

# PORTFOLIO

THE BERKELEY GROUP PORTFOLIO | 2023

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





Photography of Kidbrooke Village, Greenwich

# 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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# DESIGNED FOR LIFE

OUR PASSION AND PURPOSE IS TO BUILD QUALITY HOMES, STRENGTHEN COMMUNITIES AND MAKE A POSITIVE DIFFERENCE TO PEOPLE'S LIVES.

We are not a traditional homebuilder. We take time and great care to understand each development and work in partnership with local communities to design neighbourhoods where people love to live. We think carefully about how people experience their homes and neighbourhoods. Where do they meet, relax, exercise, and play? How do they interact with places? And crucially, how do we create homes that delight them in every small detail?

Finding answers to these questions is what really excites us. It's why we partner with some of the best architects, landscapers, and interior designers. It's why we choose quality materials that stand the test of time. And it's why we create a well-considered mix of amenities and beautiful facilities for residents to come home to. Places created in this way do a great deal of good. They are more sustainable, friendly, and lasting. They are stitched into the local fabric and help to strengthen and re-energise the communities around them.

Above all, they are designed for life.



# 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 SOMEONE'S HOME; THE PLACE THEY WILL ENJOY, RELAX IN AND FEEL SECURE.



98% of customers would recommend us to a friend, compared to the industry average of 91%.

(HBF, March 2022)



Buying a home is a huge decision. We want our customers to be delighted with the home they buy from us, but also with the service they receive during their journey and beyond the move-in date. With Berkeley, you can always expect personal and attentive service. A dedicated member of the customer care team provides individual support at every step of the way, enhanced by our MyHome Plus online portal.

We are proud that our customers have recognised our efforts to make their experience special. Our Net Promoter Score (the customer satisfaction benchmark) is 77.2 as of March 2022 – keeping in line with John Lewis and a big step above the industry average of 45. While for the sixth consecutive year, we achieved a 'Gold Award' and an 'Outstanding Achievement Award' for customer experience, based on independent benchmarking assessments from In-House Research.



# SUSTAINABLE BY NATURE

SUSTAINABILITY IS CRUCIAL TO US. WE TAKE REAL PRIDE IN REGENERATING WELL-CONNECTED BROWNFIELD LAND IN THE HEART OF OUR TOWNS AND CITIES TO CREATE THE NATURE-RICH PLACES LOCAL COMMUNITIES NEED.

Tackling climate change has long been a priority for us and we have set science-based targets for reducing our carbon emissions. There is a long way to go, but we have made great progress in reducing our direct emissions and creating highly efficient homes, with the right low-carbon technology for each site.

We know that living close to nature supports a healthy, happy life. And we firmly believe that every new development should add to nature, instead of taking away from it. That's why we became the first developer to measurably increase biodiversity on every new site and are now weaving more ambitious, varied, and beautiful natural networks into our neighbourhoods. These open landscapes include inviting parks, footpaths, and cycle links, which make sustainable travel easier.

## KEY FACTS

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

Many of our developments have bird and bat boxes, bee and bug hotels, ponds and other measures to protect and enhance wildlife habitats

49 net biodiversity gain sites delivering more than 500 acres of new or improved natural habitats.

BERKELEY ANNUAL REPORT 2022



# DELIVERING ON OUR PROMISES

WE ARE A RESPONSIBLE BUSINESS AND EVERYONE IN OUR TEAM CARES DEEPLY ABOUT OUR CUSTOMERS, EARNING THEIR TRUST AND DELIVERING ON PROMISES WE MAKE. OUR WORK ETHIC IS STRONG AND DEPENDABLE TO ENSURE WE ALWAYS HOLD OURSELVES TO HIGH STANDARDS.

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 £3.2bn to the UK GDP.



We are an 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.

## COMMITMENT TO CUSTOMERS

We achieved the Investor in Customers Gold rating for the fifth time in 2021-2022, based on an independent assessment of feedback from 1,750 customers.



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.

## SUSTAINABLE BY DESIGN

95% of construction waste was reused or recycled in 2021-2022.



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

## INDUSTRY-LEADING TALENT

We delivered more than 38,500 hours of training through the Berkeley Academy in 2021-2022.



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.

## TRUSTED BRANDS

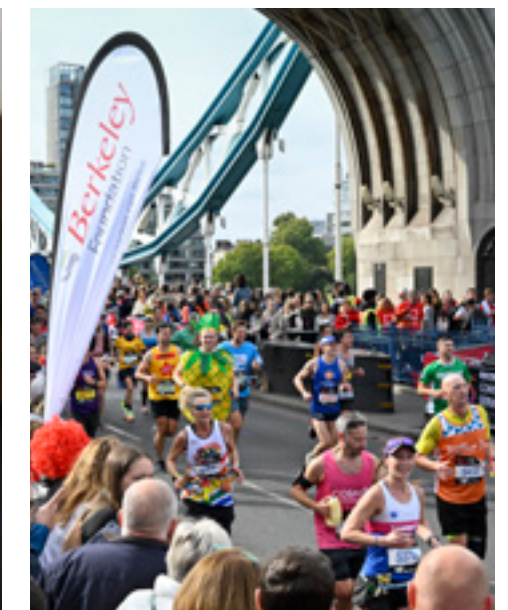
In the last year, we directly employed more than 3,000 people (as of 30 April 2022).



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.

## STRONG RELATIONSHIPS

In the last year, the Berkeley Foundation supported more than 12,000 vulnerable people through its grant programmes and charity partnerships.



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

25

Developments in Greater London

3

Forthcoming developments

### BEYOND LONDON

22

Developments beyond London

6

Forthcoming developments



See our developments online

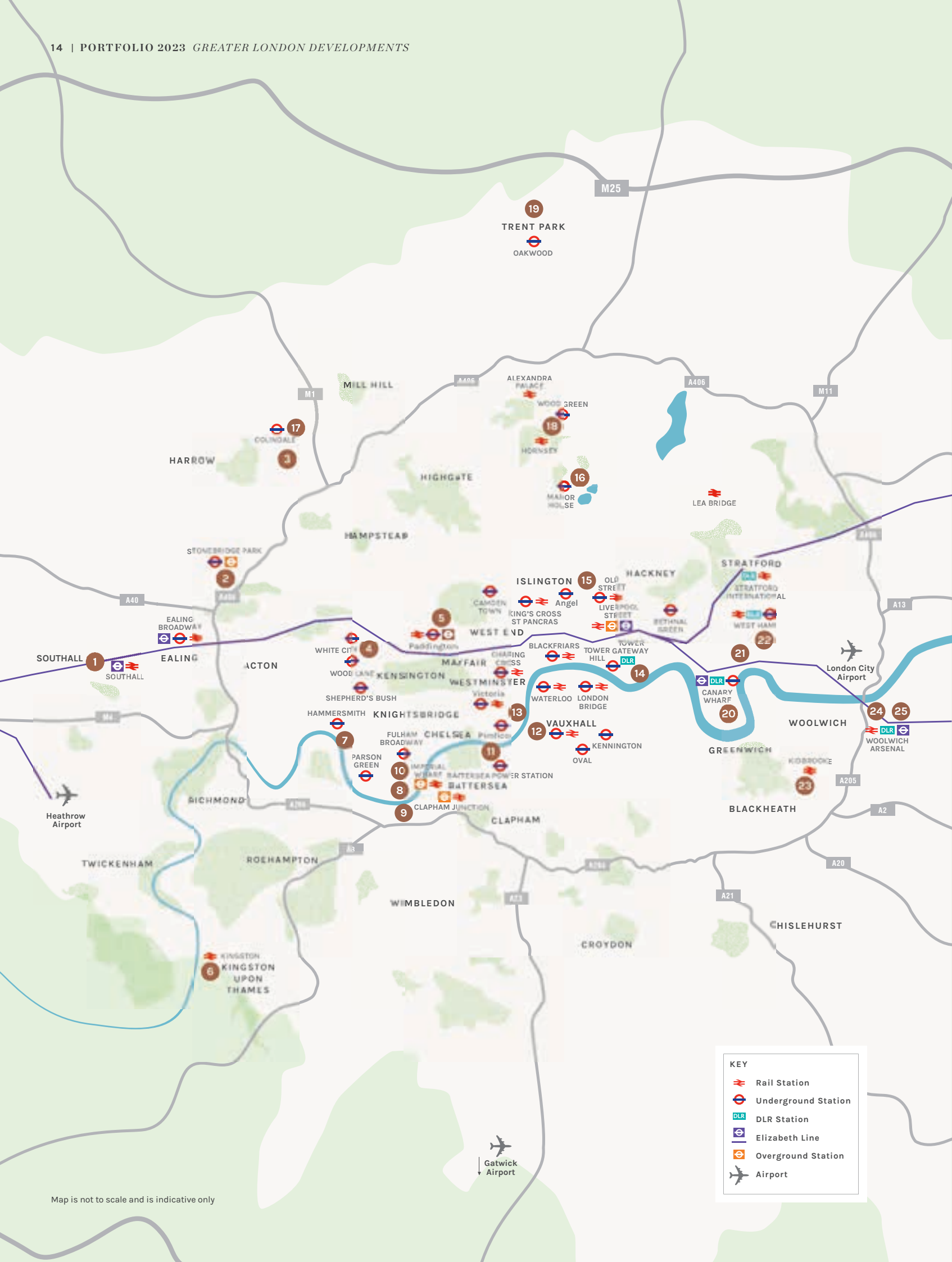




# GREATER LONDON DEVELOPMENTS







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 Greater London Developments please turn to page 64.

DEVELOPMENT NAME	LOCATION	POSTCODE	HOME TYPE	AVAILABILITY	PAGE
1 The Green Quarter	Ealing	UB1	Apartments	From £450,000	16
2 Grand Union	Alperton	HA0	Apartments	From £432,500	18
3 Silkstream	Hendon	NW9	Apartments	From £415,000	20
4 White City Living	White City	W12	Apartments	From £760,000	22
5 West End Gate	Marylebone	W2	Apartments	From £800,000	24
6 Royal Exchange	Kingston upon Thames	KT1	Apartments	From £780,000	26
7 Fulham Reach	Hammersmith	W6	Apartments	From £1,010,000	27
8 Chelsea Creek	Fulham	SW6	Apartments	From £715,000	28
9 Wandsworth Mills	Wandsworth	SW18	Apartments	From £772,500	30
10 King's Road Park	Fulham	SW6	Apartments	From £765,000	32
11 Prince of Wales Drive	Battersea	SW11	Apartments	From £740,000	34
12 Oval Village	Vauxhall	SE11	Apartments	From £760,000	36
13 9 Millbank	Westminster	SW1P	Apartments	N/A	38
14 London Dock	Wapping	E1W	Apartments	From £725,000	40
15 250 City Road	Islington	EC1V	Apartments	From £871,000	42
16 Woodberry Down	Finsbury Park	N4	Apartments	From £585,500	44
17 Beaufort Park	Colindale	NW9	Apartments	N/A	46
18 Clarendon	Hornsey	N8	Apartments	From £485,000	48
19 Trent Park	Enfield	EN4	Apartments / Houses	From £783,000	50
20 Harcourt Gardens - SQP	Canary Wharf	E14	Apartments	From £763,000	52
21 Poplar Riverside	Poplar	E14	Apartments	From £455,000	54
22 TwelveTrees Park	West Ham	E16	Apartments	From £507,500	56
23 Kidbrooke Village	Kidbrooke	SE3	Apartments / Houses	From £460,000	58
24 Royal Arsenal Riverside	Woolwich	SE18	Apartments	From £482,500	60
25 Lombard Square	Plumstead	SE28	Apartments	From £395,000	62

Prices correct at time of going to print.



# THE GREEN QUARTER

THE GREEN QUARTER  
WEST LONDON

Southall, UBI – Berkeley

## REMARKABLE BY NATURE

The Green Quarter has nature and biodiversity at its heart, residents can enjoy acres of green open spaces, including two new parks, wetlands, beautifully landscaped gardens and new community areas. Conveniently situated in Zone 4, only 25 minutes\* to Bond Street on the new Elizabeth line to Southall.



## HIGHLIGHTS

- Stylish, high-specification homes including apartments and townhouses
- 13 acres of parkland including 4.5-acre Central Gardens and Wetlands
- 1km of canalside frontage
- Walking distance to the new Southall Elizabeth Line Station
- Exclusive residents' facilities, including concierge, gym, lounge, co-working space, screening room, and swimming pool\*\*
- A new community hub, Parkside Yards to include a café, small business workshops, flexible community space, outdoor events area and a tree nursery with nature trails

## AVAILABILITY

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

## CONTACT

020 3966 8670  
[www.the-green-quarter.com](http://www.the-green-quarter.com)

**KEY FACT** The Green Quarter will add a 1.5km stream, a wetland area, 44 acres of open space and 2,500 new trees to the neighbourhood.



CENTRAL GARDENS

Computer generated image, indicative only



KITCHEN AND DINING AREA

Photography of Showhome



RESIDENTS' LOUNGE

Photography of The Green Quarter



CENTRAL GARDENS

Photography of The Green Quarter

\*Journey times are approximate only. Sources: tfl.co.uk and Google Maps.  
\*\* Swimming pool forthcoming at later stage of development





Computer generated image, indicative only

CANALSIDE HOMES

# GRAND UNION

GRAND UNION

Alperton, HA0 – St George

## ENCHANTING CANALSIDE SETTING

Grand Union is a pioneering canalside neighbourhood in north-west London, close to Wembley. The 14 acres of open space will include a waterside piazza, a waterfall, landscaped gardens, a linear park, and riverside meadows for the community to enjoy.



## HIGHLIGHTS

- Waterside homes with a private balcony or terrace available now
- Just a 7 minute\* walk from Stonebridge Park Station (Zone 3)
- On-site Co-op supermarket, Anytime fitness gym and Twisty Tails nursery
- Two-lane ten-pin bowling alley, residents' lounge, concierge and secure parking
- On-site community hub and medical centre
- 'SEGRO V-Park Grand Union', a creative industrial hub offering a high-quality workspace

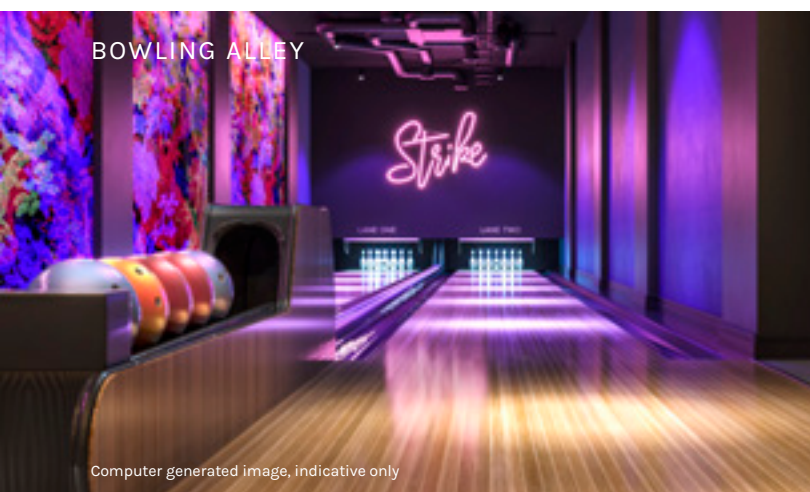
## AVAILABILITY

Manhattan, 1, 2 and 3 bedroom apartments. Prices from £432,500

## CONTACT

020 3966 8355  
www.grandunion.uk

**KEY FACT** Grand Union's 14 acres of open space will form a natural refuge for wildlife. A new public art sculpture 'The Next Step' has been installed in the piazza alongside narrowboat PAVO, which originally worked for the Grand Union Canal Carrying Co.; showcasing the area's history and heritage.



BOWLING ALLEY

Computer generated image, indicative only



KITCHEN AND DINING

Computer generated image, indicative only



PAVO AND CANALSIDE PIAZZA

Photography of Grand Union



ROOFTOP GARDENS

Computer generated image, indicative only

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



# SILKSTREAM

Hendon, NW9 – St George

# SILKSTREAM

LONDON NW9

## LONDON LIVING OF A DIFFERENT NATURE

Silkstream is a new 9-acre development in Hendon; a vibrant area in north-west London that offers excellent schools, local shops, cafés and restaurants. Connections to the City are easy with Hendon Station 8 minutes\* walk away. 1.4 acres of elevated private gardens, a 1.4-acre public park and a 175-metre oxbow lake form the footprint of the development.

## HIGHLIGHTS

- 19 minutes\* from Hendon Station to King's Cross, central London
- Concierge and residents' lounge
- State-of-the-art gym and fitness facilities
- Two residents-only screening rooms
- Co-working area with meeting spaces, teleconferencing booths and beverage station
- 1.4 acres of private elevated podium gardens

## AVAILABILITY

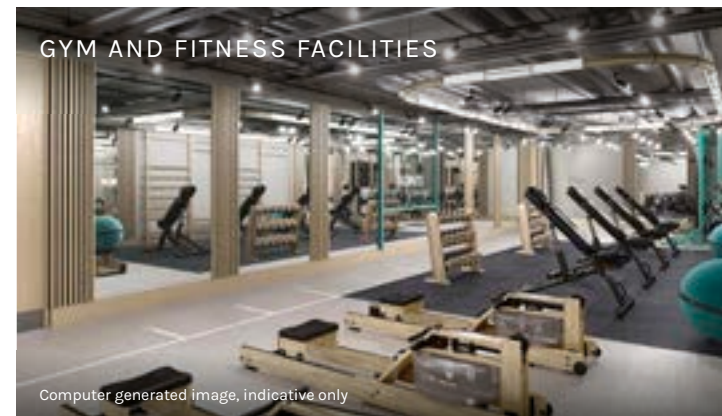
1, 2 and 3 bedroom apartments.  
Prices from £415,000

## CONTACT

020 3966 8978  
www.silkstreamnw9.co.uk



**KEY FACT** Silkstream is set to achieve an 895% biodiversity net gain score. In partnership with London Wildlife Trust, the site will improve the ecological connectivity with the nearby Welsh Harp Reservoir and West Hendon Playing Fields.



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



# WHITE CITY LIVING



White City, W12 – St James

## A TRANQUIL PERSPECTIVE ON BIG CITY LIVING

Set within 8 acres of parks and gardens, surrounded by world-class retail, entertainment, education, and culture. White City Living is in the heart of west London with over 2,500 homes. Be part of the lifestyle club offering over 30 facilities and amenities including a private Mediterranean-style rooftop beach club and more.



### HIGHLIGHTS

- Direct access to central London by Underground, just 12 minutes\* to Bond Street
- Residents' Home Club includes three 24-hour concierges, lounges, gym, spa, games room, 3 cinemas and an indoor pool with adjoining sun terrace
- Rooftop beach club with outdoor pool and beach
- Gateway to Imperial College London's new 23-acre campus
- Next door to Westfield London, Europe's largest shopping centre

### AVAILABILITY

1, 2 and 3 bedroom apartments.  
Prices from £760,000

### CONTACT

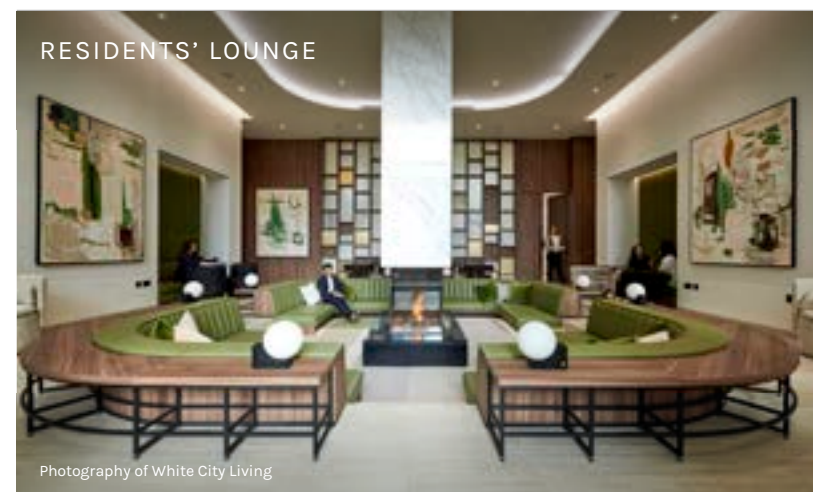
020 3966 7854  
[www.whitecityliving.co.uk](http://www.whitecityliving.co.uk)

**KEY FACT** The team hand-picked over 400 trees to be planted within the 8 acres of landscaped gardens.



WHITE CITY LIVING

Computer generated image, indicative only



RESIDENTS' LOUNGE

Photography of White City Living



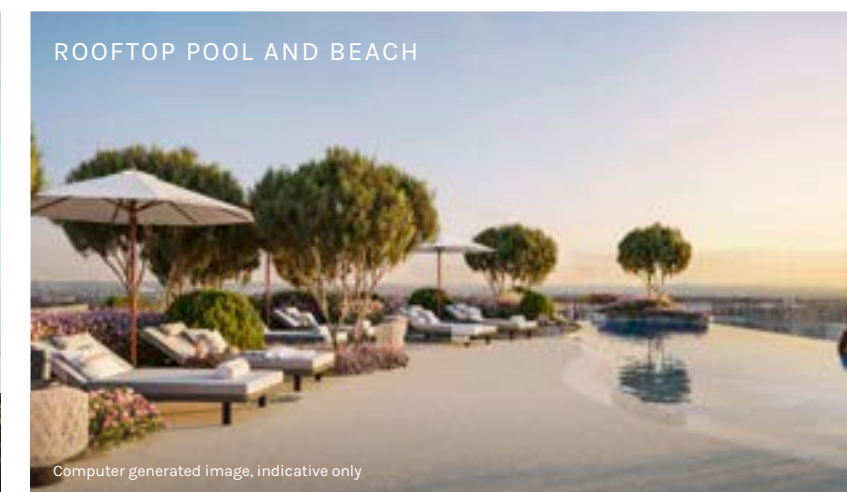
NEXT DOOR TO WESTFIELD LONDON

Photography of White City Living



ROOFTOP BAR

Computer generated image, indicative only



ROOFTOP POOL AND BEACH

Computer generated image, indicative only

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





Photography of The Westmark

THE WESTMARK EXTERIOR

# WEST END GATE

WEST END GATE  
—  
LONDON W2

Marylebone, W2 – Berkeley

## THE HEIGHT OF LONDON LIVING

West End Gate 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 secluded gardens.



## HIGHLIGHTS

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

## AVAILABILITY

Manhattan, 1, 2 and 3 bedroom apartments and 4 bedroom penthouse. Prices from £800,000

## CONTACT

020 3991 9583  
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 CO<sub>2</sub>.



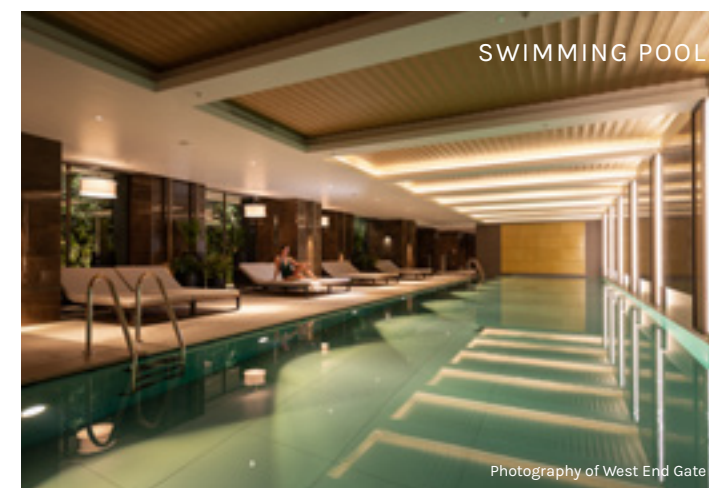
THE RESIDENCES ON PADDINGTON GREEN

Computer generated image, indicative only



THE HANOVER PENTHOUSE KITCHEN

Photography of West End Gate



SWIMMING POOL

Photography of West End Gate



LITTLE VENICE

Photography of Little Venice

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





LANDSCAPED COURTYARD GARDENS

Photography of Royal Exchange

# ROYAL EXCHANGE

Kingston upon Thames, KT1 – St George



## REDEFINING THE HEART OF KINGSTON

Royal Exchange is located in the heart of Kingston upon Thames, a lively market town with plenty of shops, restaurants, open green spaces nearby and only 30 minutes\* from London. The development offers not only high specification homes but also first-class commercial facilities alongside the Grade II Listed Old Post Office and Telephone Exchange building.

### HIGHLIGHTS

- Last remaining high specification homes ready to move in to
- Beautifully landscaped residents-only courtyard gardens
- Superb residents' facilities, including a 24-hr concierge, gym, cinema room, and meeting room
- Lively piazza with restaurants, shops and bars on your doorstep
- Surrounded by 1,184 hectares of royal parks including Hampton Court Palace nearby

### AVAILABILITY

Manhattan, 1, 2 and 3 bedroom apartments, and penthouses. Prices from £780,000

### CONTACT

020 3966 7676  
www.royalexchange Kingston.co.uk



**KEY FACT** At Royal Exchange, we are reinstating the disused Old Post Office and Telephone Exchange, both Grade II Listed buildings. By marrying historic with modern, the development will provide new job opportunities and a social and cultural hub in Kingston upon Thames.

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

# FULHAM REACH

Hammersmith, W6 – St George



## RIVERSIDE SERENITY

This award-winning development is situated on one of London's picturesque stretches of the River Thames, offering contemporary homes in a serene setting of green open spaces, paired with an elegant boulevard and riverside promenade. A selection of on-site café bars, and restaurants, as well as exclusive residents' facilities at The Tamesis Club, make Fulham Reach a vibrant place to live.

## HIGHLIGHTS

- 24-hour concierge
- Hotel-style residents' facilities with spa, swimming pool and gym, cinema room, wine cellar, snooker, and virtual golf rooms
- Landscaped courtyards and riverside promenade
- Underground parking
- 7-minute\* walk to Hammersmith Underground station

## AVAILABILITY

2 bedroom apartments. Prices from £1,010,000

## CONTACT

020 3966 8343  
www.fulhamreach.co.uk

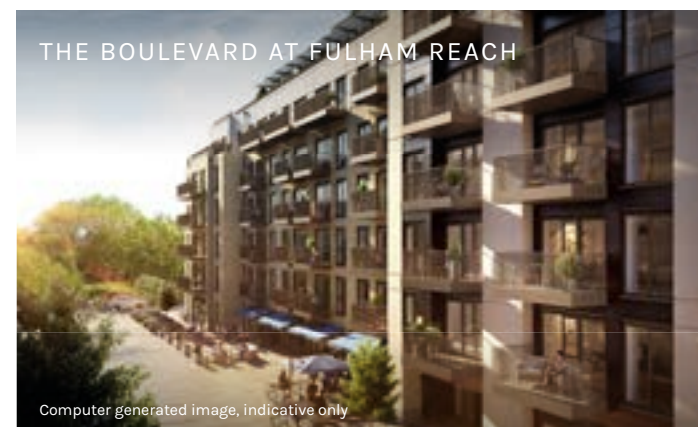


**KEY FACT** Over 50% of the development is committed to the public realm, including opening up 150m of the riverwalk to the public. Fulham Reach also has 3,795 sq ft of living roof space.



RIVERSIDE PROMENADE

Photography of Fulham Reach



THE BOULEVARD AT FULHAM REACH

Computer generated image, indicative only



LIVING ROOM AND OPEN PLAN KITCHEN

Photography of Showhome

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



# CHELSEA CREEK

CHELSEA CREEK

Fulham, SW6 – St George

## EUROPEAN-STYLE LIVING IN CENTRAL LONDON

Now in its final phase, Chelsea Creek – designed by Squire & Partners – brings distinctively European-style living to central London. 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 include a 24-hour concierge, swimming pool, cinema, spa with sauna and steam room, and fitness centre
- The Imperial will provide a residents’ lounge, meeting room, and rooftop terrace
- Set alongside canal waterways and landscaped gardens
- 16,000 sq ft commercial/retail space
- Only a short stroll to Imperial Wharf Overground Station
- WhatHouse? Awards 2022 Gold Winner of best development

### AVAILABILITY

Manhattan, 1 and 2 bedroom apartments. Prices from £715,000

### CONTACT

020 3966 9093  
www.chelseacreek.co.uk



**KEY FACT** At Chelsea Creek, we have created London’s first new network of canals and waterways in 100 years.



THE IMPERIAL ROOFTOP TERRACE

Computer generated image, indicative only



KING'S ROAD, CHELSEA

Photography of King's Road, Chelsea



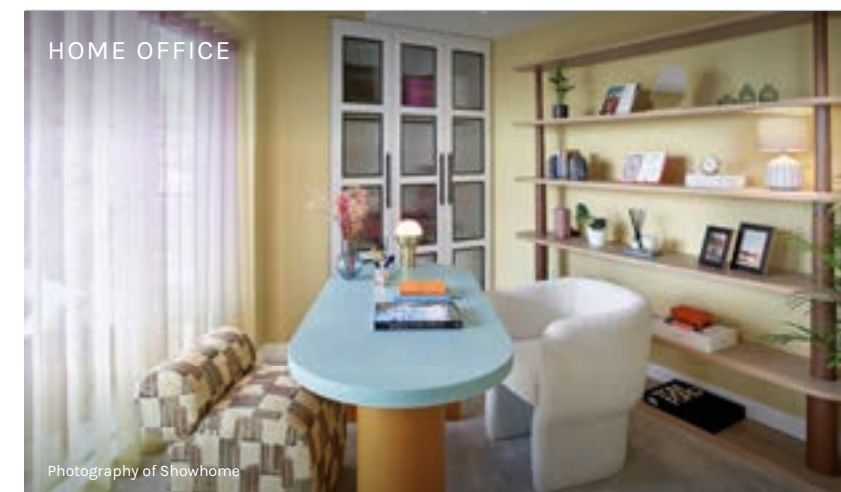
RESIDENTS' LOUNGE AT THE IMPERIAL

Computer generated image, indicative only



CANALSIDE LIVING

Computer generated image, indicative only



HOME OFFICE

Photography of Showhome



HISTORIC LOCATION



Computer generated image, indicative only

# WANDSWORTH MILLS

Wandsworth, SW18 – St George



## LIVING HISTORY

Wandsworth Mills is an exciting new addition to this historic location. High specification new homes with landscaped gardens and roof terraces will sit alongside unique Grade II Listed buildings. Extensive residents-only facilities include an indoor garden atrium, gymnasium, spa, lounge, private dining room, cinema rooms, and 24-hour concierge services.

## HIGHLIGHTS

- Village living on your doorstep with wide range of shops, bars and restaurants nearby
- Only 6 miles\* from central London
- Located near a number of primary and secondary schools rated Outstanding by Ofsted\*\*
- Acres of green spaces within close proximity
- 10,000 sq ft of commercial spaces
- 210m of landscaped river frontage

## AVAILABILITY

1, 2, 3 and 4 bedroom apartments.  
Prices from £772,500

## CONTACT

020 3991 9826  
[www.wandsworthmills.co.uk](http://www.wandsworthmills.co.uk)

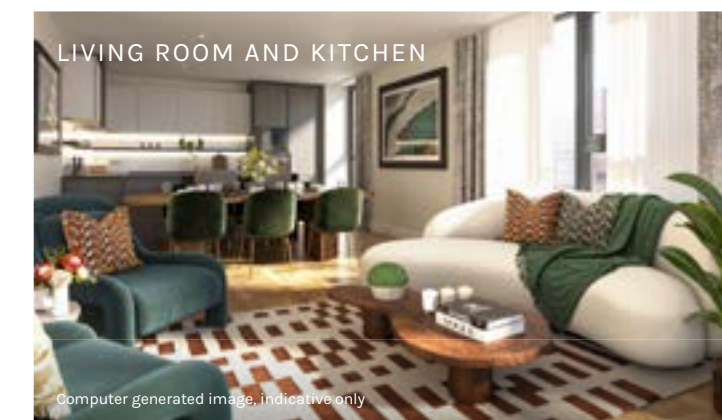


**KEY FACT** Exhaust Air Heat Pumps (EAHP) are going to be used within the development, which will entirely remove the need for gas heating. This all-electric solution harnesses and recycles energy stored within the apartment and significantly reduces in-use carbon emissions.



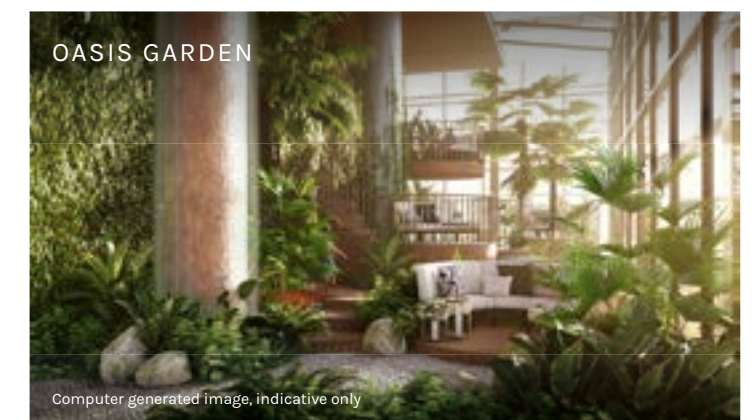
RIVER WANDLE

Computer generated image, indicative only



LIVING ROOM AND KITCHEN

Computer generated image, indicative only



OASIS GARDEN

Computer generated image, indicative only

\*Journey distances are approximate only. Source: Google Maps. \*\*Ofsted rating as per latest inspection. Source: reports.ofsted.gov.uk





Computer generated image, indicative only

LANDSCAPED PARKS AND GARDENS

# KING'S ROAD PARK



Fulham, SW6 – St William

## AN ICONIC ADDRESS

King's Road Park is a stylish collection of apartments and penthouses set within six acres of beautiful landscaping including a public park, square, and residents' garden. As the last large-scale project in the South Fulham Riverside Regeneration Area, it is destined to be a desirable location in London.



## 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

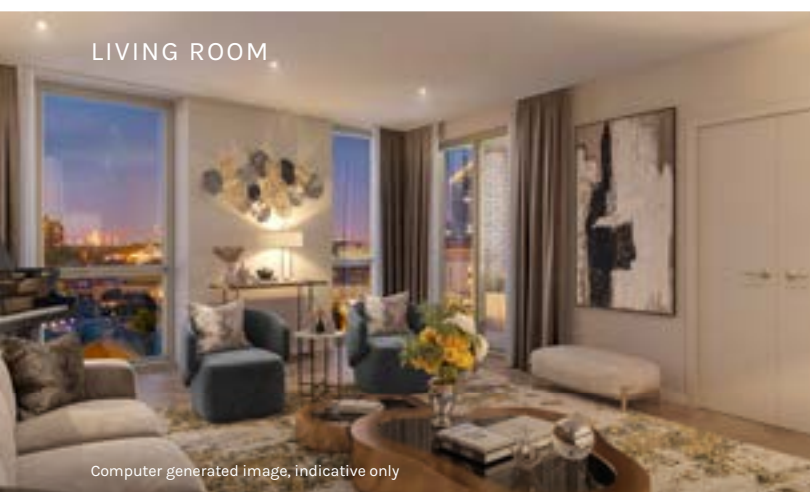
## AVAILABILITY

Manhattan, 1, 2, 3 and 4 bedroom apartments and penthouses.  
Prices from £765,000

## CONTACT

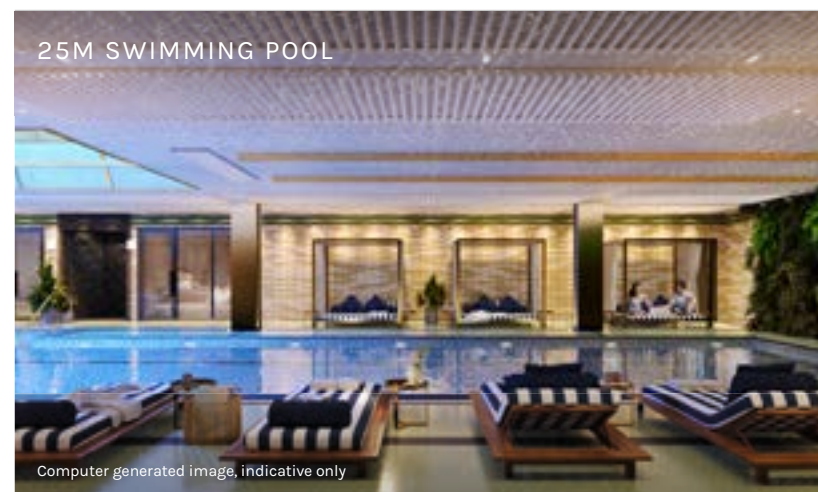
020 3966 9844  
[www.kingsroadpark.co.uk](http://www.kingsroadpark.co.uk)

**KEY FACT** King's Road Park has its own bees and beehives placed throughout the site in order to promote biodiversity. The honey produced here is sold to friends and family, and all proceeds go to a children's charity.



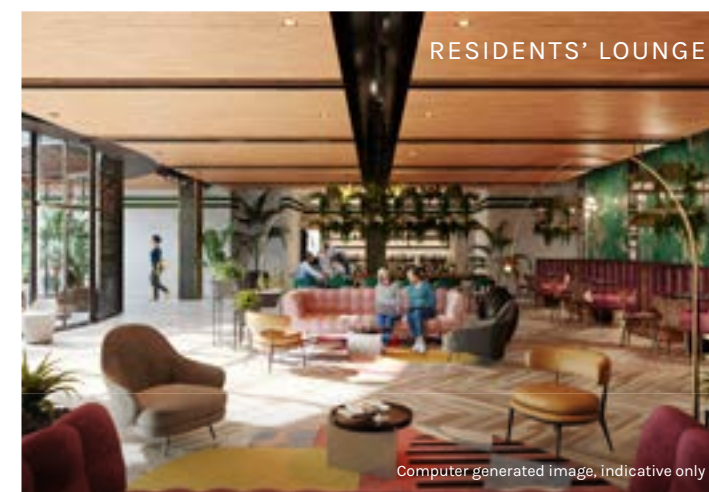
LIVING ROOM

Computer generated image, indicative only



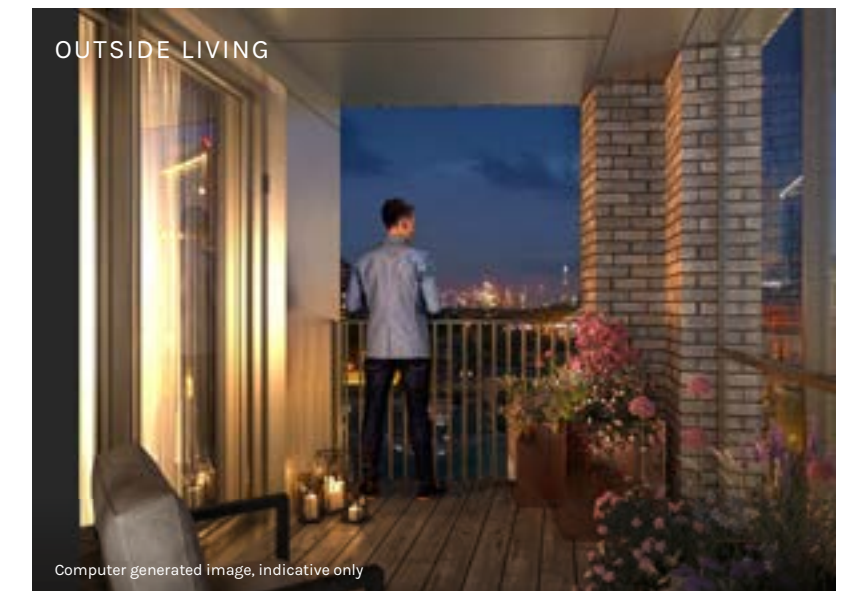
25M SWIMMING POOL

Computer generated image, indicative only



RESIDENTS' LOUNGE

Computer generated image, indicative only



OUTSIDE LIVING

Computer generated image, indicative only

\*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



# PRINCE OF WALES DRIVE

**PRINCE OF WALES DRIVE**  
BATTERSEA · LONDON SW11

Battersea, SW11 – St William

## A BEAUTIFUL NEW ADDRESS IN BATTERSEA

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

- Ideally 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 £740,000

### CONTACT

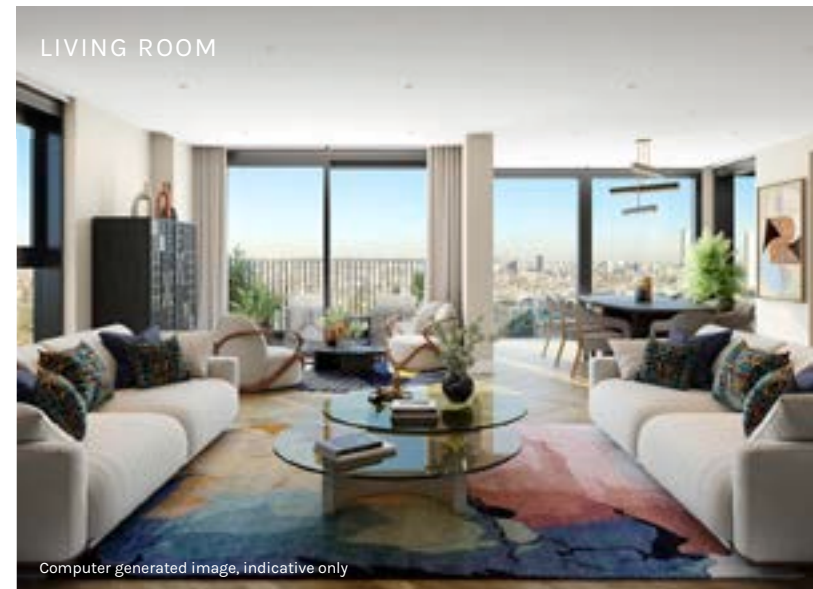
020 3991 9839  
[www.princeofwalesdrive.co.uk](http://www.princeofwalesdrive.co.uk)

**KEY FACT** Prince of Wales Drive uses an environmentally friendly irrigation system that collects and reuses rainwater. Photovoltaic solar panels are also utilised for energy that goes towards communal area lighting.



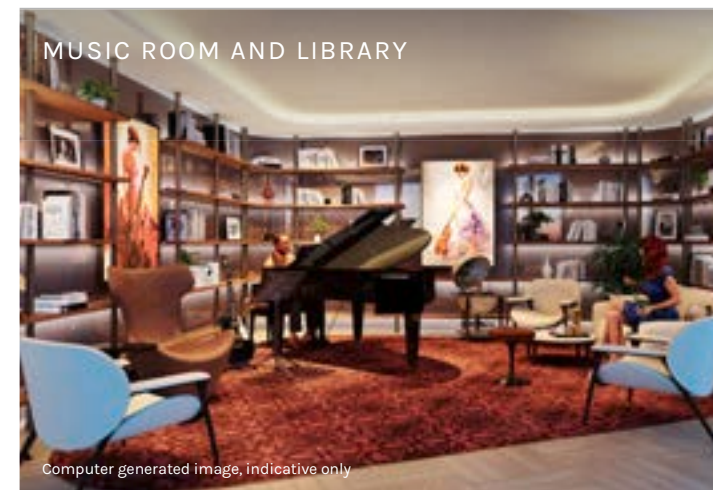
LONDON SKYLINE VIEWS

Computer generated image, indicative only



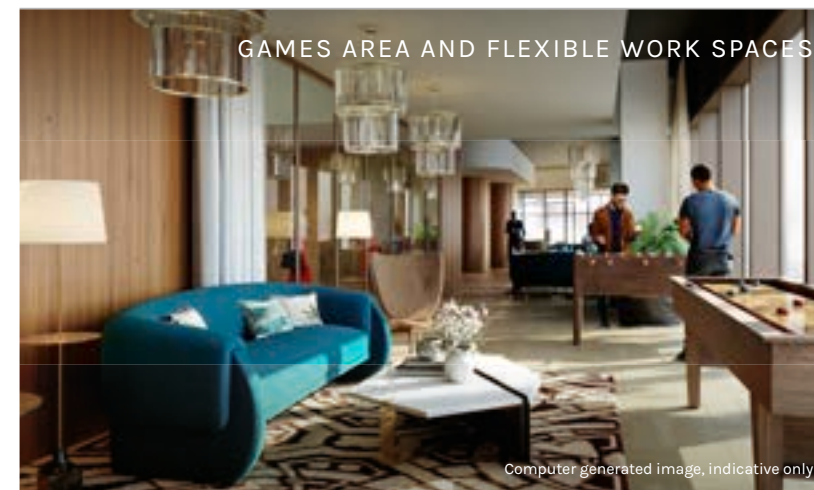
LIVING ROOM

Computer generated image, indicative only



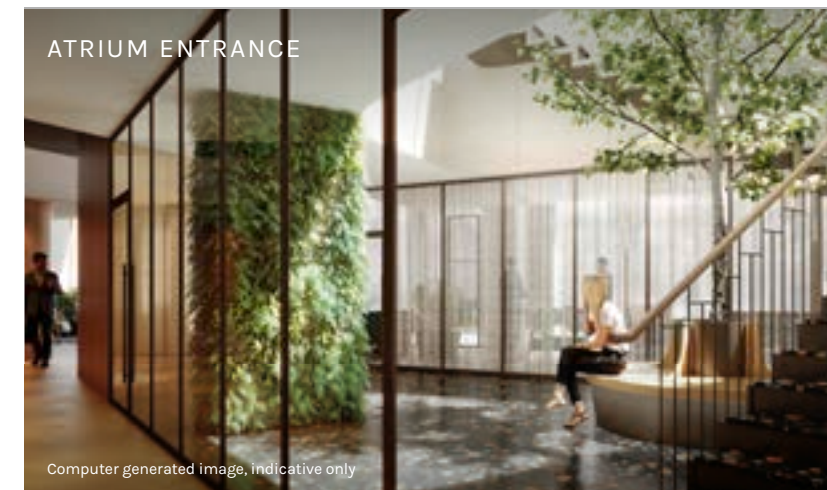
MUSIC ROOM AND LIBRARY

Computer generated image, indicative only



GAMES AREA AND FLEXIBLE WORK SPACES

Computer generated image, indicative only



ATRIUM ENTRANCE

Computer generated image, indicative only





Computer generated image, indicative only

VIEWS OF KIA OVAL

# OVAL VILLAGE



The shape of things to come

Vauxhall, SE11 - Berkeley

## YOUR FRONT ROW SEAT ON THE ACTION

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 here.



### 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

1, 2 and 3 bedroom apartments.  
Prices from £760,000

### CONTACT

020 3695 3397  
[www.ovalvillage.co.uk](http://www.ovalvillage.co.uk)

**KEY FACT** With 320 square metres of solar panels installed, Oval Village will save approximately 8 tonnes of CO<sub>2</sub> emissions each year.



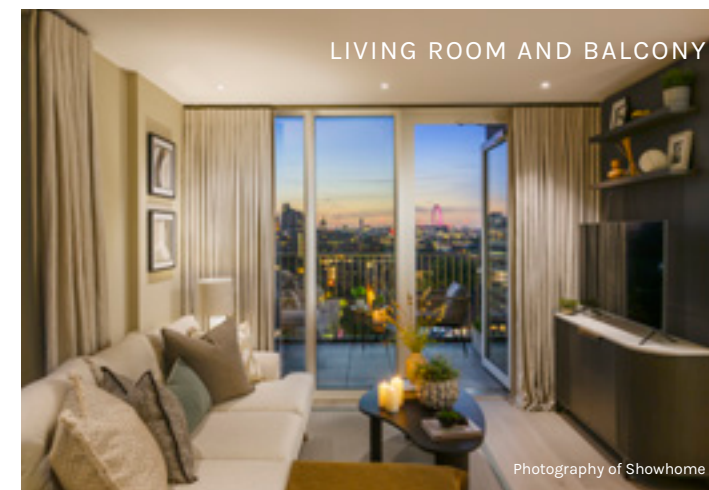
OVAL VILLAGE

Computer generated image, indicative only



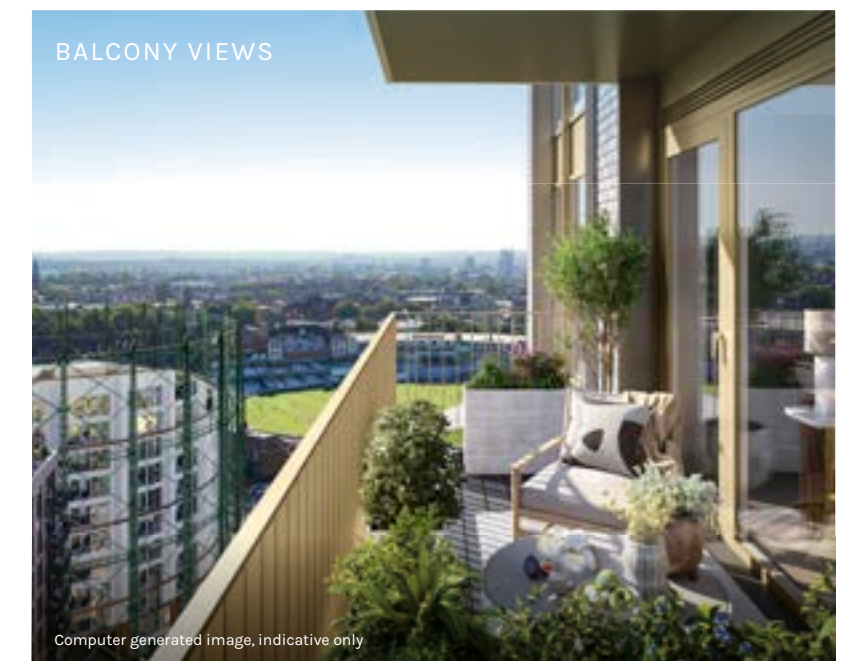
SWIMMING POOL, THE 1847 RESIDENTS' CLUB

Computer generated image, indicative only



LIVING ROOM AND BALCONY

Photography of Showhome



BALCONY VIEWS

Computer generated image, indicative only

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



# 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 encapsulates British luxury and style with a prestigious location and exceptional facilities.



### HIGHLIGHTS

- Prestigious riverside location, a short stroll from the Houses of Parliament
- Exceptional leisure facilities including swimming pool, gym, and spa
- Private courtyard garden
- Secure underground parking

### AVAILABILITY

4 bedroom apartments.

### CONTACT

020 3966 8799

**KEY FACT** 9 Millbank offers an array of low-carbon transport options, with 26 electric car charging points and 200 cycle storage spaces on site.



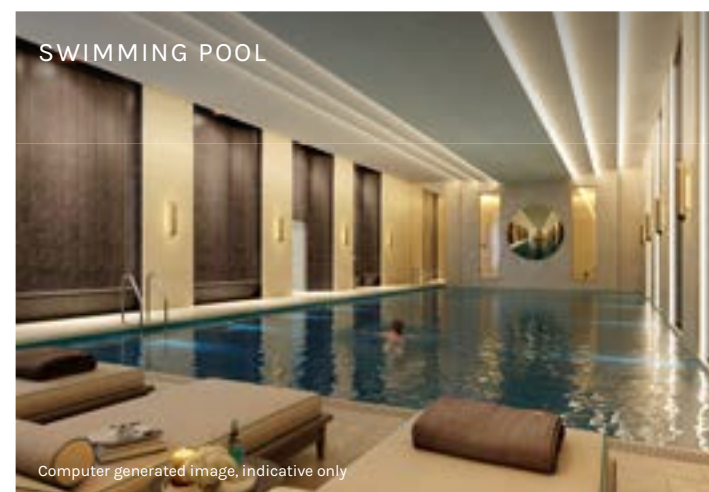
THE CONRAD LIVING ROOM

Photography of 9 Millbank



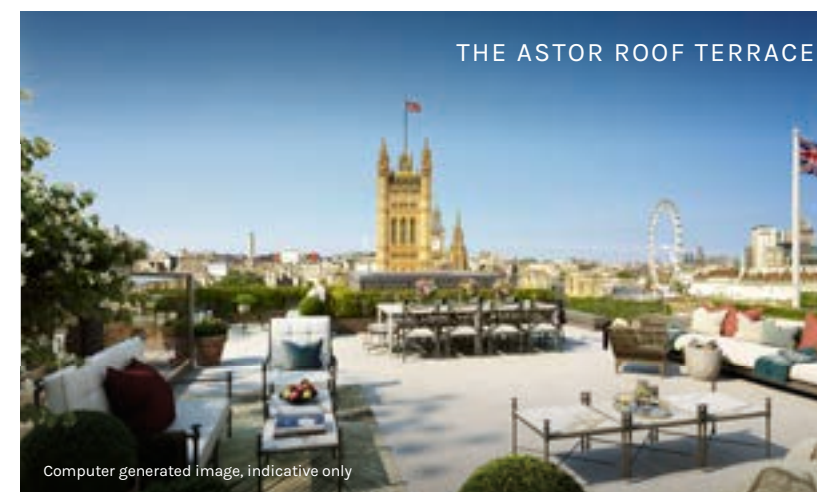
9 MILLBANK

Photography of 9 Millbank



SWIMMING POOL

Computer generated image, indicative only



THE ASTOR ROOF TERRACE

Computer generated image, indicative only



9 MILLBANK EXTERIOR

Photography of 9 Millbank





Computer generated image, indicative only

CITY VIEWS

# LONDON DOCK

## LONDON DOCK WAPPING

Wapping, EIW – St George

### YOUR CITY. YOUR HOME

London Dock is an exciting new destination featuring beautifully designed contemporary homes, gardens, boulevards, and a magnificently choreographed central water feature. Residents can enjoy exceptional facilities, including a private screening room, spa, gym suite, squash court, virtual golf course, and 24-hour concierge.



### HIGHLIGHTS

- 1,800 high-quality new homes in the heart of Wapping
- City location near key London landmarks
- Nearby Zone 1 transport links
- 7.5 acres of landscaped open space including residents' courtyards, squares and boulevards
- Luxury spa and gym facilities
- Wide selection of bars and restaurants on your doorstep

### AVAILABILITY

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

### CONTACT

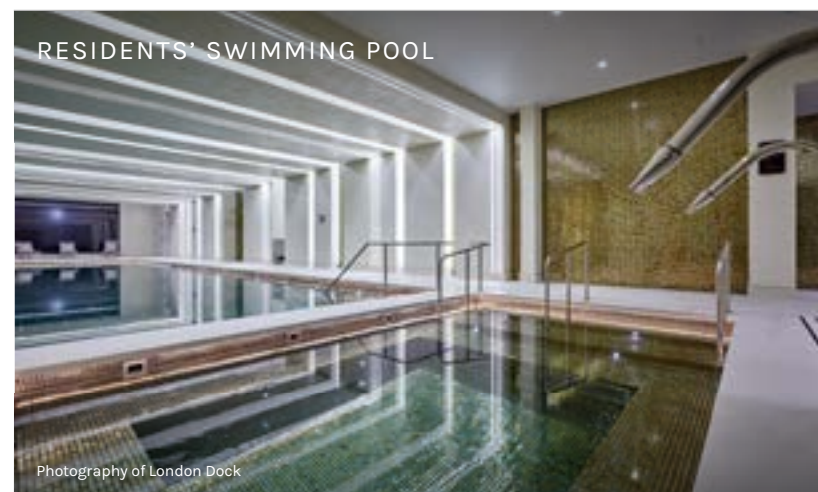
020 3966 8674  
[www.londondock.co.uk](http://www.londondock.co.uk)

**KEY FACT** London Dock's wildflower garden is buzzing with activity: bespoke bug hotels have been installed to boost urban biodiversity in the area.



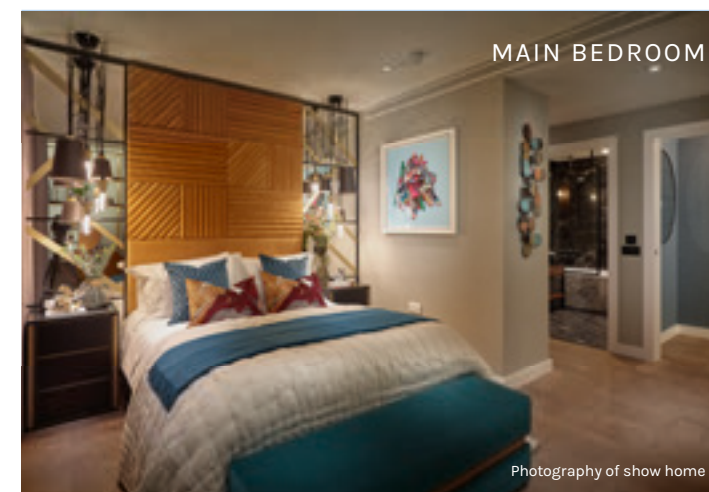
MERINO GARDENS

Photography of London Dock



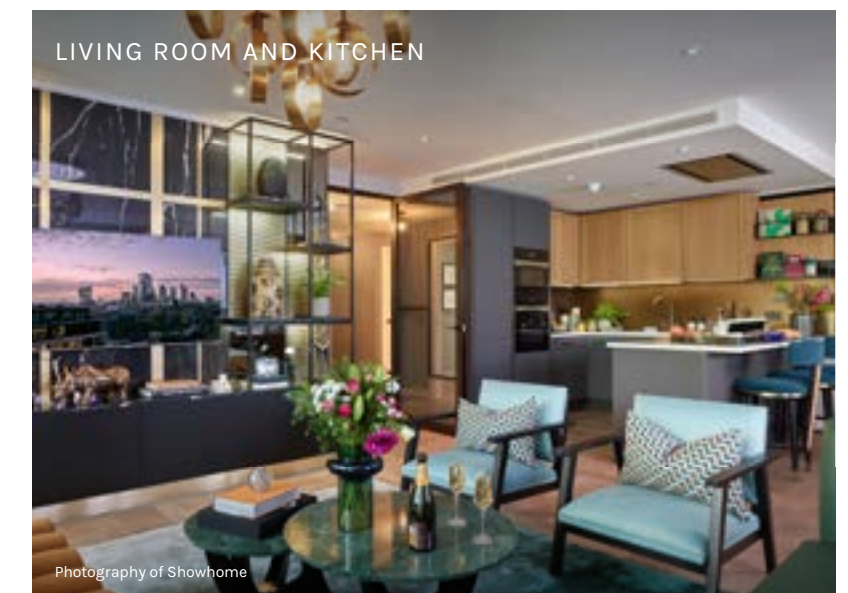
RESIDENTS' SWIMMING POOL

Photography of London Dock



MAIN BEDROOM

Photography of show home



LIVING ROOM AND KITCHEN

Photography of Showhome



# 250 CITY ROAD

Islington, EC1V – Berkeley

**250** CITY ROAD  
LONDON EC1

## 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, with residences on the upper floors featuring spectacular 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
- Final homes remaining
- Completions from Q1 2023
- 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

## AVAILABILITY

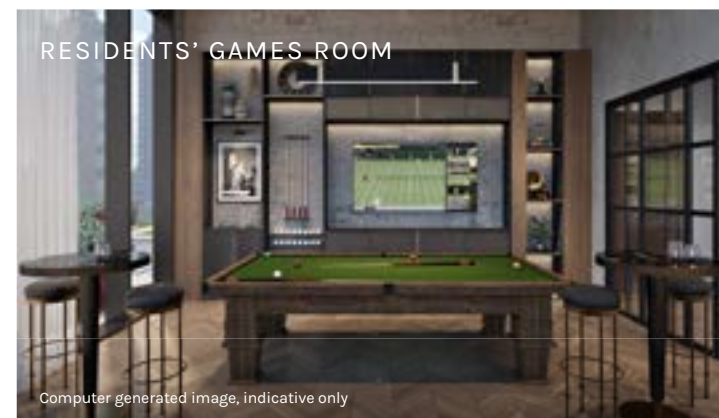
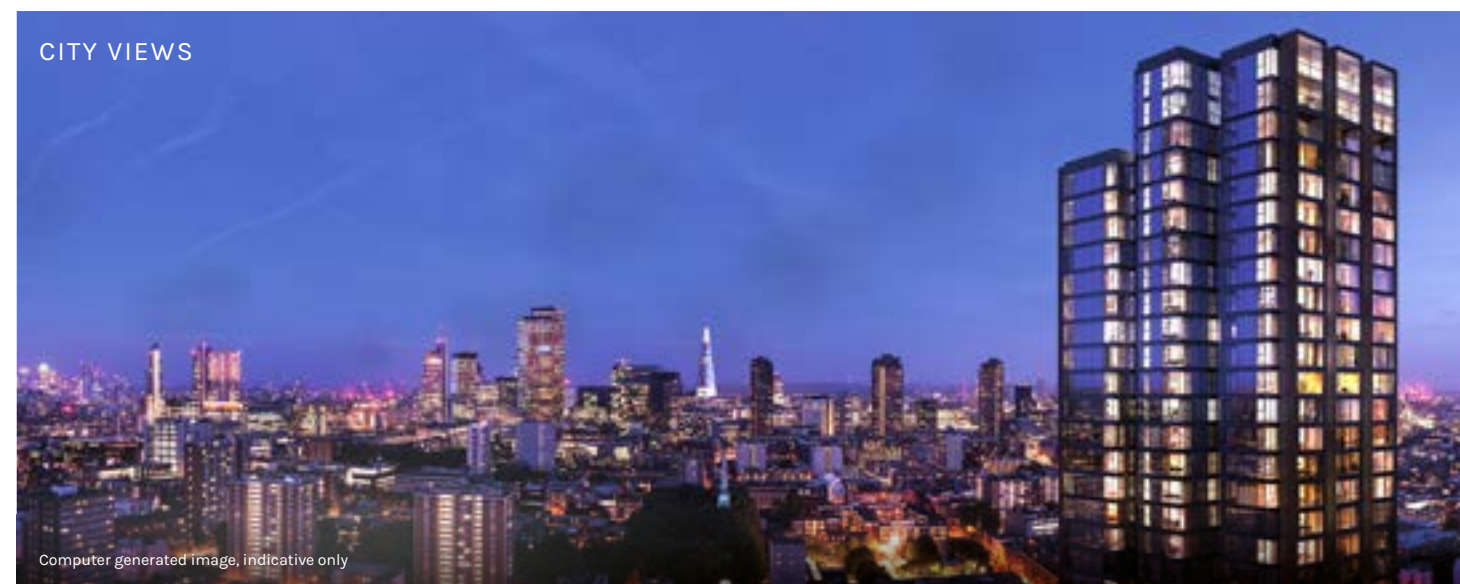
1, 2 and 3 bedroom apartments and 2 and 3 bedroom penthouses. Prices from £871,000

## CONTACT

020 3991 0332  
www.250cityroad.co.uk



**KEY FACT** 250 City Road has been built to encourage an active and sustainable lifestyle with over 1,400 cycle spaces and 78 EV charging points.



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



# WOODBERRY DOWN



Finsbury Park, N4 - Berkeley

## LONDON'S HIDDEN GEM

Woodberry Down is an innovative regeneration project which, once completed, will feature over 5,500 new homes set on 64 acres, adjacent to the spectacular natural surroundings of two existing reservoirs. Woodberry Down is creating a sustainable community, with improved public open spaces and impressive community facilities.



### HIGHLIGHTS

- Partnership with WDCO, Manor House Development Trust, Hackney Council, Notting Hill Genesis and Mayor of London
- Unique waterside location
- Thriving local community
- Situated in the heart of Zone 2
- 8 minutes\* to King's Cross
- 20 minutes\* to the City

### AVAILABILITY

1, 2 and 3 bedroom apartments.  
Prices from £585,500

### CONTACT

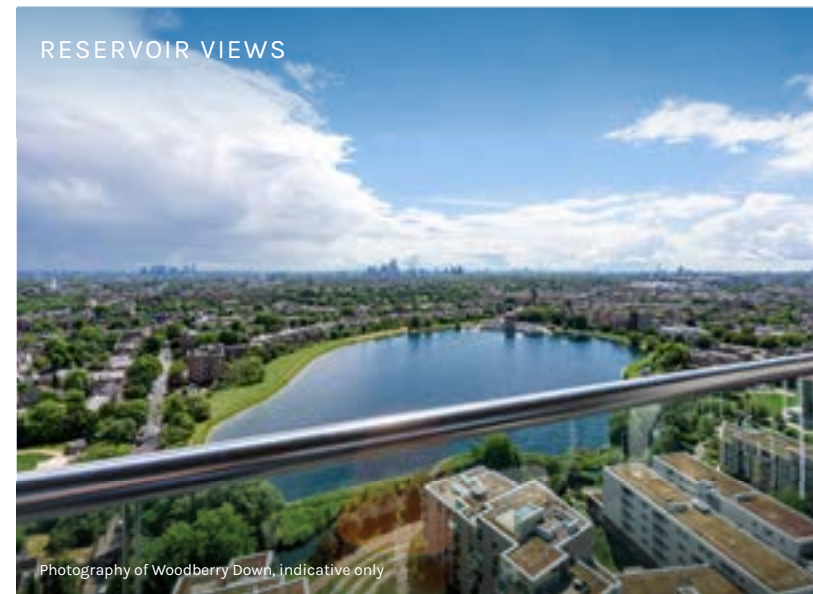
020 8985 9918  
[www.woodberry-down.co.uk](http://www.woodberry-down.co.uk)

**KEY FACT** Woodberry Down is a sustainable development committed to conserving water and energy through design solutions such as rain gardens and permeable paving.



WATERSIDE LOCATION

Computer generated image, indicative only



RESERVOIR VIEWS

Photography of Woodberry Down, indicative only



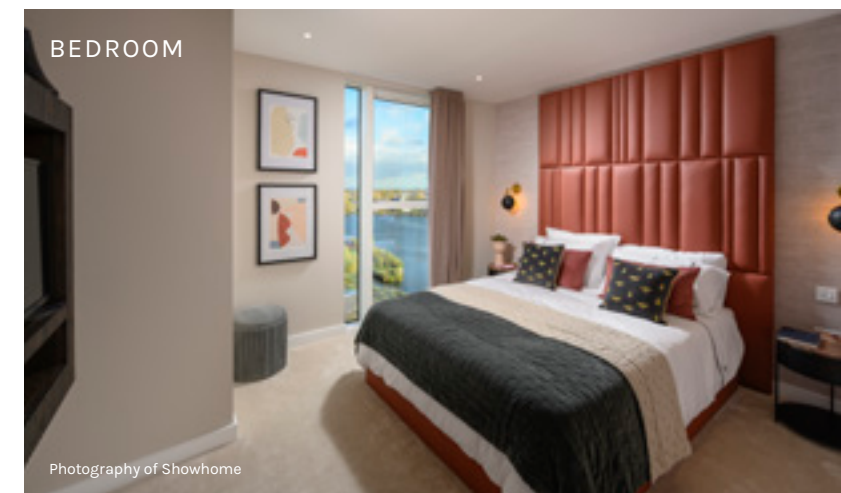
KITCHEN AND DINING AREA

Photography of Showhome



CONCIERGE

Computer generated image, indicative only



BEDROOM

Photography of Showhome

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



DRAYCOTE HOUSE



Computer generated image, indicative only

# BEAUFORT PARK

Colindale, NW9 – St George

LONDON NW9  
**BEAUFORT  
PARK**



## MODERN LIVING WITH A HISTORIC HEART

Set in 25 acres, Draycote House is part of our final phase at Beaufort Park. An oasis of tranquillity where beautifully manicured gardens meet continental-style courtyards and expansive parkland; the homes at Draycote House provide a welcome retreat from the hustle and bustle of London life.

## HIGHLIGHTS

- A collection of 76 distinctive homes each with a terrace or balcony
- 8 acres of manicured gardens, continental-style courtyards, parkland and children's play areas
- Exclusive residents' spa with gym, fitness studio, indoor swimming pool, sauna and Jacuzzi
- On-site facilities include a supermarket, café, pub and beauty salon
- Ofsted 'Outstanding' schools\*\*, as well as many of London's finest universities nearby
- 21 minutes\* to King's Cross St. Pancras from Colindale Station via the Northern line

## AVAILABILITY

Manhattan, 1, 2 and 3 bedroom homes.

## CONTACT

[www.beaufortpark.co.uk](http://www.beaufortpark.co.uk)  
020 8108 7413

**KEY FACT** At Beaufort Park, we have taken every opportunity to encourage a nature-rich landscape. A new 5\* bug hotel has been installed along with bat boxes, hedgehog shelters and wildflower planting areas.

## CONTINENTAL-STYLE COURTYARDS



Computer generated image, indicative only

\*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 image, indicative only

WATERSIDE CAFÉ

# CLARENDON

CLARENDON  
LONDON N8

Hornsey, N8 – St William

## URBAN LIVING, FAST CONNECTIONS

Clarendon is a new 12-acre city village with a park at its heart, delivering over 1,700 new homes. With beautifully landscaped podium gardens and a new waterside café, as well as 125,000 sq ft of commercial space for bars and restaurants, it's an urban oasis that doesn't compromise on convenience.



## HIGHLIGHTS

- Zone 3 location close to four key stations: Hornsey, Alexandra Palace, Wood Green, and Turnpike Lane
- One-acre park framed by a beautiful water feature
- Private podium gardens, pocket parks, and private roof terrace gardens
- Neighbouring 196 acres of parkland at iconic Alexandra Park
- Fantastic residents' facilities at the Park Club: a 24-hour concierge, pool, spa, gym, Zen and Intensity studio, flexible workspaces, including meeting and dining rooms
- A new central square, community centre, nursery, and a Co-op grocery store

## AVAILABILITY

Studio, 1, 2 and 3 bedroom apartments.  
Prices from £485,000

## CONTACT

020 3966 9273  
[www.clarendonn8.co.uk](http://www.clarendonn8.co.uk)

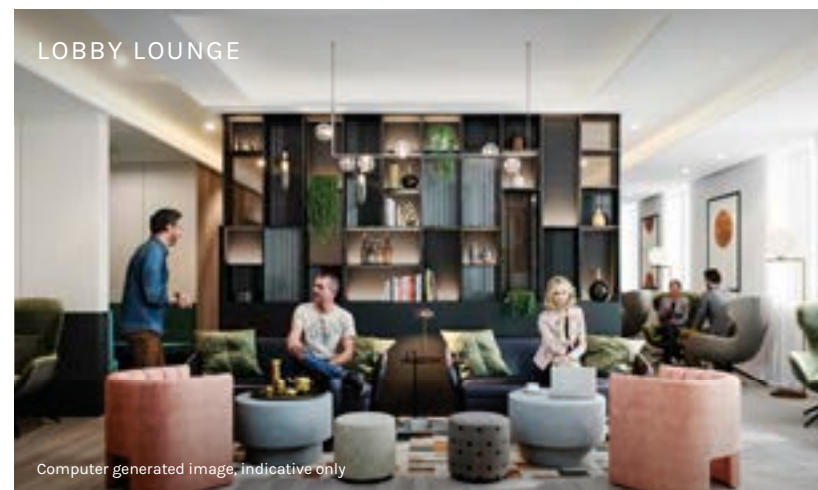
**KEY FACT** The new community will deliver a 71% increase in biodiversity, thanks to a network of new parks, gardens, habitats, green roofs, and rainwater harvesting for landscape irrigation.

KITCHEN



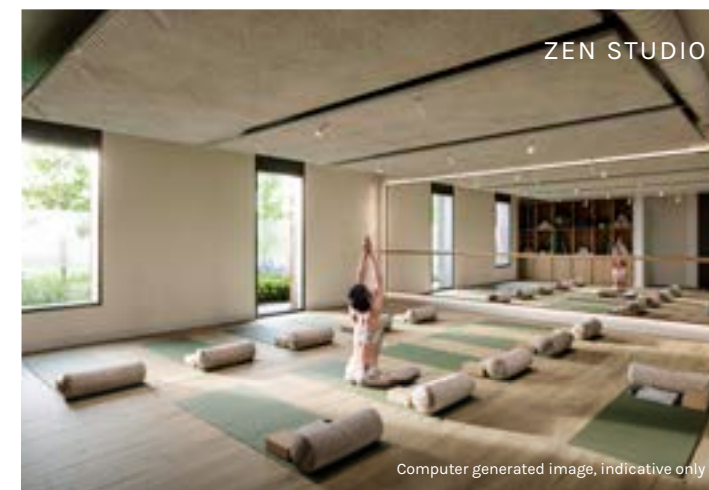
Photography of Showhome

LOBBY LOUNGE



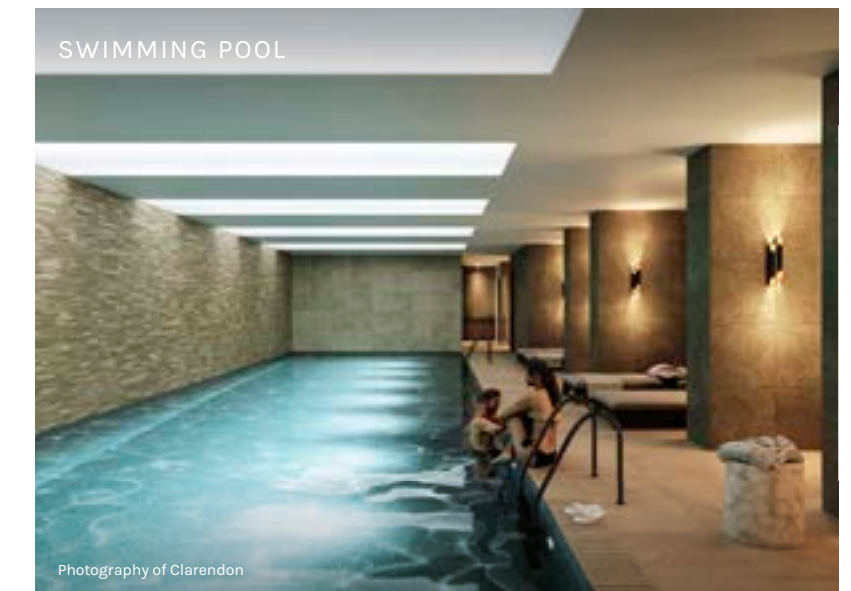
Computer generated image, indicative only

ZEN STUDIO



Computer generated image, indicative only

SWIMMING POOL



Photography of Clarendon



# TRENT PARK



Enfield, EN4 – Berkeley

## A HOME STEEPED IN HISTORY

Trent Park, a former country estate with an intriguing history, is now a superb collection of houses and apartments located within 413 acres of a tranquil country park. Careful restoration has re-imagined this space for modern living, from a heated outdoor pool, to the Orangery rejuvenated as a gym.



### HIGHLIGHTS

- Residents' Lawn Club with heated outdoor swimming pool, gym, and tennis courts
- Beautifully restored historic grounds
- New build homes and historic buildings converted into stunning family homes
- Situated within 413 acres of country park
- Residents' shuttle bus to Oakwood Underground Station on the Piccadilly line (26 minutes\* to King's Cross)

### AVAILABILITY

- 2, 3 and 4 bedroom apartments. Prices from £783,000
- 3, 4 and 5 bedroom houses. Prices from £1,370,000

### CONTACT

020 3966 8824  
www.trent-park.co.uk

**KEY FACT** Trent Park is the proud winner of The Green Apple Award for diversity and habitat.



413 ACRES OF COUNTRY PARK

Computer generated image, indicative only



HEATED OUTDOOR SWIMMING POOL

Photography of The Lawn Club at Trent Park



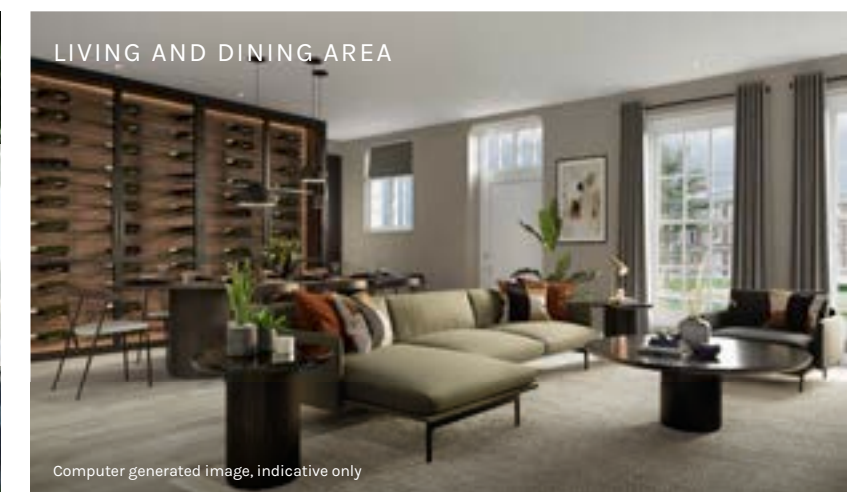
THE STABLE BLOCK COLLECTION

Computer generated image, indicative only



THE WALLED GARDEN

Computer generated image, indicative only



LIVING AND DINING AREA

Computer generated image, indicative only

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





Computer generated image, indicative only

# HARCOURT GARDENS - SQP

At South Quay Plaza, Canary Wharf, E14 – Berkeley

## HARCOURT GARDENS

### DISCOVER A LIFE IN HARMONY

Harcourt Gardens is a place of balance and equilibrium; busy when you need it and peaceful when you don't. Exceptional architecture by Foster + Partners is combined with charming gardens and landscaping with light and spacious apartments with a quality specification. The Quay Club is exclusive to residents of South Quay Plaza and gives access to the facilities in both Harcourt Gardens and Valiant Tower.

### HIGHLIGHTS

- Located within 2.6 acres of award - winning landscaped gardens
- Bamboo Sanctuary - luxury health suite and spa with external hot tubs on the terrace
- State-of-the-art gym
- iGarden, modern co-working, study, and business space with meeting room and external workspace
- Games room including a virtual games room and a bar
- Soundproofed Karaoke room
- 56th-floor sky meadow roof garden
- 24-hour concierge
- Elizabeth line has transformed travel across the capital taking you to The City in just 7 minutes and Heathrow in 45 minutes\*

### AVAILABILITY

1, 2 and 3 bedroom apartments and penthouses. Prices from £763,000

### CONTACT

020 3993 9315  
www.harcourtgardens.com



**KEY FACT** Over 60% of South Quay Plaza is dedicated to high quality, publicly accessible outdoor spaces, where residents can socialise and relax, with the residents' amenities spread over 40,000sq ft, the equivalent to 14 tennis courts.



Computer generated image, indicative only



Computer generated image, indicative only



Computer generated image, indicative only

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





Computer generated image, indicative only

RIVERSIDE APARTMENTS

# POPLAR RIVERSIDE

POPLAR RIVERSIDE  
E14

Poplar, E14 – St William

## A RICH & VIBRANT RIVERSIDE NEIGHBOURHOOD

Poplar Riverside is set to become one of east London's most vibrant neighbourhoods. It will offer over 2,800 homes, a beautiful new 2.5-acre park on the banks of the River Lea and world-class residents' facilities, including a pool, spa, and cinema.



### HIGHLIGHTS

- Located in Zone 2/3
- 12 minutes\* by bike to Canary Wharf
- 500m riverside walkway, riverside pub, and adventure playground
- 16,000 sq ft of residents' facilities which include a pool, spa, cinema, residents' lounge, games and card room, as well as flexible workspaces with meeting rooms
- Shelduck Square, 10,000 sq ft of public space for events
- Sainsbury's store and 90,000 sq ft of commercial spaces including a gym and nursery

### AVAILABILITY

Studios, 1, 2, and 3 bedroom apartments.  
Prices from £455,000

### CONTACT

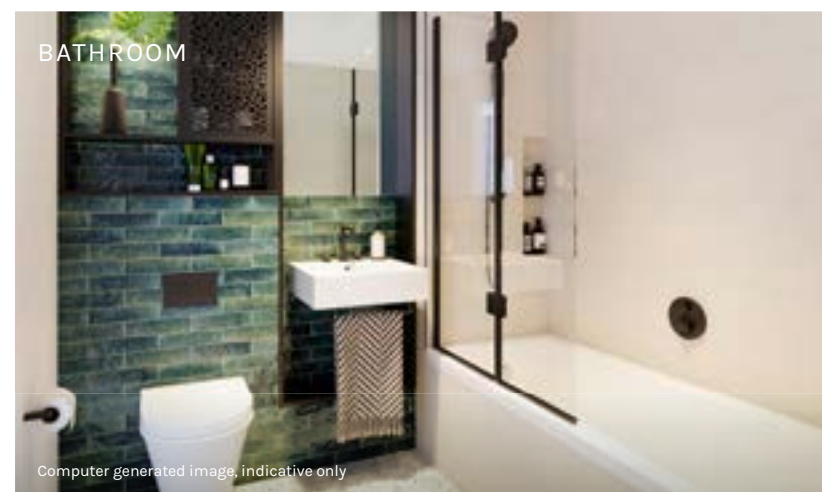
020 3966 8798  
[www.poplar-riverside.co.uk](http://www.poplar-riverside.co.uk)

**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-off.



LIVING ROOM

Photography of Showhome



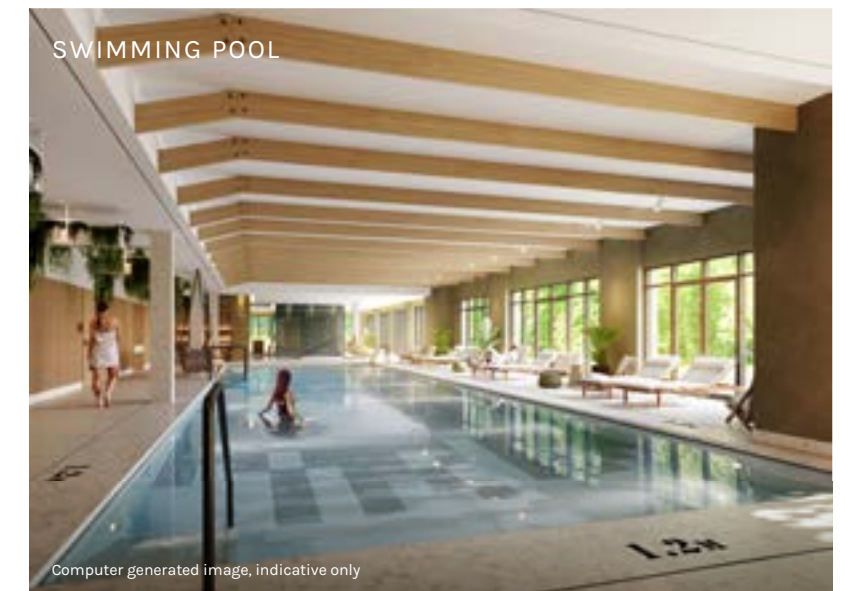
BATHROOM

Computer generated image, indicative only



FLEXIBLE WORKSPACE

Computer generated image, indicative only



SWIMMING POOL

Computer generated image, indicative only

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



# TWELVETREES PARK

TWELVETREES PARK  
LONDON E16

West Ham E16 – Berkeley

## LIVE CONNECTED

TwelveTrees Park is a new development located in the heart of east London, comprising over 3,800 homes built around 12 acres of open green space, private courtyard gardens, and a WI-FI connected park.



## HIGHLIGHTS

- Exceptionally well-connected with five major transport links (Hammersmith & City line, District line, Jubilee line, DLR and C2C) serving West Ham Station (Zone 2/3)
- Fantastic residents' facilities include a state-of-the-art gym, flexible and modern workspace, 24-hour concierge, screening room, and residents' leisure space
- Large regeneration scheme with a plethora of new retail and commercial units on site equivalent to 65 tennis courts, as well as a school
- Superb connections can transport you to Stratford in 3 minutes, Canary Wharf in 7 minutes, and Bond Street in 33 minutes\*
- Twelve of the top 100 UK Universities are accessible within 30 minutes\*

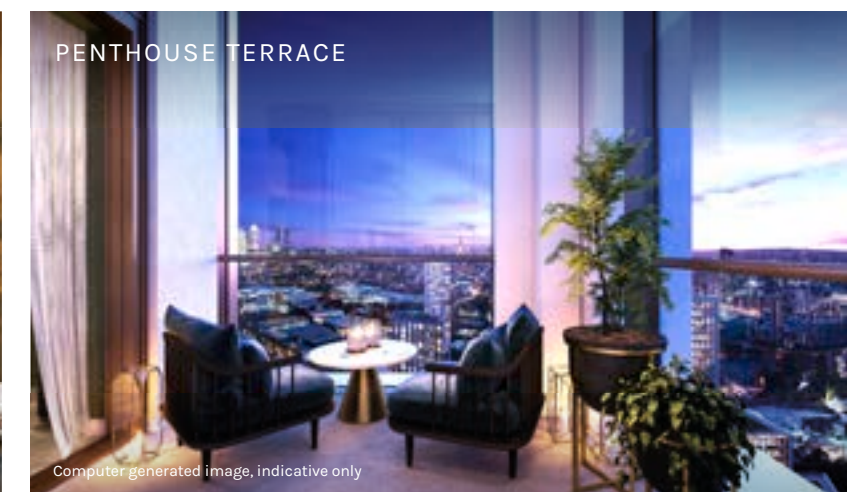
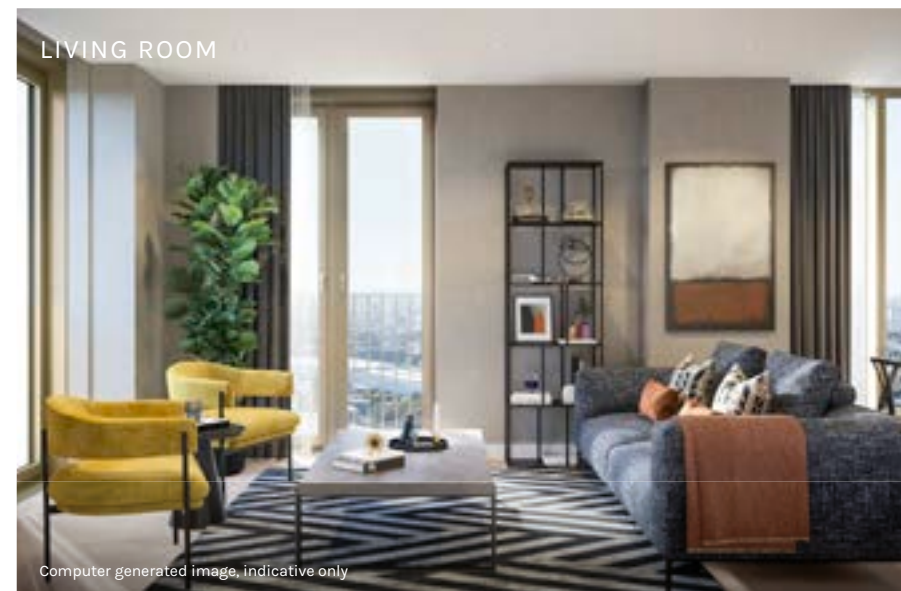
## AVAILABILITY

Studios, 1, 2 and 3 bedroom apartments and penthouses. Prices from £507,500

## CONTACT

020 3966 9596  
www.twelvetreespark.london

**KEY FACTS** TwelveTrees Park is on track to deliver more than 50% biodiversity net gain by ensuring half the site is open green space, adding living roofs, bird and bat boxes and planting 1,000 new trees.



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





Photography of Kidbrooke Village

AWARD-WINNING GREEN SPACES

# KIDBROOKE VILLAGE

KIDBROOKE VILLAGE  
ROYAL BOROUGH OF GREENWICH  
SE3

Kidbrooke, SE3 – Berkeley

## A PLACE TO GROW TOGETHER

An exciting opportunity, Kidbrooke Village is located within one of London's most sought-after locations, the Royal Borough of Greenwich London Zone 3. An established, welcoming community with excellent amenities, short commutes into the city and award-winning green spaces.



### HIGHLIGHTS

- Surrounded by 86 acres (equivalent to 45 football pitches) of open parkland
- Located in Zone 3
- On-site Kidbrooke Station
- Only 17 minutes\* to London Bridge
- On-site Sainsbury's, Starbucks, Fennies Nursery, Pure Gym and Young's Pub & Dining, with more to come
- Spacious and modern interiors with functional design
- Ideally located for schools, suitable for all ages

### AVAILABILITY

1 and 2 bedroom apartments.  
Prices from £460,000  
3 bedroom houses.  
Prices from £925,000

### CONTACT

020 3966 8518  
[www.kidbrookevillage.co.uk](http://www.kidbrookevillage.co.uk)

**KEY FACT** Winner of Sir David Attenborough Award for Enhancing Biodiversity in the Landscape Institute Awards.



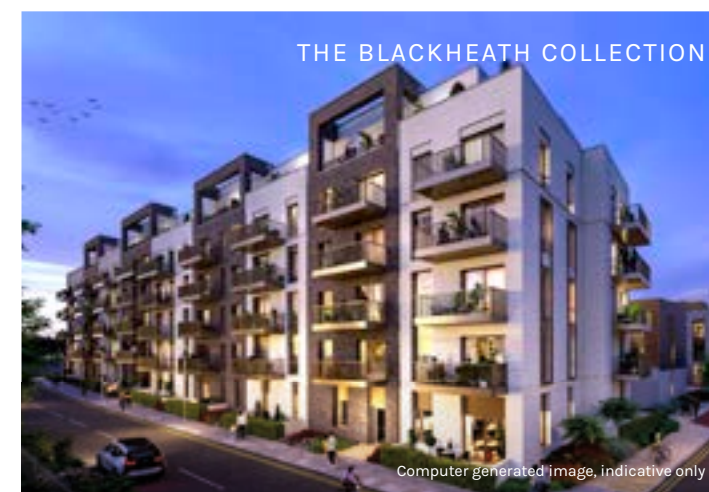
THE VILLAGE CENTRE

Photography of Kidbrooke Village



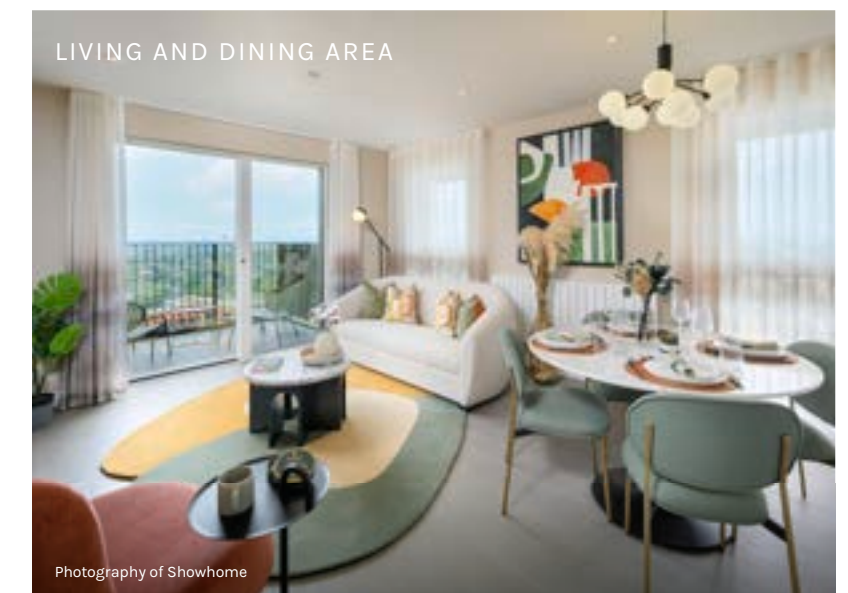
PARKLAND

Photography of Kidbrooke Village



THE BLACKHEATH COLLECTION

Computer generated image, indicative only



LIVING AND DINING AREA

Photography of Showhome

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



# ROYAL ARSENAL RIVERSIDE



Woolwich, SE18 – Berkeley

## YOUR GATEWAY TO LONDON AND BEYOND

Royal Arsenal Riverside is one of the best-connected developments in south-east London, where residents enjoy a vibrant riverside lifestyle with many on-site amenities.



### HIGHLIGHTS

- On-site Elizabeth line station
- On-site Uber boat by Thames Clipper Pier
- Only 300m to National Rail and DLR station
- Five-star residents-only wellness club with a gym, spa, and 20m swimming pool
- 24-hour concierge service
- Buzzing retail hub including an award-winning restaurant, pubs, supermarkets, and a crèche
- Home to Woolwich Works and Punchdrunk, London's newest creative district
- Over 1km of riverside walk with fantastic views
- 4-acre Maribor Park

### AVAILABILITY

1, 2 and 3 bedroom apartments.  
Prices from £482,500

### CONTACT

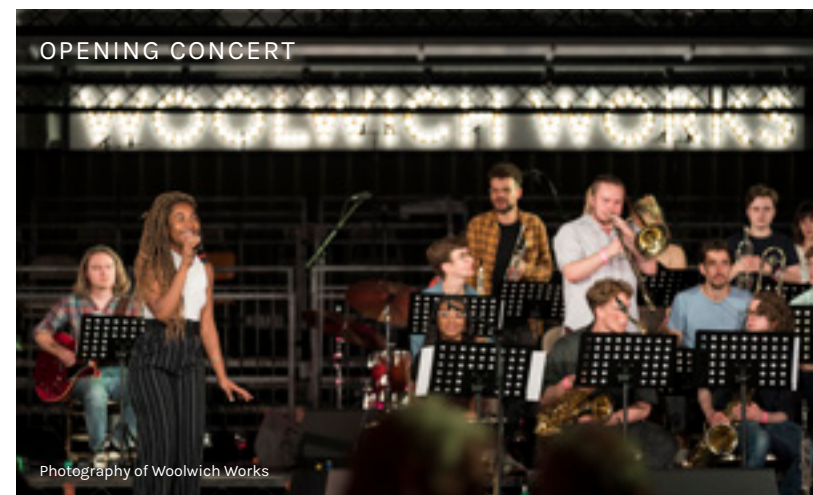
020 3993 0379  
[www.royalarsenalriverside.co.uk](http://www.royalarsenalriverside.co.uk)

**KEY FACT** You can breathe a little easier around Royal Arsenal Riverside, where we have planted trees, shrubs, and flower beds to help improve the air quality.



COMPASS WHARF - WEST QUAY

Photography of West Quay residents-only garden



OPENING CONCERT

Photography of Woolwich Works



KITCHEN AND LIVING AREA

Photography of Galley Wharf Showhome



20M SWIMMING POOL

Photography of The Waterside Club



ON-SITE ELIZABETH LINE STATION

Photography of Woolwich Station





Computer generated image, indicative only

GARDEN SQUARE

# LOMBARD SQUARE

**LOMBARD SQUARE**  
ROYAL BOROUGH OF GREENWICH  
LONDON

Plumstead, SE28 – Berkeley

## NATURALLY EXCELLENT

An exciting new neighbourhood for up-and-coming Plumstead in the Royal Borough of Greenwich. Architecturally inspired by traditional London mansion blocks and surrounding a beautifully landscaped 1.8-acre garden square, designed to delight all year round.



## HIGHLIGHTS

- A 4-minute\* walk to Plumstead train station and a 14-minute\* walk to the nearest Elizabeth line station Woolwich
- Forthcoming on-site commercial facilities
- 0.3 mile\*\* from Royal Arsenal Riverside and Woolwich Works, Time Out London's Best New Culture Spot 2021
- Each house has unique signature interiors
- Myro House is the first phase to launch
- Residents' facilities such as a concierge and gym
- Plumstead and the surrounding area are a focus for regeneration and development

## AVAILABILITY

1, 2 and 3 bedroom apartments.  
Prices from £395,000

## CONTACT

020 3966 8767  
[www.lombardsquare.co.uk](http://www.lombardsquare.co.uk)

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



LANDSCAPED GARDENS

Computer generated image, indicative only



KITCHEN AND DINING AREA

Photography of Myro House Showhome



BALCONY VIEW

Computer generated image, indicative only



CONCIERGE

Computer generated image, indicative only

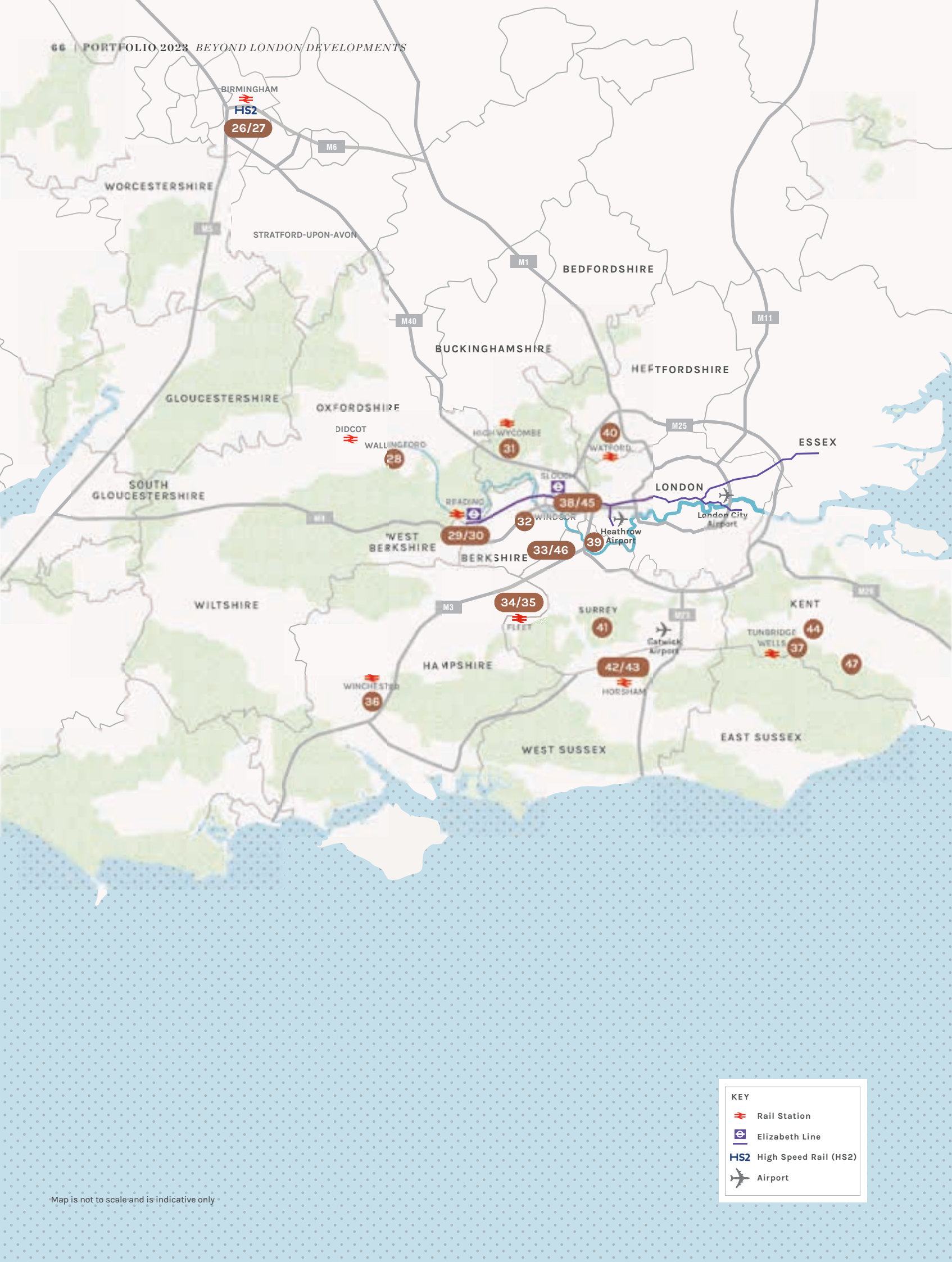
\*Journey times are approximate only. Sources: tfl.co.uk and Google Maps.  
\*\*Walking distance from Woolwich Works



# 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
26 Glasswater Locks	West Midlands	B4 Apartments	From £320,000	68
27 Snow Hill Wharf	West Midlands	B4 Apartments	From 380,000	70
28 Highcroft	Oxfordshire	OX10 Apartments / Houses	From £410,000	71
29 Green Park Village	Berkshire	RG2 Apartments / Houses	From £305,000	72
30 Bankside Gardens	Berkshire	RG2 Apartments	From £316,500	74
31 Abbey Barn Park	Buckinghamshire	HP10 Apartments / Houses	From £257,500	76
32 Woodhurst Park	Berkshire	RG42 Apartments / Houses	From £335,000	77
33 Sunningdale Park	Berkshire	SL5 Apartments	From £775,000	78
34 Hartland Village	Hampshire	GU51 Houses	From £610,000	80
35 Hareshill	Hampshire	GU51 Apartments / Houses	From £275,000	82
36 Knights Quarter	Hampshire	SO22 Apartments / Houses	From £347,500	84
37 Hollyfields	Kent	TN2 Apartments / Houses	From £360,000	85
38 Horlicks Quarter	Berkshire	SL1 Apartments	From £282,500	86
39 Eden Grove	Surrey	TW18 Apartments	From £362,500	88
40 The Eight Gardens	Hertfordshire	WD24 Apartments	From £285,000	90
41 Leighwood Fields	Surrey	GU6 Houses	From £465,000	92
42 Broadacres	West Sussex	RH13 Houses	From £415,000	94
43 Highwood Village	West Sussex	RH12 Apartments / Houses	From £345,000	96
44 Foal Hurst Green	Kent	TN12 Houses	From £495,000	98
45 Berkeley Place	Buckinghamshire	SL2 Apartments / Houses	From £285,000	100
46 Sunninghill Square	Berkshire	SL5 Houses	From £775,000	100
47 Farmstead at Tannersbrook	Kent	TN17 Houses	From £630,000	101

Map is not to scale and is indicative only

Prices correct at time of going to print.



# GLASSWATER LOCKS

Birmingham, B4 – St Joseph

**G↓**  
Glasswater Locks  
EASTSIDE | BIRMINGHAM

## CANALSIDE LIVING IN THE HEART OF THE CITY

Glasswater Locks is a vibrant new community with a selection of contemporary, canalside apartments and duplexes located minutes away from the city centre, forthcoming High Speed Rail and other mainline connections. Extensive on-site amenities offer relief from the city while elegant landscaping breathes life back into the canal basin, connecting the city's rich industrial heritage with its promising future in the heart of The Learning Quarter.



### HIGHLIGHTS

- Located in the centre of Birmingham's Learning Quarter, within walking distance of Aston University and Birmingham City University
- A 5-minute walk\* from planned High Speed Rail (HS2)\*\* connections at Curzon Street Station
- Exclusive Canalside Club including a 24-hour concierge, residents' lounge, cinema, games room, and gym
- Elevated private resident courtyard gardens
- City centre shops, restaurants, and offices within easy walking distance

### AVAILABILITY

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

### CONTACT

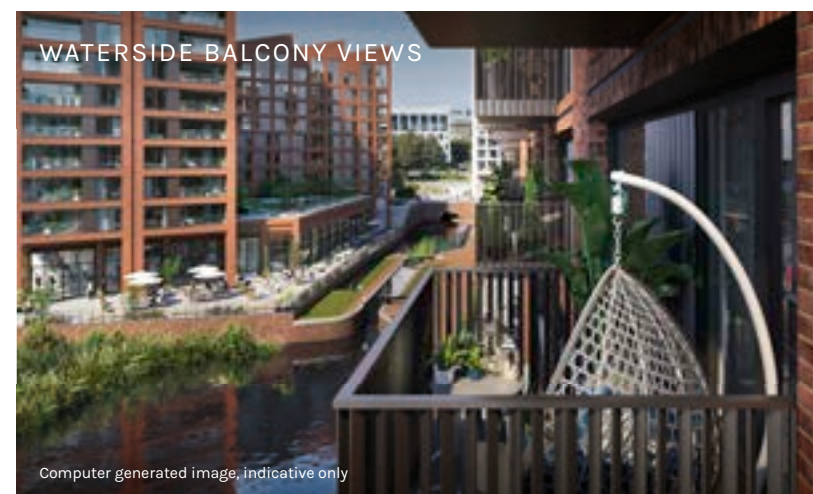
01217 569 476  
[www.glasswaterlocks.co.uk](http://www.glasswaterlocks.co.uk)

**KEY FACT** All apartment buildings are to be fitted with rainwater harvesting systems which will be used to water the development landscaping.



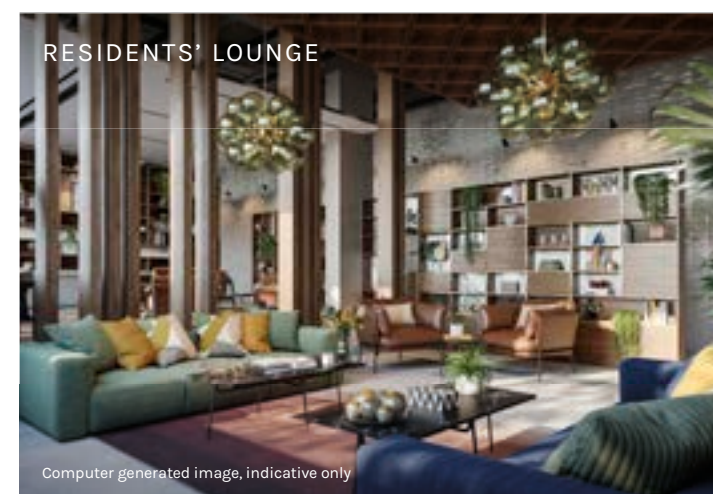
COSMOPOLITAN CANALSIDE LIVING

Computer generated image, indicative only



WATERSIDE BALCONY VIEWS

Computer generated image, indicative only



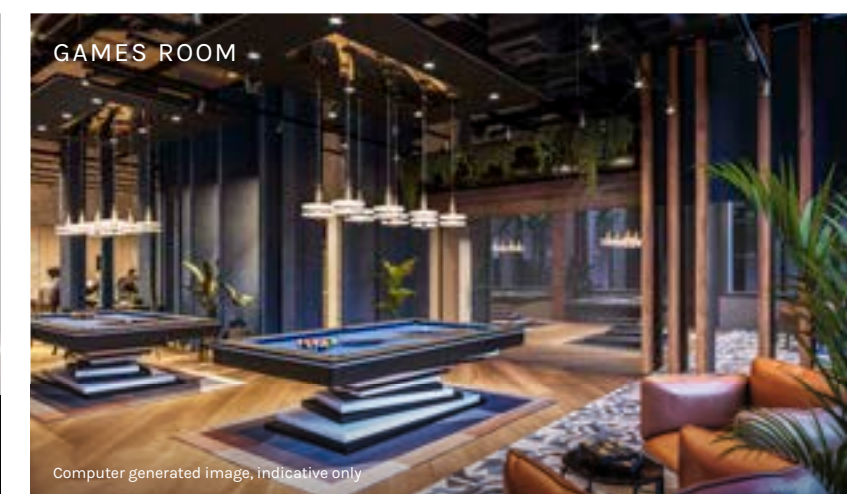
RESIDENTS' LOUNGE

Computer generated image, indicative only



CINEMA ROOM

Computer generated image, indicative only



GAMES ROOM

Computer generated image, indicative only

\*Journey times are approximate only. Source: Google Maps. \*\*High Speed Rail planned for 2029



# SNOW HILL WHARF

Birmingham, B4 – St Joseph



## CANALSIDE LIVING IN THE CITY CENTRE

Snow Hill Wharf brings cosmopolitan living to the heart of the city. Discover the benefits of high-quality apartments and duplex homes in an area with excellent transport connections, all located alongside the Birmingham and Fazeley Canal.

### HIGHLIGHTS

- Exclusive facilities, with a 24-hour concierge, residents' lounge, cinema room, gym, sauna, and steam room
- Three landscaped private gardens overlooking the canal
- Sought-after central Birmingham location
- Walking distance to the Colmore Business District and prime transport hubs including High Speed Rail\*\* Curzon Street station
- Wide variety of amenities on the doorstep with shops, restaurants and bars a short walk away

### AVAILABILITY

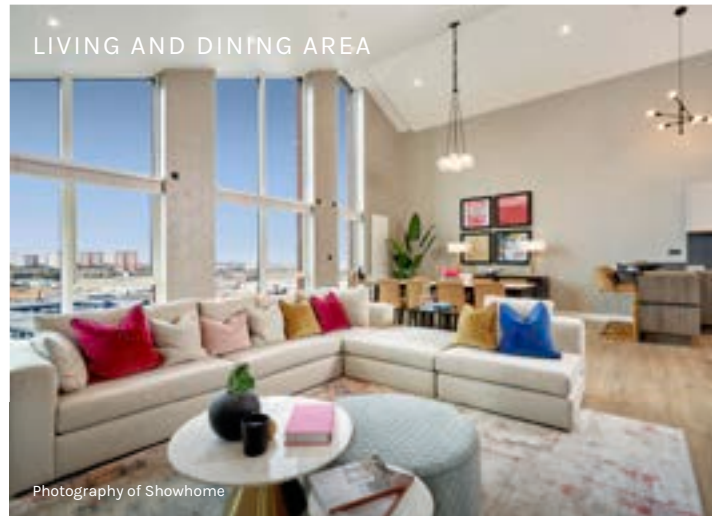
- 2 bedroom apartments. Prices from £380,000
- 3 bedroom duplex apartments. Prices from £645,000

### CONTACT

01217 566 346  
www.snowhillwharf.co.uk

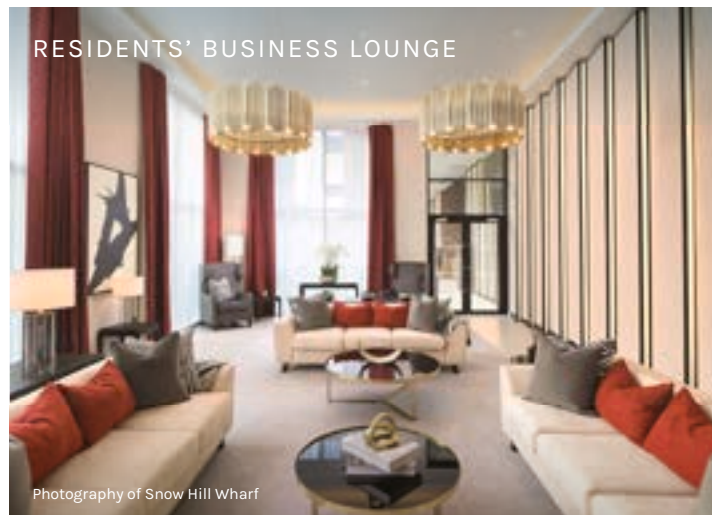


**KEY FACT** Every roof at Snow Hill Wharf is a green roof – a wildlife haven for birds and insects in the city.



LIVING AND DINING AREA

Photography of Showhome



RESIDENTS' BUSINESS LOUNGE

Photography of Snow Hill Wharf



CENTRAL CANALSIDE LIVING

Photography of Snow Hill Wharf

\*\*High Speed Rail planned for 2029

A NEW COMMUNITY ROOTED IN WALLINGFORD



Photography of Highcroft



LIVING ROOM

Photography of Showhome



WALLINGFORD BRIDGE

Photography of Wallingford Bridge

# HIGHCROFT

Wallingford, OX10 – St Edward



HIGHCROFT  
WALLINGFORD, OXFORDSHIRE

## LOVE COMING HOME

Highcroft offers a beautiful range of traditionally styled homes for all generations that is truly at one with the local natural environment. Green open spaces are carefully crafted throughout the development with biodiversity championed at every stage. Whether you are a growing family, a first-time buyer, or downsizing, there is a high quality home to suit you at Highcroft.

## HIGHLIGHTS

- Located in an Area of Outstanding Natural Beauty
- Expansive green open spaces with nature trails and wildlife ponds
- Children's play areas and community allotments
- 44-minute\* drive to Bicester Shopping Village
- 30-minute\* drive to Oxford and Reading
- Didcot train station only an 8-minute\* drive away
- Short walk into Wallingford town centre

## AVAILABILITY

2 and 4 bedroom houses. Prices from £410,000

## CONTACT

01491 378 180  
www.highcroft-wallingford.co.uk



**KEY FACT** When completed, 30% of the Highcroft development will be an area of open and biodiverse green space. This equates to 18 acres which includes 2.2 acres of new sports pitches, allotments, play areas, wildlife ponds and 1,000 new trees.

\*Journey times are approximate only. Source: Google Maps





Photography of Green Park Village

NEW ENGLAND INSPIRED

# GREEN PARK VILLAGE

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. With its charming lakeside setting, this vibrant new community has all the facilities a neighbourhood needs.



### HIGHLIGHTS

- Beautifully designed and elegantly styled new homes in a stunning lakeside setting
- Surrounded by green open space in an established and growing community
- Market Square with a new primary school and proposed flexible commercial unit
- Restaurants, shops, gym, and pool at adjacent Green Park Business Park
- 5 minutes\* to reading town centre
- Direct trains from Reading to London Paddington in 23 minutes\*

### AVAILABILITY

1 and 2 bedroom apartments. Prices from £305,000  
3 bedroom houses. Prices from £587,500

### CONTACT

0118 217 2220  
[www.greenparkvillage.co.uk](http://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.



AN ESTABLISHED COMMUNITY

Photography of Green Park Village



THE LONGWATER COLLECTION KITCHEN AND DINING AREA

Photography of Showhome



THE LONGWATER COLLECTION LIVING ROOM

Photography of Showhome



THE LANESBOROUGH COLLECTION ROOF TERRACE

Computer generated image, indicative only

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



# BANKSIDE GARDENS

**BANKSIDE GARDENS**  
GREEN PARK VILLAGE | READING

Reading, RG2 – St Edward

## ANew 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

- Vibrant new destination for Reading
- Stylish waterfront apartments
- Facilities including a concierge, gym, cinema, and co-working studio
- Extensive landscaped gardens and parkland
- A forthcoming on-site train station will provide trains to Reading in 6 minutes\*
- Reading to London Paddington in 23 minutes\* by train
- Elizabeth Line will directly link Reading to the London Underground

### AVAILABILITY

1 and 2 bedroom apartments.  
Prices from £316,500

### CONTACT

0118 217 6177  
[www.banksidegardens.co.uk](http://www.banksidegardens.co.uk)

**KEY FACT** Solar panels will save around 28,000 tonnes of CO<sub>2</sub> a year and reduce overall regulated emissions of the homes by almost 90%.



LAKESIDE SETTING

Computer generated image, indicative only



VIEWS OVER THE LAKE

Computer generated image, indicative only



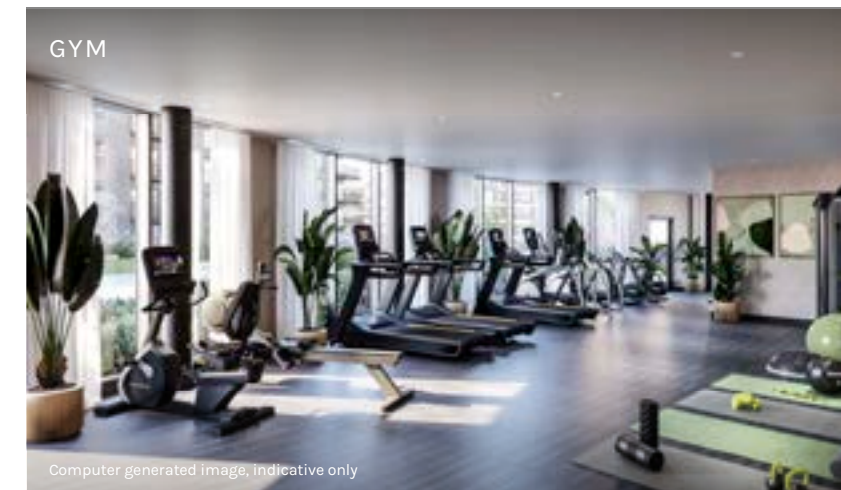
CONCIERGE

Computer generated image, indicative only



CINEMA ROOM

Computer generated image, indicative only



GYM

Computer generated image, indicative only

\*Journey times are approximate only. Sources: [tfl.co.uk](http://tfl.co.uk), [Google Maps](http://Google Maps) and [thamesvalley.co.uk](http://thamesvalley.co.uk)



# ABBEY 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 34 acres of green, open space
- Deangarden Wood with woodland trail and footpaths
- Multi-use games area, play trails, and allotments
- Shuttle bus service available with buses to High Wycombe Station
- Well-regarded state and private schools in the area
- 2.6 miles\* to High Wycombe Station
- 30 minutes\* to London Marylebone by train

### AVAILABILITY

1 & 2 bedroom apartments.  
Prices from £257,500

5 bedroom houses.  
Prices from £965,000

### CONTACT

01494 370 945  
www.abbey-barn.co.uk



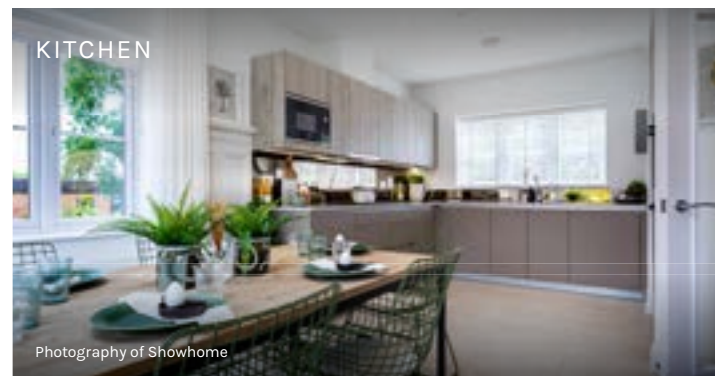
**KEY FACT** Residents at Abbey Barn Park will have access to allotments, promoting home-grown and sustainably sourced food.



Photography of Abbey Barn Park



Photography of Abbey Barn Park



Photography of Showhome

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



Photography of Woodhurst Park



Photography of Woodhurst Park



Photography of Showhome

# 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.

### 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 bedroom apartments.  
Prices from £335,000

2-5 bedroom houses.  
Prices from £430,000

### CONTACT

01753 942 218  
www.woodhurstpark.co.uk



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

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





Computer generated image, indicative only

THE PAVILION

# SUNNINGDALE PARK



Sunningdale Park  
ROYAL BERKSHIRE

Ascot, SL5 – Berkeley

## A COUNTRY ESTATE RE-IMAGINED

At Sunningdale Park, a spectacular landscape and the captivating history of a country estate will 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, seven miles\* from Royal Windsor.



### HIGHLIGHTS

- Set in 47 acres of country park
- Exceptional new and refurbished homes
- 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, St Mary's, Ascot and Eton

### AVAILABILITY

1, 2 and 3 bedroom apartments and penthouses.  
Prices from £775,000

### CONTACT

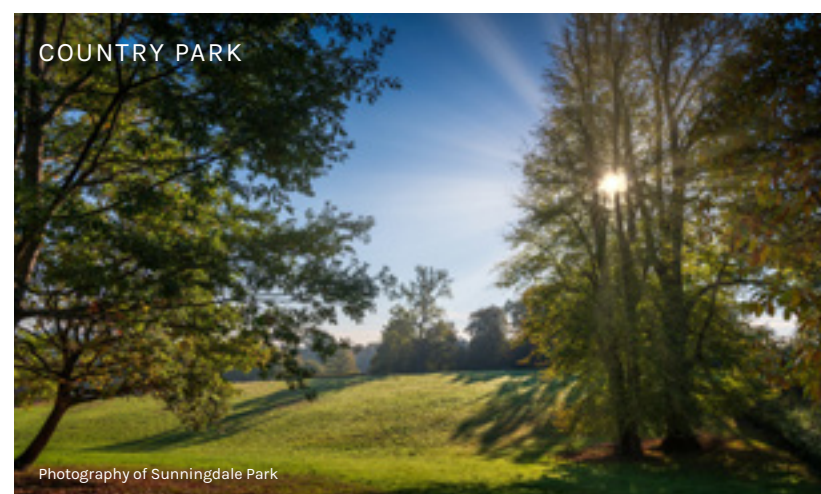
01344 921 956  
www.sunningdalepark.com

**KEY FACT** We have created and enhanced natural habitats that encourage wildlife to flourish. Parkland, native trees, pollinator-friendly planting, ponds, hedges – they are all part of our commitment to achieve a net biodiversity gain of over 250% on this development.



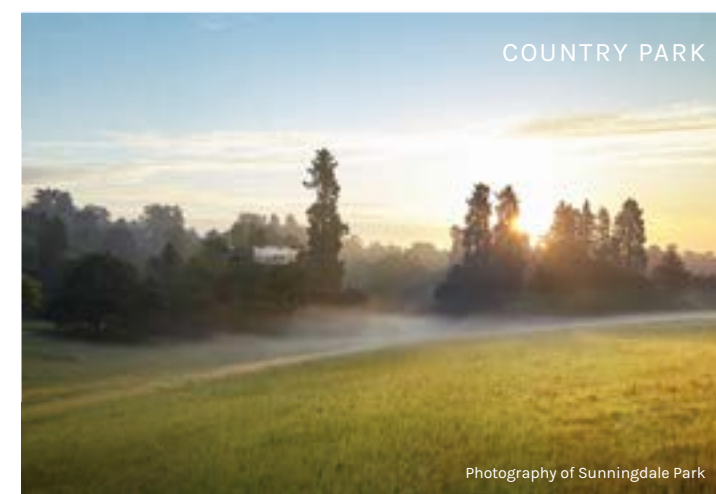
KITCHEN AND DINING AREA

Computer generated image, indicative only



COUNTRY PARK

Photography of Sunningdale Park



COUNTRY PARK

Photography of Sunningdale Park



ROYAL ASCOT RACECOURSE

Photography of Royal Ascot Racecourse

\*Distances are approximate only. Sources: tfl.co.uk



# 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

- Stylish and elegant interiors
- 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
- WhatHouse? Awards 2022 Gold Winner in the Best Public Realm category

### AVAILABILITY

3 and 4 bedroom houses.  
Prices from £610,000

### CONTACT

01252 980 979  
[www.hartlandvillage.co.uk](http://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

Photography of Hartland Village



HARTLAND MEWS KITCHEN AND DINING ROOM

Photography of Showhome



ENHANCING BIODIVERSITY

Photography of Fleet Beekeepers



HARTLAND COUNTRY PARK

Photography of Hartland Country Park



HARTLAND MEWS BEDROOM

Photography of Showhome

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



SURROUNDED BY NATURE



Photography of Hareshill

# 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 £275,000  
2, 3 and 4 bedroom houses. Prices from £500,000

## CONTACT

01252 980 126  
www.hareshill-fleet.co.uk



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

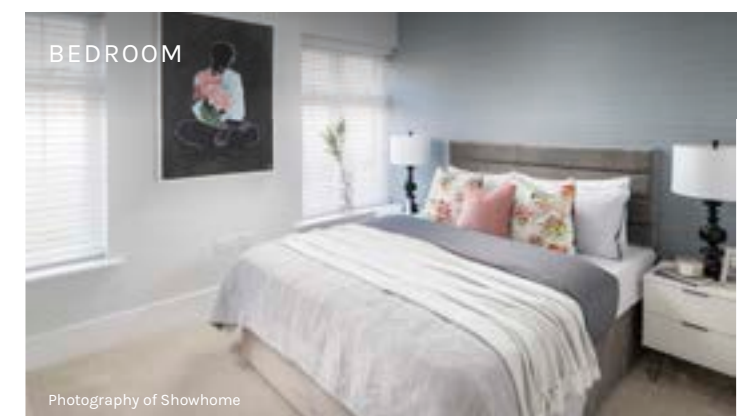


Computer generated image, indicative only



## APARTMENTS

Computer generated image, indicative only



## BEDROOM

Photography of Showhome

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



# KNIGHTS QUARTER

Winchester, SO22 – Berkeley

## KNIGHTS QUARTER

WINCHESTER

### SIMPLY MAGNIFICENT

An exclusive collection of apartments and houses, situated in magnificent grounds in one of Winchester's most affluent and desirable locations. The city centre is just half a mile away – less than 10 minutes\* walk.

### HIGHLIGHTS

- Contemporary architecture
- 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

1 and 2 bedroom apartments. Prices from £347,500  
4 and 5 bedroom houses. Prices from £1,550,000

### CONTACT

01962 418 746  
www.knightsquarter.co.uk



**KEY FACT** A modern sustainable development with electric vehicle charging points, solar panels and even a bug hotel made from unused pallets.



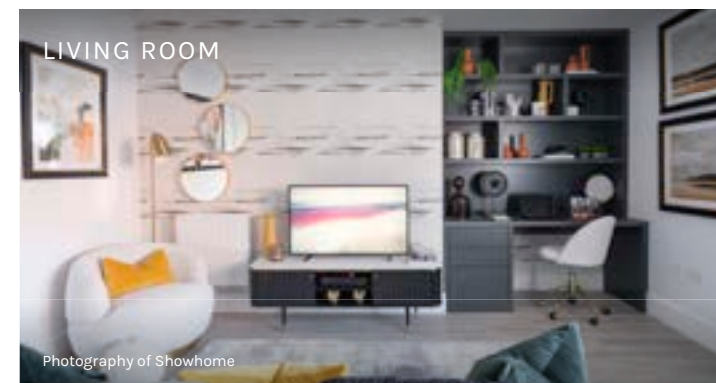
COURTYARD GARDEN

Photography of Knights Quarter



NATURAL LANDSCAPING

Photography of Hollyfields



LIVING ROOM

Photography of Showhome



KITCHEN

Photography of Showhome

# HOLLYFIELDS

Tunbridge Wells, TN2 – Berkeley



### OVERLOOKING STUNNING VIEWS OF THE HIGH WEALD

Hollyfields is a distinctive collection of apartments and family homes in Tunbridge Wells, in the heart of the glorious Kent countryside. Traditional shops and convenience stores are within easy reach for your everyday needs.

### HIGHLIGHTS

- St Peter's Church of England Primary School rated 'Outstanding' by Ofsted is on site
- 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\*\*

### AVAILABILITY

1, 2 and 3 bedroom apartments. Prices from £360,000  
2 and 4 bedroom houses. Prices from £437,600

### CONTACT

01892 346 170  
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: tf.co.uk and Google Maps

\*Monday to Friday at commuter hours. Service available for residents' only. Please contact our Sales Consultants for more information.  
\*\*Journey times are approximate only. Sources: tf.co.uk and Google Maps





Photography of Aquifer Gardens, Horlicks Quarter

AQUIFER GARDENS

# HORLICKS QUARTER

**HORLICKS**  
QUARTER  
SLOUGH SL1

Slough, SL1 – Berkeley

## A VIBRANT NEW COMMUNITY

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



## HIGHLIGHTS

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

## AVAILABILITY

1, 2 and 3 bedroom apartments.  
Prices from £282,500

## CONTACT

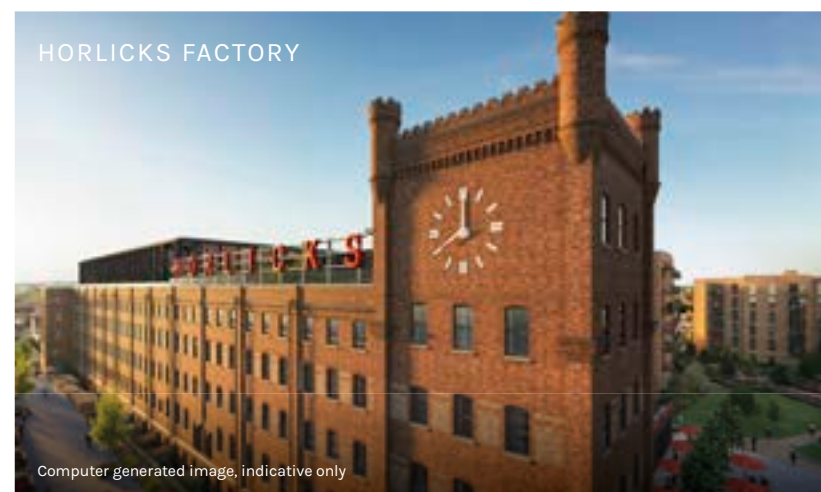
01753 942 389  
[www.horlicksquarter.co.uk](http://www.horlicksquarter.co.uk)

**KEY FACT** New green spaces and water features are being provided for nature and wildlife to flourish. We will plant 15 trees for every tree that is removed.



KITCHEN AND LIVING AREA

Photography of Showhome



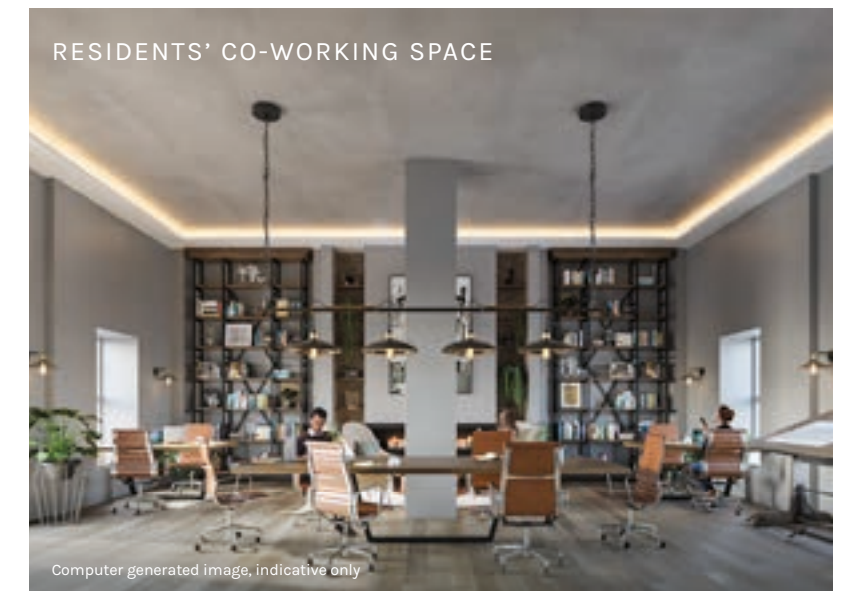
HORLICKS FACTORY

Computer generated image, indicative only



HORLICKS FACTORY ROOFTOP GARDEN

Computer generated image, indicative only



RESIDENTS' CO-WORKING SPACE

Computer generated image, indicative only

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



# 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

- Moments from the River Thames
- 5 minute\* walk to town centre and train station
- 24-hour concierge service and co-working space
- Residents' gym and cinema room
- Landscaped central courtyard
- Close proximity to London Heathrow
- First class education such as Eton College and Royal Holloway University

## AVAILABILITY

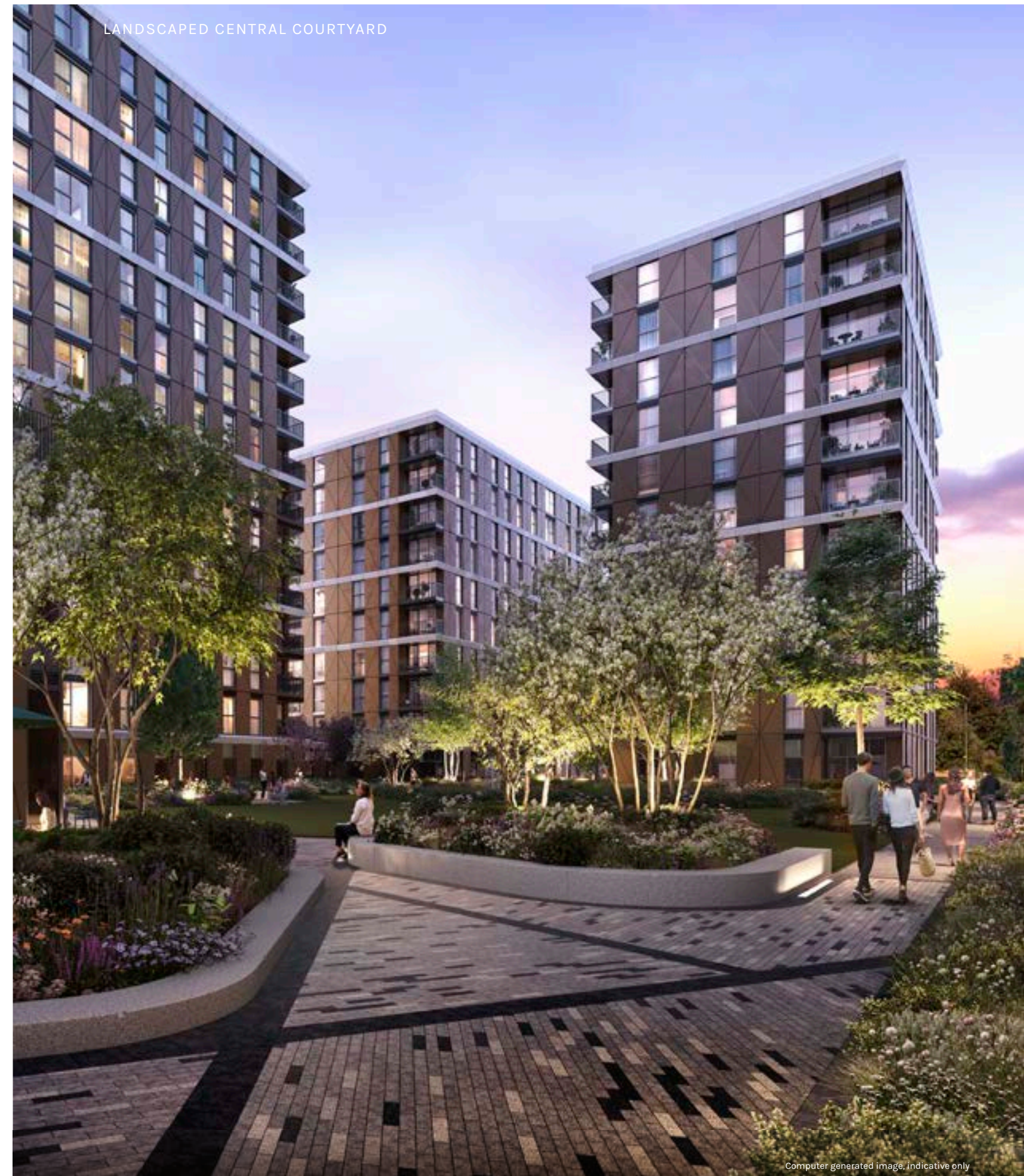
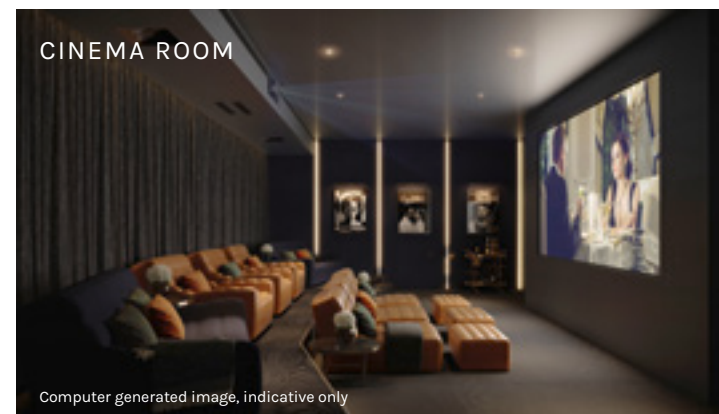
Studio, 1, 2 and 3 bedroom apartments.  
Prices from £362,500

## CONTACT

01784 614 578  
[www.edengrove-londonroad.co.uk](http://www.edengrove-londonroad.co.uk)



**KEY FACT** Eden Grove's heating system is entirely electric, helping it to become zero-carbon ready by removing the use of gas from homes.



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



PODIUM GARDENS



Computer generated image of the Residents Podium Gardens, indicative only

# THE EIGHT GARDENS

Watford, WD24 –Berkeley



**WHERE TOWN, CITY & COUNTRY MEET**

The Eight Gardens is an exciting new community of exceptional homes, set in an inspiring, art-filled green space. Conveniently located close to the Watford Junction Station, it offers the fantastic shops and amenities at Watford town centre, stunning parks, and access to the countryside – all within an easy commute to central London.

**HIGHLIGHTS**

- 14 minutes\* to London Euston from Watford Junction
- Concierge, gym, business lounge and screening room
- Eight landscaped gardens and curated public art inspired by the history of the local area
- 15,000 sq ft of commercial space
- State-of-the-art new primary school for nearly 420 pupils and 52 nursery places

**AVAILABILITY**

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

**CONTACT**

020 3991 9859  
www.theeightgardens.co.uk



**KEY FACT** As part of our commitment to sustainability on site we are reusing or re-cycling 95% of construction waste.



PUBLIC ART

Computer generated image, indicative only



LANDSCAPED GARDENS

Computer generated image, indicative only



KITCHEN AND LIVING AREA

Photography of The Eight Gardens

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



# LEIGHWOOD FIELDS

LEIGHWOOD  
— FIELDS —  
CRANLEIGH

Cranleigh, GU6 – Berkeley

## EXQUISITELY DESIGNED AND 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 minutes\* train journey from Guildford to Waterloo and 55 minutes\*\* drive to Brighton
- Neighbouring the bustling town of Guildford

### AVAILABILITY

2, 3, 4 and 5 bedroom houses.  
Prices from £465,000

### CONTACT

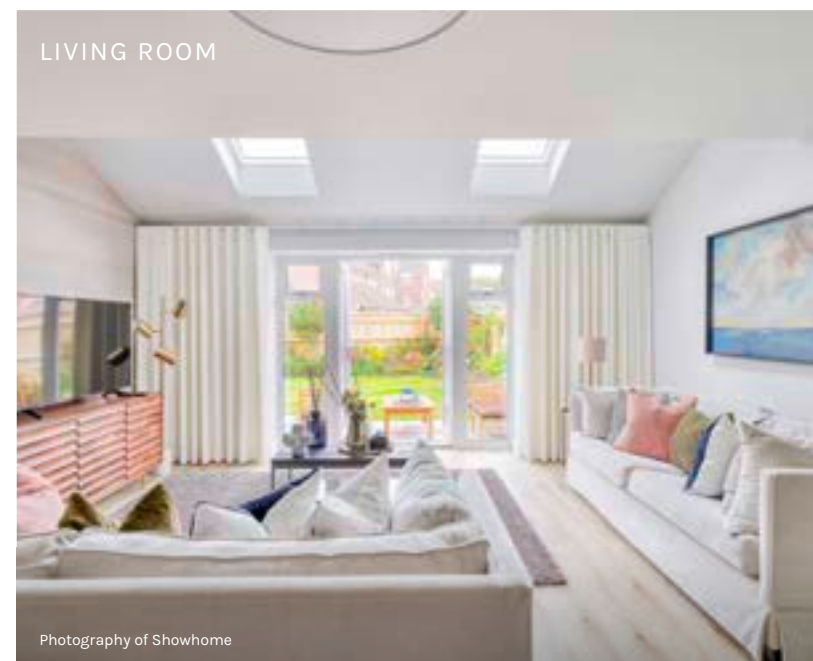
01483 944 724  
[www.leighwoodfields.co.uk](http://www.leighwoodfields.co.uk)

**KEY FACT** A 60-acre open country park close by, featuring a lake, outdoor performance spaces, and a children's adventure park coming soon.



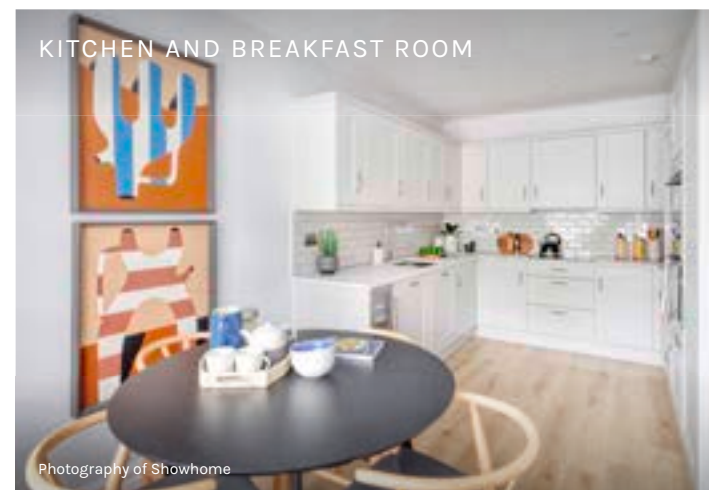
A SOUGHT-AFTER NEIGHBOURHOOD

Photography of Leighwood Fields



LIVING ROOM

Photography of Showhome



KITCHEN AND BREAKFAST ROOM

Photography of Showhome



BEDROOM

Photography of Showhome



BATHROOM

Photography of Showhome

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





Photography of Broadacres

CHARMING VILLAGE LOCATION

# BROADACRES



Southwater, RH13 – Berkeley

## PERFECTLY PLACED FOR CONNECTED COUNTRY LIVING

Beautifully designed, combining elegant façades and contemporary interiors, Broadacres is a charming development situated in the village of Southwater, West Sussex.



### 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
- 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 from £415,000

### CONTACT

01403 582 131  
[www.broadacres-southwater.co.uk](http://www.broadacres-southwater.co.uk)

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



ENHANCING BIODIVERSITY

Photography of Broadacres



KITCHEN AND DINING ROOM

Photography of Showhome



KITCHEN AND DINING ROOM

Photography of Showhome



SURROUNDED BY PARKLAND

Photography of Broadacres

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



# HIGHWOOD VILLAGE

## HIGHWOOD VILLAGE

Horsham, RH12 – Berkeley

### MODERN VILLAGE LIVING

Highwood Village is an established development of beautifully styled houses and apartments in traditional architectural styles. Tree-lined avenues and tranquil open spaces create a real sense of community and belonging.



### HIGHLIGHTS

- Within walking distance of the bustling town of Horsham with its large range of shops, restaurants, and amenities
- Landscaped gardens and open areas with riverside walks
- On-site facilities including sports pitches, allotments, BMX track, and future community centre
- Excellent selection of local schools
- Good transport links to London, London Gatwick Airport, and the south coast

### AVAILABILITY

2 bedroom apartments.  
Prices from £345,000  
2-5 bedroom houses.  
Prices from £445,000

### CONTACT

01403 582 272  
[www.highwoodvillage.co.uk](http://www.highwoodvillage.co.uk)

**KEY FACT** Highwood Village features a retained wildlife corridor along the river Arun and bird and bat boxes installed on selected existing trees.



LANDSCAPED GARDENS

Photography of Highwood Village



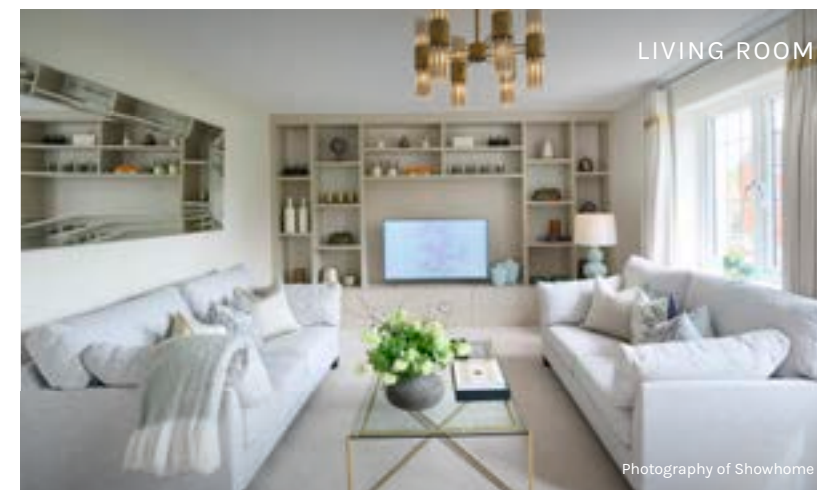
SENSE OF COMMUNITY

Photography of Highwood Village



KITCHEN AND LIVING AREA

Photography of Showhome



LIVING ROOM

Photography of Showhome



BATHROOM

Photography of Showhome





Photography of Foal Hurst Green

IDYLIC LOCATION

# FOAL HURST GREEN



Paddock Wood, TN12 – Berkeley

## A WORLD APART FROM THE EVERYDAY

Foal Hurst Green is an outstanding development of homes in an idyllic location in Paddock Wood. With a five-acre nature reserve on site, the development is surrounded by beautiful meadows and ancient woodland, yet conveniently located less than half a mile from Paddock Wood Station.



### HIGHLIGHTS

- Play areas, a duck pond, and natural landscaping
- Surrounded by excellent educational facilities, including the Skinners School and the Judd School nearby
- Adjoining the 29-acre Foal Hurst Wood
- Direct train links into London Bridge in 41 minutes\*

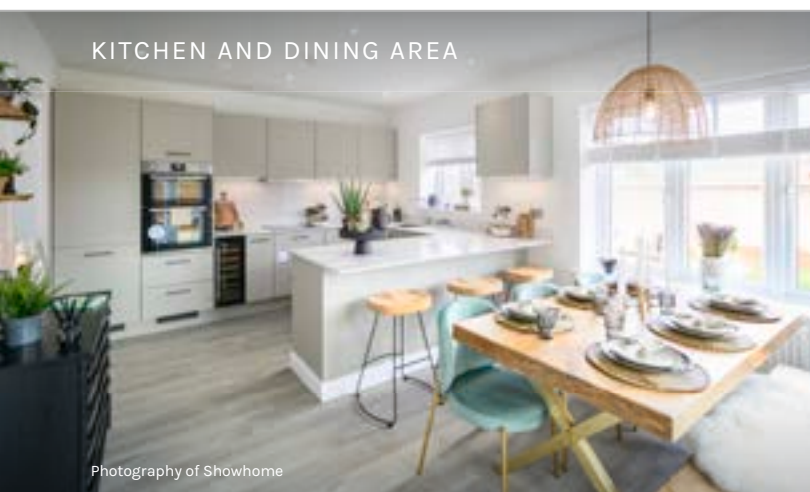
### AVAILABILITY

3, 4 and 5 bedroom houses. Prices from £495,000

### CONTACT

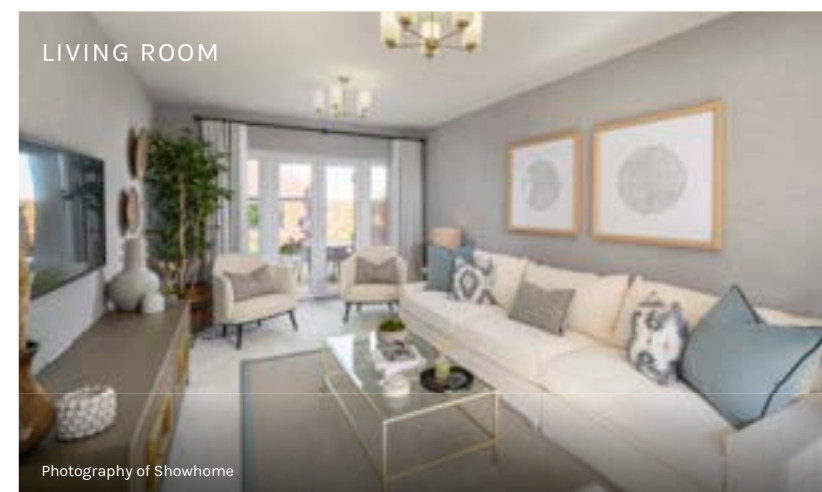
01892 346 632  
[www.foalhurstgreen.co.uk](http://www.foalhurstgreen.co.uk)

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



KITCHEN AND DINING AREA

Photography of Showhome



LIVING ROOM

Photography of Showhome



GARDEN

Photography of Showhome



DUCK POND

Photography of Foal Hurst Green

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



# BERKELEY PLACE

Buckinghamshire, SL2 – Berkeley



SECURE DEVELOPMENT

Computer generated image, indicative only

### IDEALLY LOCATED, CLOSE TO ELIZABETH LINE

Enjoy village living in this gated development situated in Farnham Royal, ideally placed close to High Wycombe and convenient transport links. This exclusive collection offers 1 and 2 bedroom apartments, within a refurbished, traditional-style building, as well as 3 bedroom houses, all surrounded by mature landscaping.

### HIGHLIGHTS

- New and refurbished homes
- Farnham Broadway offers a selection of shops, supermarkets, pubs, and restaurants
- 2.3 miles\* to Burnham Station with Elizabeth Line
- 2.8 miles\* to Slough with 15-minute\* trains to London Paddington
- 6 miles\* to the beautiful market town of Beaconsfield

### AVAILABILITY

1 and 2 bedroom apartments.  
Prices from £285,000  
3 bedroom houses.  
Prices from £555,000

### CONTACT

01753 942 645  
www.berkeley-place.co.uk

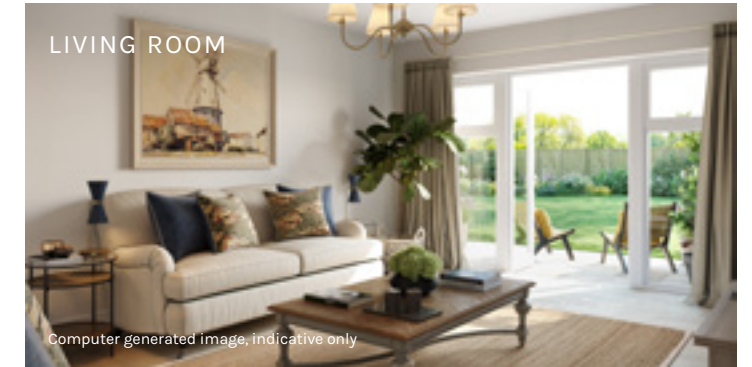


Illustration of Farmstead, indicative only



KITCHEN AND DINING ROOM

Computer generated image, indicative only



LIVING ROOM

Computer generated image, indicative only

**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 fauna than a conventional grass lawn.

# SUNNINGHILL SQUARE

Berkshire, 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 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 and coach houses
- Beautifully landscaped village green with children's play area
- Walking distance to Sunninghill high street
- Great education opportunities close by, including Ofsted 'Outstanding' Charters School\*\*
- 12 miles\* to Heathrow and 27 miles\* west of London

### AVAILABILITY

3, 4 and 5 bedroom houses.  
Prices from £775,000

### CONTACT

01628 884 612  
www.sunninghillsquare.co.uk



VILLAGE GREEN

Computer generated image, indicative only

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

# FARMSTEAD AT TANNERSBROOK

Kent, TN17 – Berkeley



### A NEW HOME WITH OUTSTANDING NATURAL BEAUTY

This brand-new development offers a gated collection of 28 private 3 and 4 bedroom homes and a 5 bedroom farmhouse. Set within 3.5 acres of charming Kent countryside, this development benefits great views across the mature landscaped surroundings.

### HIGHLIGHTS

- Green open space and children's play areas
- Protection and enhancement of ancient woodland
- Location in the High Weald Area of Outstanding Natural Beauty
- Town centre close by with retail and leisure facilities
- Excellent school catchment area including Cranbrook Grammar School
- Local bus services to Hawkhurst, Staplehurst, Goudhurst, Maidstone, and Tunbridge Wells

### AVAILABILITY

3, 4 and 5 bedroom houses.  
Prices from £630,000

### CONTACT

01580 466 187  
www.farmsteadtannersbrook.co.uk



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



# COMING SOON WITHIN GREATER LONDON

DEVELOPMENT NAME	LOCATION	HOME TYPE	PAGE
48 Broadway East	Bethnal Green	E2 Apartments	104
49 Camden Goods Yard	Camden	NW1 Apartments	106
50 Lea Bridge	Leyton	E10 Apartments	108



Map is not to scale and is indicative only

# COMING SOON BEYOND LONDON

DEVELOPMENT NAME	COUNTY	HOME TYPE	PAGE
51 Winterbrook	Oxfordshire	OX10 Apartments / Houses	109
52 Swan's Landing	Warwickshire	CV37 Apartments / Houses	109
53 Hertford Locks	Hertfordshire	SG13 Apartments / Houses	110
54 Frimley	Surrey	GU15 Apartments / Houses	111
55 Effingham	Surrey	KT24 Apartments / Houses	111
56 Oakhill	Kent	TN11 Apartments / Houses	112



Map is not to scale and is indicative only



# BROADWAY EAST

Bethnal Green, E2 – St William

## FIND HOME IN THE BUSTLE OF EAST LONDON

A collection of manhattan 1, 2 and 3 bedroom apartments set in an exciting area of east London, close to the delights of Broadway Market, Victoria Park, and London Fields.

### HIGHLIGHTS

- A stylish collection of 408 canalside private homes
- Excellent transport links in Zone 2
- 24-hour concierge
- Residents' facilities including Rooftop Terrace, working from home space, creative studios and squash court to name a few
- Designed by world-renowned architects Roger Stirk Harbour + Partners
- Unique architecture with the preservation of the gas holders

EST 1866  
**BROADWAY EAST**  
 LONDON · E2

### AVAILABILITY

Manhattan, 1, 2 and 3 bedroom apartments.

### CONTACT

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



**KEY FACT** The site benefits from 94m of frontage onto the Regent's Canal. It's the first time this stretch of the canal will be opened in more than 150 years.



Computer generated image, indicative only



Computer generated image, indicative only





Computer generated image, indicative only

CAMDEN GOODS YARD

# CAMDEN GOODS YARD

CAMDEN GOODS YARD  
LONDON NW1

Camden, NW1 – St George

## NWI. YOUR LONDON.

Camden Goods Yard is located in this globally renowned area of central London; bringing together the vibrancy of Camden, the sophistication of Primrose Hill and the tranquillity of Regent's Park. To complement the contemporary new homes, this 8-acre development will offer residents an array of on-site facilities.



## HIGHLIGHTS

- A selection of contemporary new homes with completion from Q1 2025
- 10-minute\* walk to Chalk Farm and Camden Town underground stations (Zone 2)
- A new rooftop farm-to-fork restaurant
- Exclusive wellness suite with indoor swimming pool, sauna, steam room and gym
- Three luxurious screening rooms
- Concierge, residents' lounge and business centre

## AVAILABILITY

Manhattan, 1, 2 and 3 bedroom homes.

## CONTACT

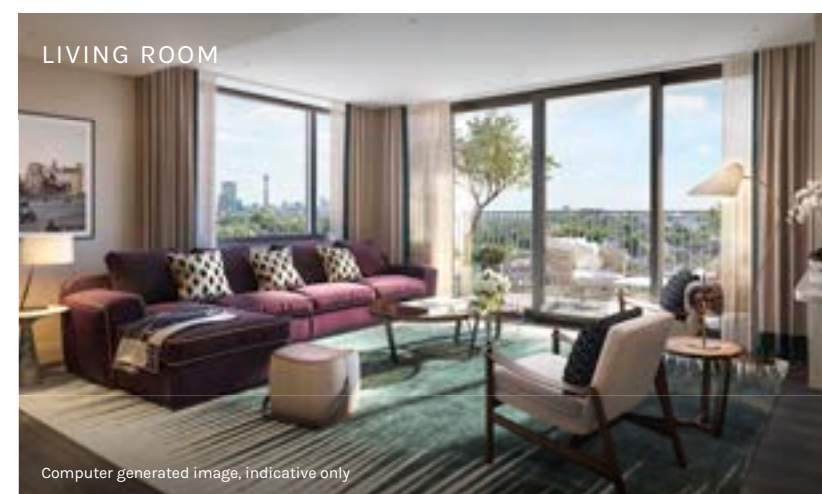
020 3966 7681  
[www.camdengoodsyard.co.uk](http://www.camdengoodsyard.co.uk)

**KEY FACT** As part of the Camden Goods Yard masterplan, a new rooftop urban farm is anticipated to open in 2025. Featuring circa 8,000 sq ft of growing space, the produce will be cultivated for the on-site farm-to-fork restaurant.



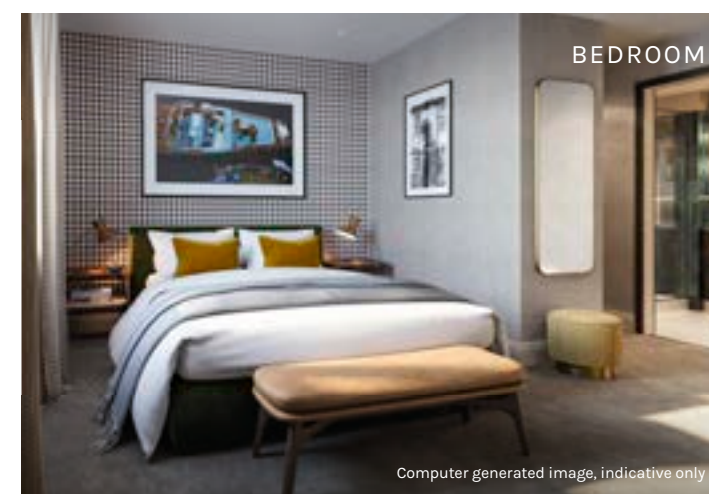
KITCHEN DINING ROOM

Computer generated image, indicative only



LIVING ROOM

Computer generated image, indicative only



BEDROOM

Computer generated image, indicative only



ROOFTOP URBAN FARM

Computer generated image, indicative only

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





Computer generated image, indicative only

# LEA BRIDGE

Leyton, E10 – St William

## WELL-CONNECTED IN A WORLD OF GREEN

A well-connected urban community, perfectly located for green space and recreation at Leyton Jubilee Park, the Lea Valley, and beyond. The development will consist of 573 one, two and three bedroom apartments.

### HIGHLIGHTS

- 0.3 mile\* from Lea Bridge Underground Station
- Zone 3 location
- 2.3 acres of landscaped space and play area
- Open green land surrounds 50% of the site
- On-site amenities such as a day nursery, concierge, and commercial gym

### AVAILABILITY

1, 2 and 3 bedroom apartments.

### CONTACT

020 3966 8527  
www.leabridgegasworks.co.uk



**KEY FACT** The scheme will introduce 170 new trees and six new habitat types, which will provide the framework for achieving more than a 100% biodiversity net gain.

\*Distances are approximate only. Sources: tfl.co.uk

# WINTERBROOK

Wallingford, OX10 – Berkeley

## A VIBRANT COMMUNITY INSPIRED BY NATURE

A new neighbourhood in south Oxfordshire with a distinct village identity and located one mile from the centre of Wallingford, a quintessential English market town set on the River Thames. A wide range of houses and apartments are set amongst nature, featuring community allotments, an orchard and play areas.

### HIGHLIGHTS

- Character areas, green open spaces, village-inspired homes, heritage-themed play areas
- 1 mile\* to Wallingford town centre
- 6.5 miles\* to Didcot Parkway with 40 minute\* trains to London Paddington
- Good schools nearby including Wallingford School, Cranford House, Moulsoford Prep, and Abingdon School

### AVAILABILITY

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

### CONTACT

01491 378 269  
www.berkeleygroup.co.uk



**KEY FACT** Landscape-led design with 7.68 hectares of public open space, landscape buffers, play areas, sustainable drainage systems, allotments and community growing orchards.

# SWAN'S LANDING

Stratford-upon-Avon, CV37 – St Joseph



Computer generated image, indicative only

## BRINGING NEW LIFE TO THE RIVERSIDE

Located on a site of previously brownfield land, housing several industrial units, with little-to-no ecological value or enhancements. St Joseph is aiming to achieve a 94% net biodiversity gain by working closely with our ecologists and the Local Planning Authority in providing suitable habitats and area improvements. Swan's Landing will be improving the site by providing public open spaces, tree lined streets, bird and bat boxes, hedgehog highways, and a mixed range of planting and other landscape features to encourage the natural environment to thrive once again.

### HIGHLIGHTS

- Relaxing canalside setting
- Central location in historic Stratford-upon-Avon, the birth place of William Shakespeare
- Excellent transport connections to Birmingham, Oxford, and beyond
- 20-minute\* walk to the town centre, home of the Royal Shakespeare Company Theatre on the banks of the River Avon
- Landscaped open spaces and children's play area
- Within easy reach of the Welcombe Hills nature reserve
- Boat hire, golf course and leisure facilities nearby

### AVAILABILITY

1 and 2 bedroom apartments. 2-5 bedroom houses.

### CONTACT

www.berkeleygroup.co.uk



**KEY FACT** The aim at Swan's Landing is to achieve a 94% biodiversity net gain by working closely with our ecologists and the Local Planning Authority in providing suitable habitat and linear improvements, such as tree lined streets, bird and bat boxes, hedgehog highways, and a mixed range of planting to encourage wildlife to thrive.

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



# HERTFORD LOCKS

Hertford, SG13 – St William



## SPACIOUS RIVERSIDE LIVING

A lovely new waterside development on the banks of the River Lea, in the picturesque town of Hertford. Located alongside Hertford Lock, it has easy access to riverside trails and green open spaces in the heart of Hertfordshire.

## HIGHLIGHTS

- Revitalised River Lea canal walk
- Residents' lounge with work from home facilities and wi-fi
- An 8-minute\* walk to Hertford town centre
- 49 minutes\* to London Liverpool Street

## AVAILABILITY

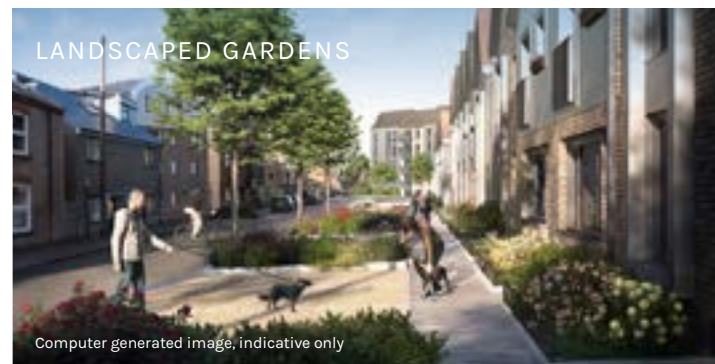
1 and 2 bedroom apartments.  
3 and 4 bedroom townhouses.

## CONTACT

02039 933 748  
www.hertfordlocks.co.uk



**KEY FACT** The site is 8.8 acres, sits alongside 240 metres of canal frontage, and will deliver 2,200 sq m of employment-generating floorspace as well as 8,000 sq m of public open space.



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

# FRIMLEY

Frimley, GU15 – Berkeley

## CHARACTER AND CONNECTIONS

This delightful new collection of homes and apartments gets its special character from the retained Victorian pumphouse, which will be converted into mews houses.

## HIGHLIGHTS

- 12 minutes\* walk to Frimley Green village centre
- Located opposite Frimley Lodge Park, a 24-hectare public park with children's playgrounds, a trim trail, woodlands, open space, and miniature railway
- Less than 10 minutes\* drive to Farnborough Station

## AVAILABILITY

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

## CONTACT

01252 982 611  
www.berkeleygroup.co.uk



**KEY FACT** We will be implementing a Surface Water Drainage System (SUDS) that contributes to sustaining water levels in the nearby Basingstoke Canal.

# 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.  
2-5 bedroom houses.

## CONTACT

01483 944 128  
www.berkeleygroup.co.uk



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

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



# OAKHILL

**OAKHILL**  
HILDENBOROUGH | KENT

Hildenborough, TN11 – Berkeley

## A LANDSCAPED OASIS IN KENT'S COUNTRYSIDE

Set in 30 acres of rolling Kent countryside, this new development comprises an impressive collection of 1, 2 and 3 bedroom apartments and 3, 4 and 5 bedroom houses. Berkeley will be redeveloping the beautiful Grade II Listed building, which will also include the conversion of Oakhill House. Residents will benefit from stunning views across the mature landscaped surroundings.



### HIGHLIGHTS

- Brand new gated community
- Set in approximately 30 acres of mature landscaping with existing ponds
- Far-reaching views over the surroundings
- Private underground parking for apartments and separate parking for houses
- Excellent school catchment area including Tonbridge and Sevenoaks School
- Trains to London Bridge from Hildenborough station in 32 minutes\*
- Exclusive residents' facilities

### AVAILABILITY

- 1, 2 and 3 bedroom apartments. Prices from £461,000
- 3, 4 and 5 bedroom houses. Prices from £869,500

### CONTACT

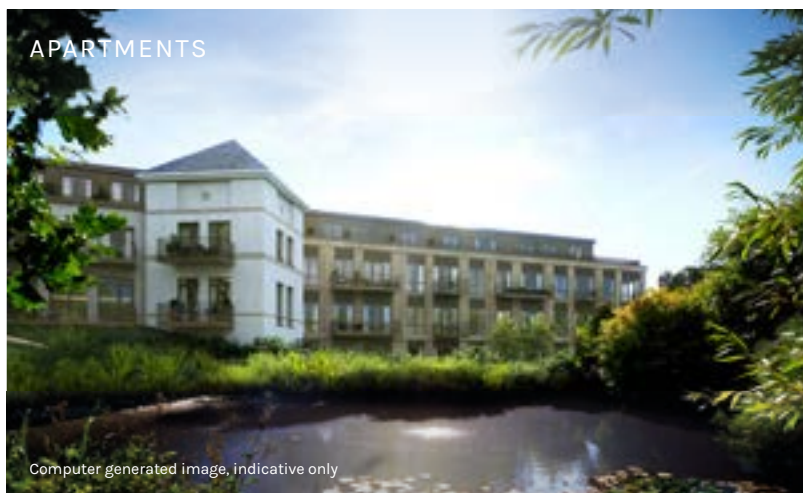
01732 608 380  
[www.oakhillhousehildenborough.co.uk](http://www.oakhillhousehildenborough.co.uk)

**KEY FACT** 555 trees will be retained and over 80 new ones will be planted, alongside long-term management of the existing mature landscape.



OAKHILL

Computer generated image, indicative only



APARTMENTS

Computer generated image, indicative only



KITCHEN

Computer generated image, indicative only



PONDS AND MATURE LANDSCAPING

Photography of Oakhill



BATHROOM

Computer generated image, indicative only

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



# 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](http://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, 98.3% 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 2022.



Housebuilder of the Year - Berkeley Group (Gold)



Best Large Housebuilder - Berkeley Group (Gold)



Housebuilder of the Year - Berkeley Group (Winner)



Carbon Reduction Award - Berkeley Group (Winner)



Transformation Awards - Berkeley Group

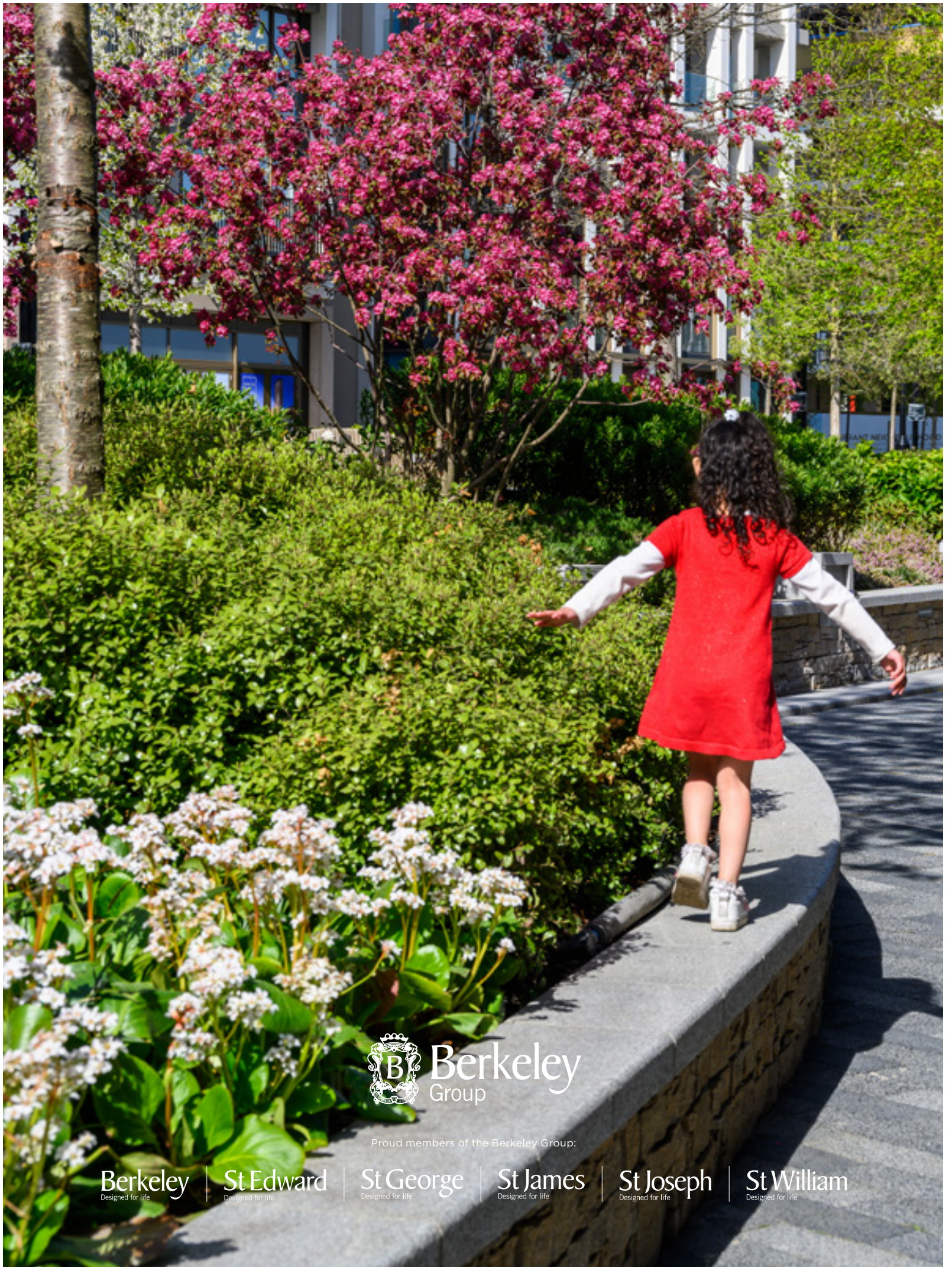


Large Developer of the Year - Berkeley Group



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





 **Berkeley**  
Group

Proud members of the Berkeley Group:

**Berkeley**  
Designed for life

**St Edward**  
Designed for life

**St George**  
Designed for life

**St James**  
Designed for life

**St Joseph**  
Designed for life

**St William**  
Designed for life