED NEAR BRAY



SPRING HILL

Maidenhead, SL6 – Berkeley



A UNIQUE PLACE FOR PEOPLE TO LIVE AND THRIVE

Great places start with a strong vision. We created Spring Hill to build high-quality homes, strengthen communities, and improve people's lives. Now, we look forward to it blossoming into a sustainable and welcoming neighbourhood with a new village identity.

HIGHLIGHTS

- Character areas, green open spaces, village-inspired homes and central village green
- 1.5 miles* to Maidenhead town centre
- 1.2 miles* to Maidenhead train station with Elizabeth Line trains taking just 45 minutes* to London Paddington
- 1.5 miles* to the M4

AVAILABILITY

1, 2 and 3 bedroom apartments.
Prices not released
3, 4 and 5 bedroom houses.
Prices not released

CONTACT

01628 918 772
www.springhillmaidenhead.co.uk



*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.



RIVER THAMES AT WALLINGFORD

WINTERBROOK MEADOWS

Wallingford, OX10 – Berkeley



MORE THAN A HOME

Winterbrook Meadows is set in Wallingford, a quintessentially English market town on the River Thames. You can cycle to the centre of Wallingford in just 6 minutes and there discover a host of local amenities including a rich selection of independent shops, restaurants and cafés. Winterbrook Meadows is a new neighbourhood that embodies the traditional values and the desirable lifestyle associated with village life.

HIGHLIGHTS

- Character areas, green open spaces, village-inspired homes, heritage-themed play areas
- Walking distance of Wallingford town centre and River Thames
- Good schools nearby including Wallingford School, Cranford House, Moulsoford Prep, and Abingdon School
- 13 miles* to Oxford, 15 miles* to Reading, 50 miles* to London
- 6 miles* to Didcot Parkway with 40 minute* trains to London Paddington

AVAILABILITY

1 and 2 bedroom apartments. Prices not released
3, 4 and 5 bedroom houses. Prices not released

CONTACT

01491 378 297
www.winterbrook-meadows.co.uk



KEY FACT To help reduce the reliance on cars and to support the Oxfordshire Cycle Strategy, there will be a new cycle and pedestrian link to Wallingford town centre.

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Computer-generated images and photography are indicative only.

EFFINGHAM

Effingham, KT24 – Berkeley

EMBRACE CLASSIC VILLAGE LIFE IN SURREY

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

HIGHLIGHTS

- Brand-new Howard of Effingham secondary school
- Easy access to Guildford, Leatherhead, M25, A3 and Gatwick Airport
- A short walk to village shops and pubs
- Walking distance to train station

AVAILABILITY

1 and 2 bedroom apartments. Prices not released
2, 3, 4 and 5 bedroom houses. Prices not released

CONTACT

01483 944 128
www.berkeleygroup.co.uk



KEY FACT Existing ancient woodland will be positively managed and enhanced. The development will include a woodland glade with a species-rich flower meadow.



Computer-generated images and photography are indicative only.

THE BERKELEY FAMILY

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



Berkeley

Designed for life

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

St Edward

Designed for life

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

St George

Designed for life

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

St James

Designed for life

Established in 1996, originally as a joint venture with Thames Water.

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

St Joseph

Designed for life

St Joseph was established to deliver developments in the Midlands. The business believes that inspiring public realm is the cornerstone of a happy, thriving community and it is committed to delivering the very best developments for local people.

St William

Designed for life

A joint venture between National Grid and the Berkeley Group.

The goal is to transform industrial sites from a bygone age into beautiful places which people call home.

St William has unlocked some of the most technically complex regeneration sites at the heart of communities across London and the South of England, creating homes for everyone.



Please scan this QR code to register for a copy of the Berkeley Portfolio and download a digital version.

SEE MORE IMAGES, VIDEOS AND PLANS ONLINE

For further information about our developments and to register for a copy of the Berkeley Portfolio please scan the QR code below or visit:

www.berkeleygroup.co.uk or call our Sales Offices where our teams will be very happy to help you.

TRANSFORMING TOMORROW

At the beginning of 2021, we refined our long-term business strategy to align it with the pressing issues of the next decade. It is called Our Vision 2030.

It sets out long-term goals which impact upon what we create and how we work. We will continue to create places that stand the test of time, by focusing on customers, quality, communities, climate action and nature.

OUR VISION IS TO BE A WORLD-CLASS BUSINESS, TRUSTED TO TRANSFORM THE MOST CHALLENGING SITES INTO EXCEPTIONAL PLACES AND TO MAXIMISE OUR POSITIVE IMPACT ON SOCIETY, THE ECONOMY AND THE NATURAL WORLD.



TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.

ACCOLADES

ACROSS BERKELEY WE CONTINUE TO STRIVE TO BE THE BEST AT WHAT WE DO, AND HAVE RECEIVED MANY AWARDS FOR QUALITY, CONSTRUCTION AND CUSTOMER SERVICE.

Our customers remain very positive about the standard and finish of our work, and in feedback and independent surveys, 97.5% say they would recommend us to a friend. They can be assured that our attention to detail and quality will remain as high as ever across every one of our sites.

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

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

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

These results are testament to our unwavering commitment to creating successful, sustainable places and strengthening communities.

Below are just some of the awards Berkeley Group won in 2023.



WhatHouse? Awards - Best Large Housebuilder



Building Awards - Housebuilder of the Year



Management Today Business Awards - Long Term Business Success

National Sustainability Awards - Water Conservation Award



Please scan this QR code for more information on how we are TRANSFORMING TOMORROW



Proud members of the Berkeley Group:

Berkeley
Designed for life

St Edward
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St George
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St James
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St Joseph
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