

250 | CITY  
ROAD  
LONDON EC1

*THE*  
**LUNA**  
— & —  
**BOLLINDER**  
*COLLECTION*

A PREMIUM COLLECTION OF  
LUNA APARTMENTS & BOLLINDER DUPLEXES

**Berkeley**  
Designed for life

*Introducing* THE  
**LUNA & BOLLINDER**  
COLLECTION

Now an established London landmark, 250 City Road combines an unrivalled range of luxury apartments, serene outdoor space and 5-star hotel style facilities in a prime City location.

The Luna & Bollinder Collection gives discerning purchasers exciting new opportunities to be part of this award-winning residential destination. With a wide choice of configurations and outstanding contemporary interiors, the collection epitomises all that is most desirable about the 250 City Road lifestyle.

Located on the top floor of Siena and Vermont House are the 2 and 3 bedroom Luna apartments, many with expansive terraces and views over the beautifully landscaped gardens. The 2 bedroom Bollinder duplexes offer dual-level living, each with a private terrace and balcony facing the peaceful courtyard. All apartments benefit from a premium interior specification.

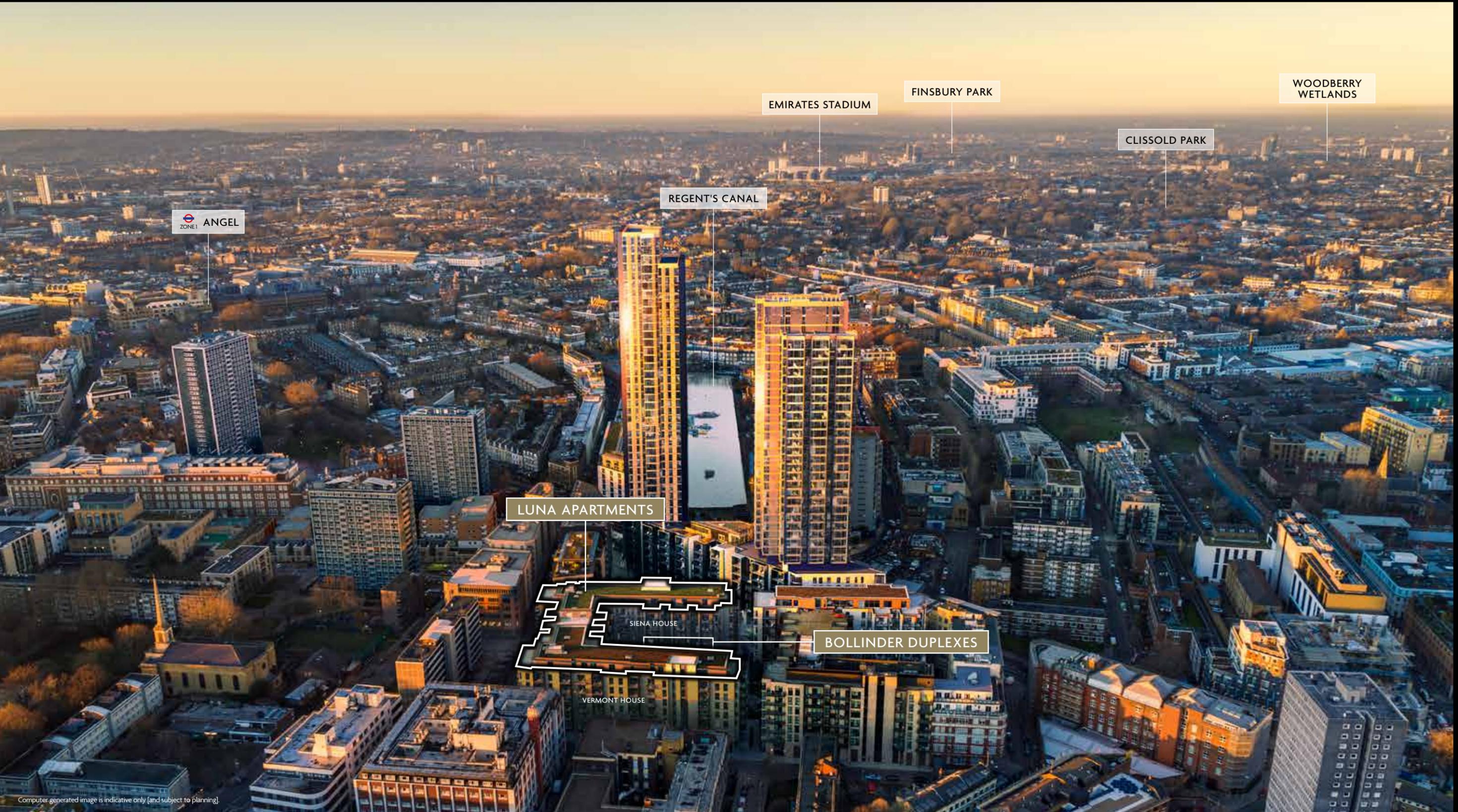
**Berkeley**  
Designed for life



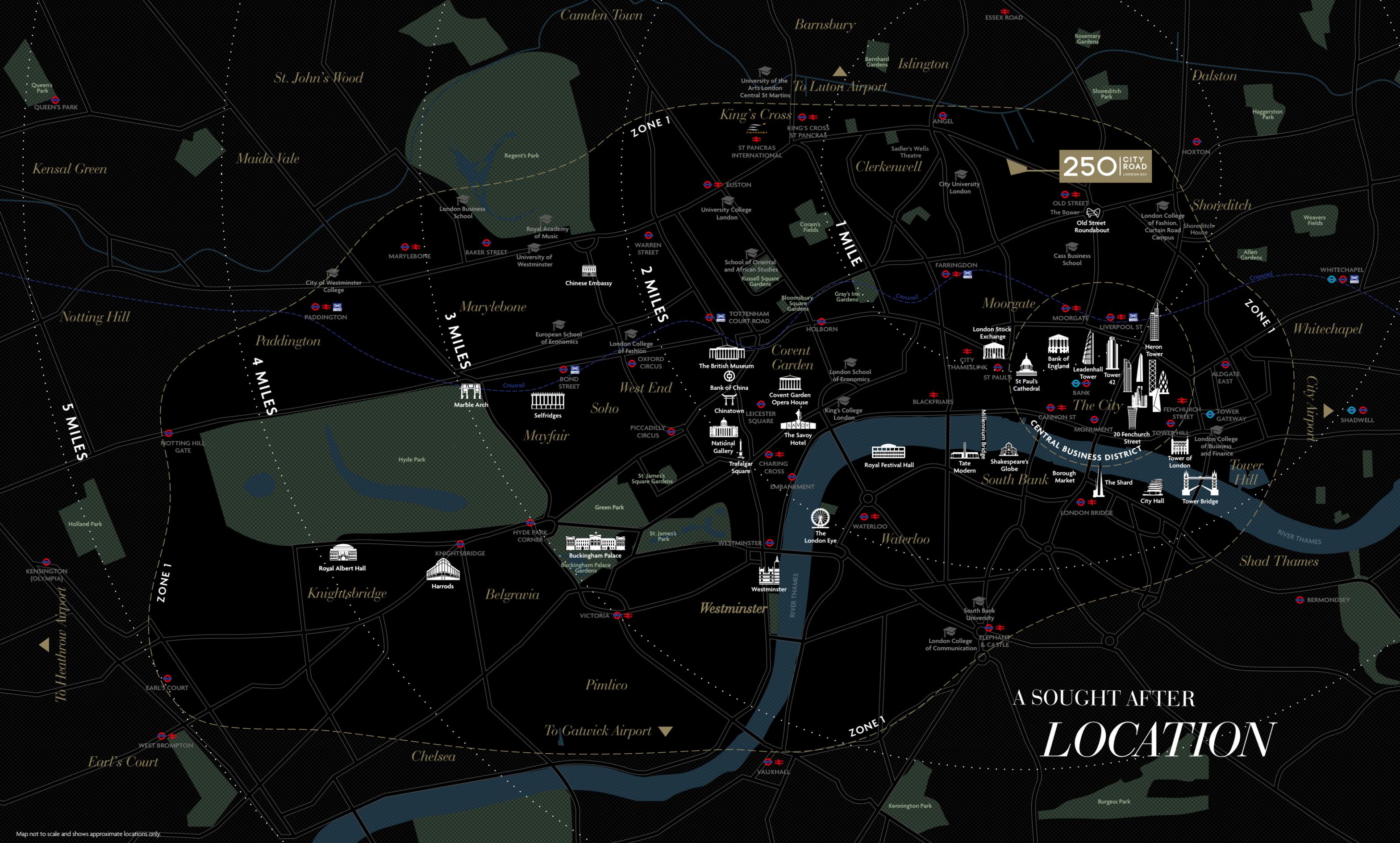
250 CITY ROAD  
*Created for the*  
**MODERN**  
LONDON LIFESTYLE

Busy professionals living in central London need their essential services to be close at hand, and this is what 250 City Road delivers. It offers state-of-the-art fitness and leisure facilities, 1.9 acres of Wi-Fi enabled open space, and a landscaped central plaza surrounded by places to eat, shop and work.





Computer-generated image is indicative only [and subject to planning].



250 CITY ROAD LONDON E01

A SOUGHT AFTER  
*LOCATION*

Map not to scale and shows approximate locations only.

*An Oasis*  
IN THE *CITY*

Greet the new day from your terrace or balcony, looking out onto the landscaped courtyard with its mature trees and sculptures. As night falls, this beautiful, calm space comes into its own, with lights reflected in the water features. It's just one of many advantages of life at The Luna & Bollinder Collection.



AN  
*Inspiring*  
**OUTLOOK**

With terraces to every apartment, and a terrace and balcony to every duplex, The Luna & Bollinder Collection is the ultimate expression of indoor-outdoor living. Take time out to relax in private, enjoying views of the gardens around you.



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THE LUNA & BOLLINDER COLLECTION

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250 CITY ROAD

INTERIORS OF  
*Contemporary*  
*ELEGANCE*

With space to entertain, relax and unwind, The Luna & Bollinder Collection expresses every element of today's luxury lifestyle. Each detail has been carefully curated to create interiors of rare distinction, using finely selected materials, finishes and appliances.





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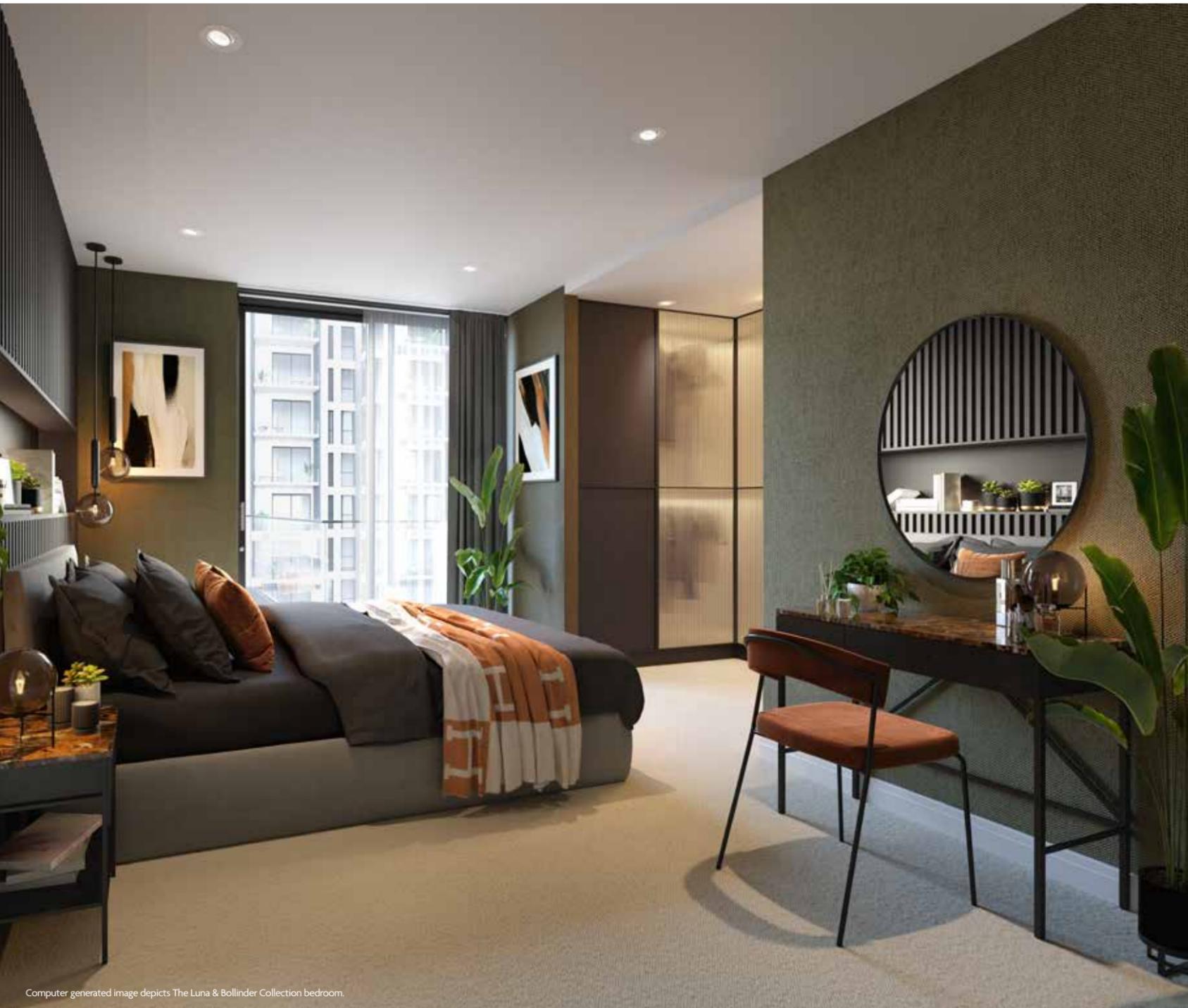
*The interiors at 250 City Road are creative, spacious, light and elegant. Our passion for creating unique apartments has been showcased in this exemplary development.*

Berkeley in-house interior design team

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THE LUNA & BOLLINDER COLLECTION

The more intimate spaces of The Luna & Bollinder Collection have been given as much consideration as the living areas, with high quality bespoke fitted wardrobes as well as plush carpets that add a sensuous touch.



Computer generated image depicts The Luna & Bollinder Collection bedroom.

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250 CITY ROAD

SUBTLY  
*Luxurious*



Computer generated image depicts The Luna Collection & Bollinder Dawn specification bathroom.

The fully tiled bathrooms and ensuites include a wealth of opulent materials and textures: composite stone vanity tops, brushed nickel fittings, large format marble effect tiles, and exquisite, Deco-inspired cabinets with fluted glass doors and black metal frames.



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THE LUNA & BOLLINDER COLLECTION



THE REGENTS CLUB

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250 CITY ROAD

Available 24 hours a day, seven days a week, the concierge desk is on hand to help you with any special requirements. When you want to work remotely, you can still keep everything professional with the premium business and residents' lounges. There's even space to take a break in the residents' reading room.

*Business Lounge*



Computer generated image depicts the residents' business lounge.

*Reading Room*



Computer generated image depicts the residents' reading room.

*Residents' Lounge*



Interior photography of the residents' lounge is indicative only.

*Concierge*



Interior photography of the concierge is indicative only.



Unwind after a busy day within the sanctuary of the spa, incorporating a 20-metre swimming pool, Jacuzzi, steam and sauna rooms. For those serious about keeping in shape, you'll find state-of-the-art facilities in the gym with panoramic views over the canal basin. Alternatively, entertain your friends with a game of pool, karaoke or watch the latest blockbuster in the screening room.



Computer generated image depicts the residents' screening & karaoke room.

Computer generated image depicts the residents' games room.

Interior photography of the sauna is indicative only.

Interior photography of the gym is indicative only.

Interior photography of the swimming pool is indicative only.

THE  
*LUNA APARTMENTS*  
 FLOORPLANS

Located on the seventh floor of Siena and Vermont House, The Luna Apartments offer ten very different floorplans, with either 2 or 3 bedrooms, a selection with extensive terraces and ample space for outdoor dining furniture and seating. All have at least two ensuite bathrooms, with the main living/kitchen areas designed in open plan style. Full height windows maximise natural light throughout.



# Site PLAN



- KEY**
- 250 City Road
  - 1 nhow Hotel
  - 2 Swimming Pool (Basement)
  - 3 Gym (Seventh floor)
  - 4 Roof Terrace (Seventh floor)
  - 5 Residents' Lounge, Games Room, Yoga Studio and Reading Room
  - 6 Business Lounge and Screening Room

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



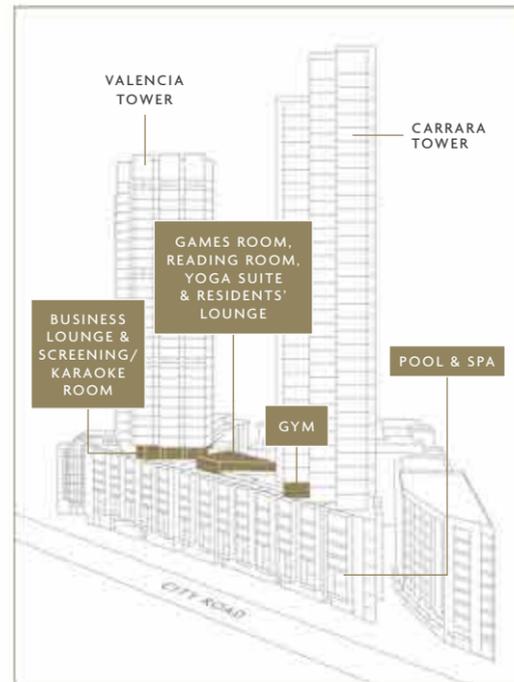
Residents' Facilities – Floor 7 and Roof Terrace of Valencia Tower and Carrara Tower

Residents' Pool and Spa Area – Basement Level of Carrara Tower

# New levels OF LUXURY

Head over to floor 7 of Valencia Tower and Carrara Tower to access many of the exclusive residents' facilities that help to make living at 250 City Road such a pleasure. This is where you will find the gym, residents' lounge, games room, yoga studio, private screening/karaoke room and reading room. There is also a spacious rooftop terrace with views of the landscaped garden.

The 20-metre pool and spa facilities provide a more private setting in which to relax, and are found on the lower ground floor.



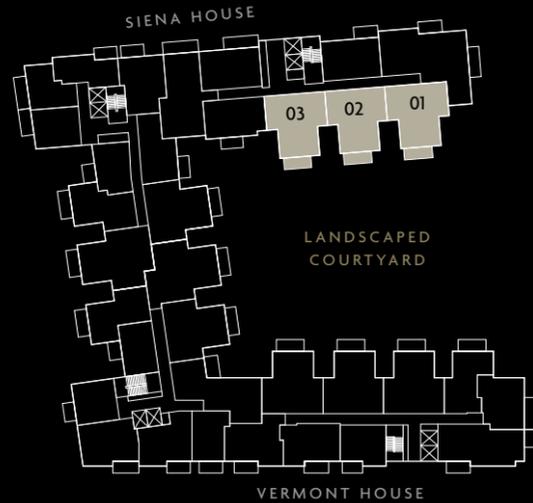
Scan the QR code to view a Virtual Tour

# Apartment TYPES

GROUND FLOOR – BOLLINDER PLACE



FIRST FLOOR – BOLLINDER PLACE



FLOOR 7 – LUNA



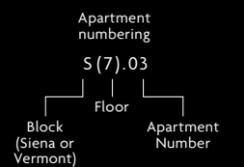
KEY

- 2 Bedroom
- 3 Bedroom



APARTMENT FINDER

BEDROOMS	APARTMENT NO.	FLOOR(S)	SQ M	SQ FT	PAGE NO.
3 Bedrooms	S7.01	7	115.0	1,238	30-31
2 Bedrooms	S7.02	7	89.0	958	32-33
3 Bedrooms	S7.03	7	123.2	1,326	34-35
2 Bedrooms	S7.04	7	96.7	1,041	36-37
3 Bedrooms	S7.05	7	135.9	1,462	38-39
3 Bedrooms	V7.01	7	112.8	1,214	40-41
3 Bedrooms	V7.02	7	139.0	1,497	42-43
3 Bedrooms	V7.03	7	125.5	1,350	44-45
2 Bedrooms	V7.04	7	111.5	1,200	46-47
3 Bedrooms	V7.05	7	127.2	1,369	48-49
2 Bedrooms	Bollinder 01	Ground – 1st	114.6	1,234	52-53
2 Bedrooms	Bollinder 02	Ground – 1st	114.6	1,234	54-55
2 Bedrooms	Bollinder 03	Ground – 1st	115.0	1,238	56-57



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Views over landscaped gardens,  
water features and sculptures



Views over  
landscaped courtyard



APT. S7.01	160.6 SQ M	1729 SQ FT
Apartment Area	115.0 sq m	1238 sq ft
Terrace Area	45.6 sq m	491 sq ft
Kitchen	3.28m x 2.66m	10'10" x 8'9"
Living/Dining Room	8.29m x 4.35m	27'3" x 14'4"
Main Bedroom	4.39m x 3.32m	14'5" x 10'11"
Bedroom 2	3.53m x 3.32m	11'7" x 10'11"
Bedroom 3	3.39m x 3.15m	11'2" x 10'4"
Terrace	10.92m x 2.50m	35'8" x 8'2"

KEY: ◀▶ Measurement Points C Cloak/Storage U Utility Cupboard RL Roof Light S Open Shelf



# Three Bedroom APARTMENT

APARTMENT NO.  
S7.01

## SITE PLAN



## LOCATOR



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*Two Bedroom  
APARTMENT*

APARTMENT NO.  
**S7.02**



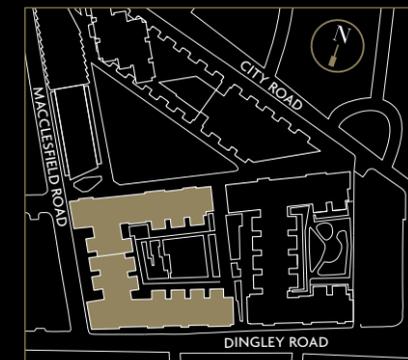
APT. S7.02	146.9 SQ M	1582 SQ FT
Apartment Area	89.0 sq m	958 sq ft
Terrace Area	57.9 sq m	624 sq ft
Kitchen	5.72m x 1.99m	18'10" x 6'6"
Living/Dining Room	4.92m x 4.44m	16'2" x 14'7"
Main Bedroom	4.50m x 4.37m	14'9" x 14'4"
Bedroom 2	3.85m x 2.92m	12'8" x 9'7"
Terrace 1	5.51m x 4.85m	18'7" x 15'9"
Terrace 2	5.51m x 4.85m	18'7" x 15'9"



KEY: ◀▶ Measurement Points C Cloak/Storage U Utility Cupboard RL Roof Light S Open Shelf

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SITE PLAN



LOCATOR





Views over landscaped gardens,  
water features and sculptures

*Three Bedroom  
APARTMENT*

APARTMENT NO.

S7.03



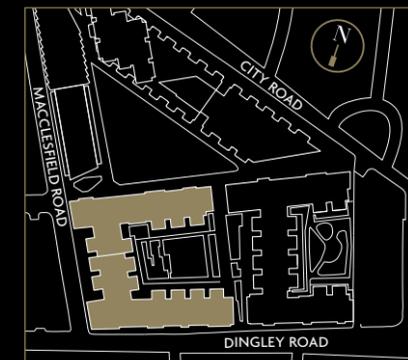
Views over  
landscaped courtyard

APT. S7.03	170.6 SQ M	1837 SQ FT
Apartment Area	123.2 sq m	1326 sq ft
Terrace Area	47.4 sq m	511 sq ft
Kitchen	4.37m x 3.21m	14'4" x 10'7"
Living/Dining Room	8.16m x 4.36m	26'9" x 14'4"
Main Bedroom	4.45m x 4.10m	14'7" x 13'5"
Bedroom 2	4.06m x 3.76m	13'4" x 12'4"
Bedroom 3	5.04m x 3.78m	16'7" x 12'5"
Terrace 1	8.83m x 1.36m	29'9" x 4'5"
Terrace 2	5.51m x 4.85m	18'7" x 15'9"

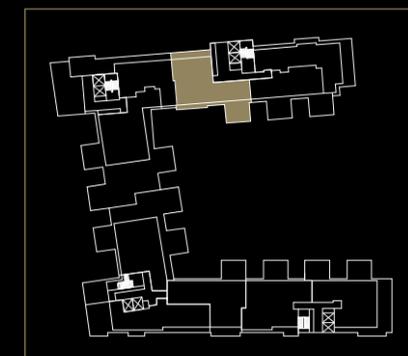


KEY: ◆ Measurement Points C Cloak/Storage U Utility Cupboard RL Roof Light S Open Shelf

SITE PLAN



LOCATOR



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Views over landscaped gardens,  
water features and sculptures



Views over  
landscaped courtyard



APT. S7.04	155.7 SQ M	1675 SQ FT
Apartment Area	96.7 sq m	1041 sq ft
Terrace Area	58.96 sq m	634 sq ft
Kitchen	4.44m x 2.79m	147" x 92"
Living/Dining Room	5.93m x 4.44m	196" x 147"
Main Bedroom	4.44m x 4.00m	147" x 132"
Bedroom 2	5.26m x 3.45m	173" x 114"
Terrace	10.10m x 4.38m	331" x 144"

KEY: ◀ Measurement Points C Cloak/Storage U Utility Cupboard RL Roof Light S Open Shelf



# Two Bedroom APARTMENT

APARTMENT NO.

S7.04

## SITE PLAN



## LOCATOR



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THE LUNA APARTMENTS

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250 CITY ROAD

*Three Bedroom  
APARTMENT*

APARTMENT NO.

S7.05

Views over  
Macclesfield Road and  
towards the London Skyline

Views over  
landscaped courtyard

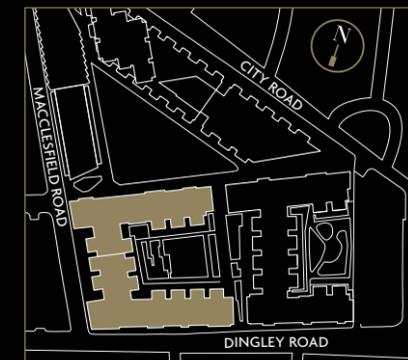


APT. S7.05	333.7 SQ M	3591 SQ FT
Apartment Area	135.9 sq m	1462 sq ft
Terrace Area	197.8 sq m	2129 sq ft
Kitchen/Dining Room	5.42m x 4.79m	17'10" x 15'9"
Living Room	6.23m x 5.14m	20'5" x 16'10"
Main Bedroom	5.19m x 3.87m	17'1" x 12'9"
Bedroom 2	4.73m x 3.17m	15'6" x 10'5"
Bedroom 3	4.56m x 2.89m	15'0" x 9'6"
Terrace 1	5.50m x 4.86m	18'1" x 15'9"
Terrace 2	16.34m x 9.64m	53'6" x 13'6"
Terrace 3	5.50m x 5.41m	18'1" x 17'7"

KEY: ◆◆ Measurement Points C Cloak/Storage U Utility Cupboard RL Roof Light S Open Shelf

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SITE PLAN



LOCATOR



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THE LUNA APARTMENTS

Views over landscaped courtyard

Views over landscaped courtyard

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250 CITY ROAD

# Three Bedroom APARTMENT

APARTMENT NO.

V7.01



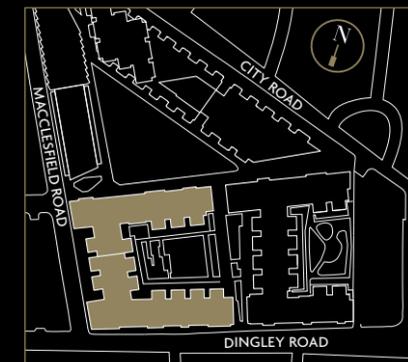
Views over Dingley Road and towards the City of London

APT. V7.01	219.7 SQ M	2364 SQ FT
Apartment Area	112.8 sq m	1214 sq ft
Terrace Area	106.9 sq m	1150 sq ft
Kitchen	3.22m x 3.07m	10'7" x 10'1"
Living/Dining Room	6.18m x 4.52m	20'4" x 14'10"
Main Bedroom	4.78m x 3.26m	15'8" x 10'8"
Bedroom 2	4.15m x 3.34m	13'8" x 11'0"
Bedroom 3	4.15m x 3.80m	13'8" x 12'6"
Terrace 1	5.50m x 4.51m	18'1" x 14'8"
Terrace 2	5.50m x 4.51m	18'1" x 14'8"
Terrace 3	13.06m x 3.30m	42'8" x 10'8"

KEY: ◆ Measurement Points C Cloak/Storage U Utility Cupboard RL Roof Light S Open Shelf

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## SITE PLAN



## LOCATOR



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THE LUNA APARTMENTS



Views over landscaped courtyard

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250 CITY ROAD

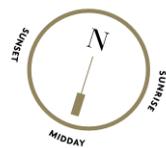
# Three Bedroom APARTMENT

APARTMENT NO.

V7.02



Views over Dingley Road and towards the City of London

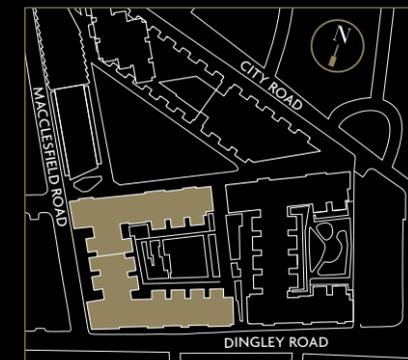


APT. V7.02	176.1 SQ M	1897 SQ FT
Apartment Area	139.0 sq m	1497 sq ft
Terrace Area	37.1 sq m	400 sq ft
Kitchen	4.21m x 2.32m	13'10" x 7'8"
Living/Dining Room	7.41m x 4.52m	24'4" x 14'10"
Main Bedroom	7.54m x 3.84m	24'9" x 12'8"
Bedroom 2	4.25m x 4.15m	14'0" x 13'8"
Bedroom 3	4.17m x 4.10m	13'9" x 13'5"
Terrace 1	5.50m x 4.52m	18'1" x 14'8"
Terrace 2	5.26m x 1.87m	17'3" x 6'1"

KEY: ◆◆ Measurement Points C Cloak/Storage U Utility Cupboard RL Roof Light S Open Shelf

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## SITE PLAN

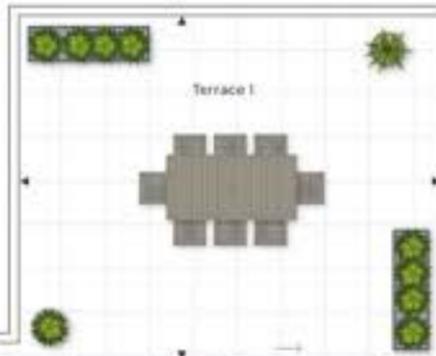


## LOCATOR





Views over landscaped courtyard



Views over Dingley Road and towards the City of London



APT. V7.03	163.8 SQ M	1763 SQ FT
Apartment Area	125.5 sq m	1350 sq ft
Terrace Area	38.3 sq m	413 sq ft
Kitchen	4.98m x 2.97m	164" x 99"
Living/Dining Room	7.27m x 3.04m	23'10" x 10'0"
Main Bedroom	5.65m x 3.78m	18'7" x 12'5"
Bedroom 2	3.99m x 3.16m	13'1" x 10'5"
Bedroom 3	3.99m x 3.05m	13'1" x 10'0"
Terrace 1	5.50m x 4.52m	18'1" x 14'8"
Terrace 2	7.09m x 1.87m	23'3" x 6'1"

KEY: ◆◆ Measurement Points C Cloak/Storage U Utility Cupboard RL Roof Light S Open Shelf

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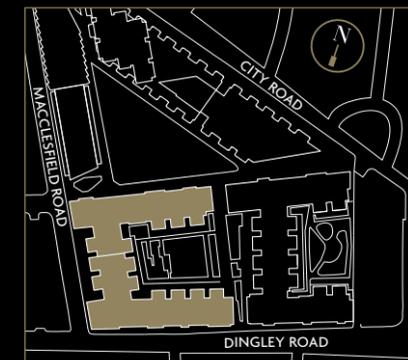


# Three Bedroom APARTMENT

APARTMENT NO.

V7.03

## SITE PLAN



## LOCATOR



*Two Bedroom  
APARTMENT*

APARTMENT NO.

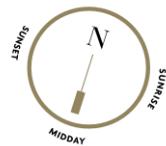
V7.04



Views over Macclesfield Road and towards the London Skyline

Views over Dingley Road and towards the City of London

Views over Dingley Road and towards the City of London

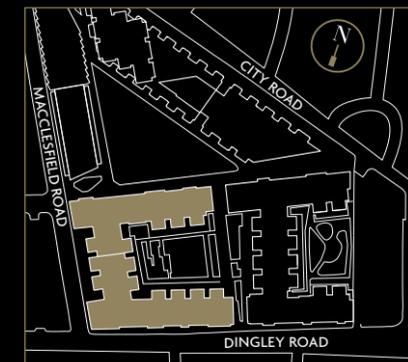


APT. V7.04	171.6 SQ M	1847 SQ FT
Apartment Area	111.5 sq m	1200 sq ft
Terrace Area	60.1 sq m	647 sq ft
Kitchen	3.25m x 2.84m	10'8" x 9'4"
Living/Dining Room	8.36m x 4.62m	27'6" x 15'2"
Study	2.72m x 2.50m	8'11" x 8'3"
Main Bedroom	5.00m x 4.47m	16'5" x 14'8"
Bedroom 2	3.70m x 3.49m	12'2" x 11'6"
Terrace	7.08m x 5.30m	23'2" x 17'4"

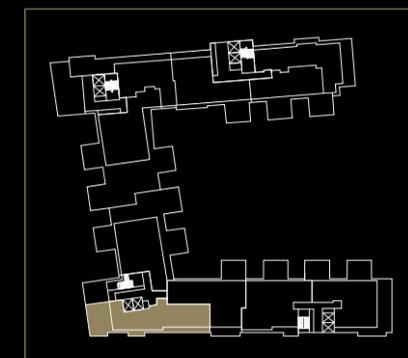
KEY: ◀▶ Measurement Points C Cloak/Storage U Utility Cupboard RL Roof Light S Open Shelf

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SITE PLAN



LOCATOR



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THE LUNA APARTMENTS

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250 CITY ROAD

*Three Bedroom  
APARTMENT*

APARTMENT NO.

V7.05

Views over  
Macclesfield Road and  
towards the London Skyline

Views over  
landscaped courtyard

Views over  
landscaped courtyard



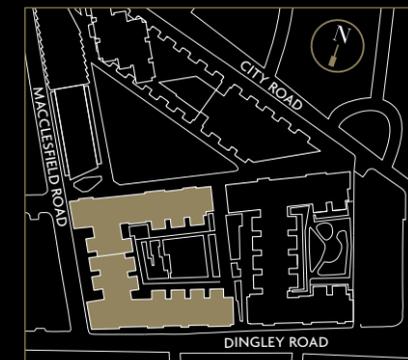
APT. V7.05	282.3 SQ M	3039 SQ FT
Apartment Area	127.2 sq m	1369 sq ft
Terrace Area	155.1 sq m	1670 sq ft
Kitchen	4.51m x 3.54m	14'9" x 11'8"
Living/Dining Room	6.17m x 4.93m	20'3" x 16'2"
Main Bedroom	4.64m x 4.66m	15'3" x 15'3"
Bedroom 2	3.52m x 2.95m	11'7" x 9'8"
Bedroom 3	5.40m x 3.51m	17'9" x 11'6"
Terrace 1	16.39m x 6.1m	53'8" x 20'1"
Terrace 2	5.47m x 4.8m	17'9" x 15'7"
Terrace 3	5.52m x 5.52m	18'1" x 18'1"

KEY: ◆◆ Measurement Points C Cloak/Storage U Utility Cupboard RL Roof Light S Open Shelf

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SITE PLAN



LOCATOR



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THE BOLLINDER DUPLEX APARTMENTS

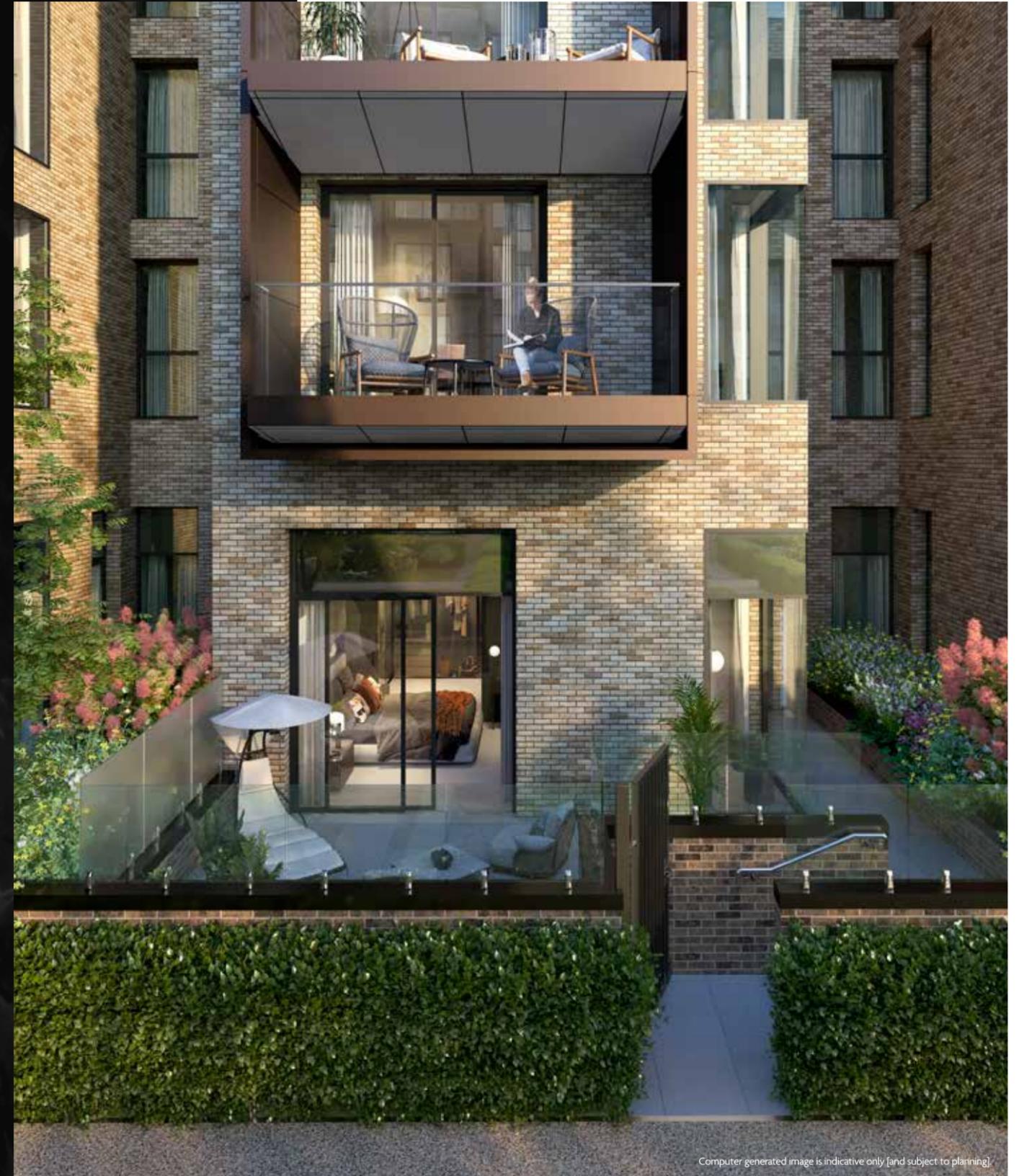
THE  
*BOLLINDER*  
*Duplex* FLOORPLANS

The well-known advantage of duplex living is that it provides the feeling of a house with the convenience of an apartment. The Bollinder Collection duplex design is taken to a different level, with a spacious terrace on the lower floor and a balcony opening from the open plan kitchen/living area/dining room on the upper floor.



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250 CITY ROAD



Computer generated image is indicative only [and subject to planning]

GROUND FLOOR



APARTMENT BOLLINDER 01

Ground Floor Area	39.2 sq m	422 sq ft
Terrace Area	30.3 sq m	326 sq ft
Main Bedroom	6.32m x 3.16m	20'9" x 10'5"
Terrace	7.89m x 3.60m	25'9" x 11'8"

KEY: ◆ Measurement Points C Cloak/Storage U Utility Cupboard S Open Shelf



FIRST FLOOR



Views over landscaped courtyard

APARTMENT BOLLINDER 01

First Floor Area	75.4 sq m	812 sq ft
Balcony Area	7.3 sq m	78.6 sq ft
Kitchen	5.38m x 3.44m	17'8" x 11'4"
Living/Dining Room	6.01m x 3.60m	19'9" x 11'10"
Bedroom 2	3.48m x 3.22m	11'5" x 10'7"

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Two Bedroom  
DUPLEX  
APARTMENT

APARTMENT NO.  
Bollinder 01  
114.6 SQ M 1,234 SQ FT

SITE PLAN



LOCATOR



GROUND FLOOR



APARTMENT BOLLINDER 02

Ground Floor Area	39.2 sq m	422 sq ft
Terrace Area	30.3 sq m	326 sq ft
Main Bedroom	6.32m x 3.16m	20'9" x 10'5"
Terrace	7.89m x 3.60m	25'9" x 11'8"

KEY: ◆ Measurement Points C Cloak/Storage U Utility Cupboard S Open Shelf



FIRST FLOOR



Views over landscaped courtyard

APARTMENT BOLLINDER 02

First Floor Area	75.4 sq m	812 sq ft
Balcony Area	7.3 sq m	78.6 sq ft
Kitchen	5.31m x 3.44m	17'5" x 11'4"
Living/Dining Room	6.01m x 3.60m	19'9" x 11'10"
Bedroom 2	3.46m x 3.21m	11'5" x 10'7"

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



Two Bedroom  
DUPLEX  
APARTMENT

APARTMENT NO.  
Bollinder 02  
114.6 SQ M 1,234 SQ FT

SITE PLAN



LOCATOR



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THE BOLLINDER DUPLEX APARTMENTS

GROUND FLOOR



APARTMENT BOLLINDER 03

Ground Floor Area	39.2 sq m	422 sq ft
Terrace Area	30.3 sq m	326 sq ft
Main Bedroom	6.32m x 3.16m	20'9" x 10'5"
Terrace	7.89m x 3.60m	25'9" x 11'8"



KEY: ◆ Measurement Points C Cloak/Storage U Utility Cupboard S Open Shelf

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250 CITY ROAD

FIRST FLOOR



Views over landscaped courtyard

APARTMENT BOLLINDER 03

First Floor Area	75.8 sq m	816 sq ft
Balcony Area	7.3 sq m	78.6 sq ft
Kitchen	5.33m x 3.44m	17'6" x 11'4"
Living/Dining Room	6.01m x 3.60m	19'9" x 11'10"
Bedroom 2	3.47m x 3.21m	11'5" x 10'7"

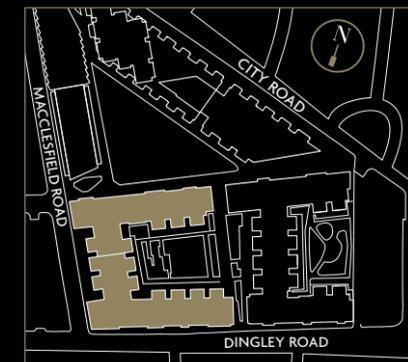
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Two Bedroom  
DUPLEX  
APARTMENT

APARTMENT NO.  
Bollinder 03  
115.0 SQ M 1,238 SQ FT

SITE PLAN

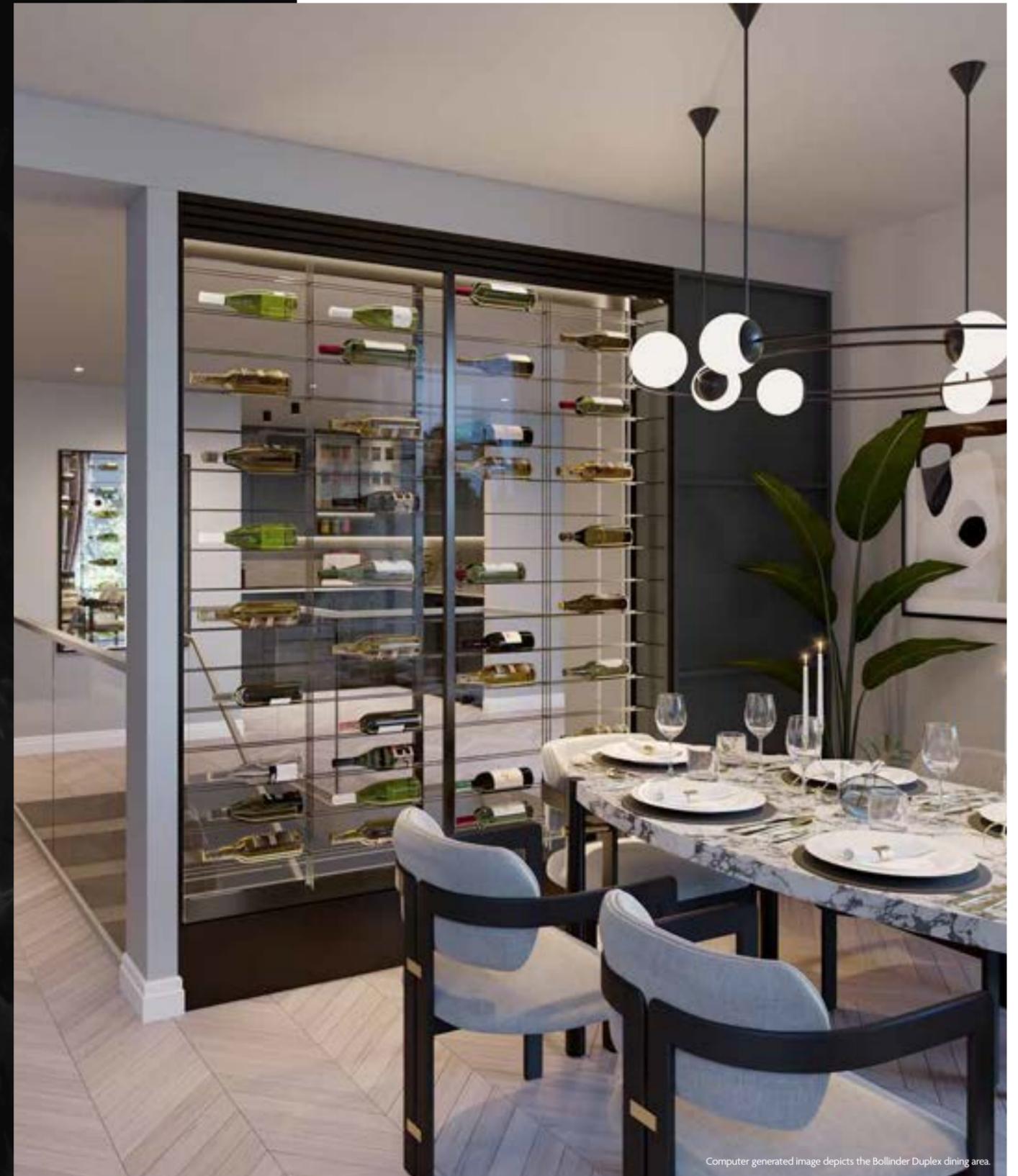


LOCATOR



THE  
*LUNA & BOLLINDER*  
 Collection  
 PREMIUM SPECIFICATION

The Luna & Bollinder Collection Apartments benefit from an enhanced specification, which includes many additional luxurious features. Boasting the highest standards throughout with quality fixtures and fittings including engineered oak chevron flooring, Miele/Siemens kitchen appliances, bespoke fitted wardrobes with interior sensor lights, zoned underfloor heating and comfort cooling.



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THE LUNA & BOLLINDER COLLECTION

# Dawn

PALETTE

The Dawn scheme introduces a balanced palette of rich, dark worktops and splashbacks with cool grey cabinets in the kitchen. Bathrooms and ensuites echo the feeling with subtle wall tones and bold vanity units.



Computer generated image depicts The Luna Collection kitchen.

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250 CITY ROAD

*The contemporary and neutral palette provides a timeless and elegant look.*



Computer generated image depicts The Luna & Bollinder Collection bathroom.

# Dusk

## PALETTE

The Dusk scheme makes a bolder statement with rich, deep tones to cabinets, contrasting worktops and splashbacks add to the drama. The theme continues into the bathrooms and ensuites with striking vanity units and feature wall tiling.



Computer generated image depicts The Luna Collection kitchen.

*The darker shades of Dusk are dramatic and modern, a very sophisticated look.*



Computer generated image depicts The Luna & Bollinder Collection bathroom.

## THE LUNA &amp; BOLLINDER COLLECTION

*Specification**INTERIOR FINISHES*

- Chevron laid engineered oak flooring to living, dining, kitchen, hallways and reception rooms
- Timber front entrance doors (with multipoint locking system and spy hole)
- White satin finish internal doors
- Architraves and skirting in white satin finish
- Smooth painted ceilings
- Double glazed doors onto terraces and balconies (where applicable)
- Brushed nickel door ironmongery throughout

*KITCHEN*

- Matt finish to cabinets with feature glass shelf unit and fluted timber doors to tall units
- Composite stone worktops and splashbacks
- Bowl/half sink
- Brushed nickel hot tap
- Miele single oven and combination oven/microwave
- Miele induction hob
- Integrated extractor hood
- Siemens fridge/freezer
- Siemens integrated dishwasher
- Wine cooler
- Siemens washer/dryer in utility cupboard
- Compartmentalised waste storage

*BEDROOMS*

- Fitted carpets
- High quality bespoke fitted wardrobes with feature doors to all bedrooms
- Integrated sensor lights in fitted wardrobes
- Drawer pack to main bedroom

*BATHROOMS/ENSUITES*

- White steel bath
- Wash hand basin with wall mounted brushed nickel tap and composite stone vanity top
- Frameless glass shower enclosure/screen with white shower tray
- Brushed nickel overhead shower and hand-shower set in all showers
- Floor-standing WC with soft-close seat and dual flush control
- Fluted glass and matt black metal frame cabinet in bathroom (where applicable)
- Under counter feature vanity storage unit with storage
- Brushed nickel electric towel warmer
- Large format floor tiles
- Feature wall tiles over vanity unit

*HEATING*

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

*LIGHTING/  
ELECTRICAL FITTINGS*

- Energy efficient LED downlights in track lighting in the living areas. LED downlights to all other areas
- Zuma audio & light system installed to all reception rooms, main bedroom and main ensuite
- Feature under cabinet lighting to wall units in kitchen
- Feature pendant light in kitchen over island (where applicable)
- Feature pendant light in kitchen over breakfast bar (where applicable)
- Feature pendant light in bathroom, ensuites (where applicable)
- Automatic lighting to wardrobes and storage cupboards
- Matt black screwless light switches throughout
- Matt black finish socket outlets at worktop height with USB in kitchen
- Low level sockets are white screwless with USB port to bedsides
- Shaver sockets to bathrooms/shower rooms
- Main light switch to hallway

*TELECOMMUNICATIONS*

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

*SECURITY AND PEACE  
OF MIND*

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

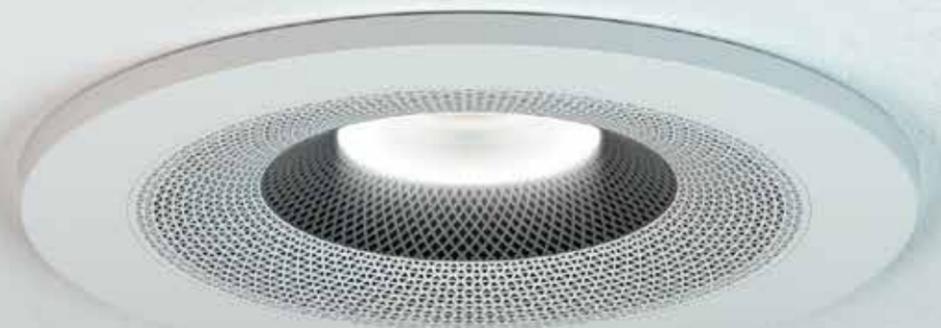
*COMMUNAL AREAS*

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

*CAR PARKING*

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

NEW  
*Technology*  
ZUMA



Zuma: new technology company launches a world first high-performance product that combines audio and light to give users an incredible immersive experience.

Zuma is voice controlled and will declutter homes of smart devices, cables, plugs and sockets.

Sound & Light. Reinvented.



Zuma will be installed as standard to living rooms in The Luna & Bollinder Collection. Users will be able to control Zuma either using voice (Alexa) or via the Zuma app:



Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley Homes reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. In such cases, a similar alternative will be provided. Berkeley Homes reserves the right to make these changes as required.



## INTRODUCING MYHOME PLUS

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

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



Please scan to see more about MyHome Plus

## BUYING PROCESS

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

### 01

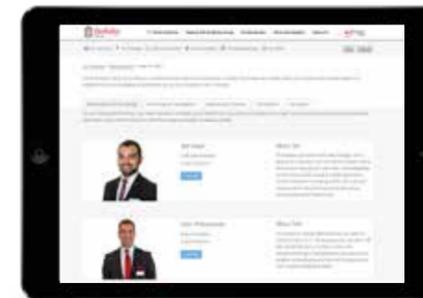
#### FILING CABINET

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

### 02

#### MEET THE TEAM

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



### 03

#### OPTIONS & CHOICES

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

See the next steps section for further detail on this.

### 04

#### CONSTRUCTION PROGRESS

Under this section, regular updates on the construction of your new property will be provided, keeping you up to date on the progress on site and the local area.

Your Customer Relations Manager will issue regular newsletters and photographs to this section throughout your journey.

## NEXT STEPS

### 01

Your Sales Consultant will send you a link that you will need to activate to access MyHome Plus. The link will require you to set a password for access.

### 02

Your Customer Relations Manager will then be in touch to invite you in to our Show Apartment to view the interior selections available for the internal finishes that you have an option to select.\*

\*If you cannot make it to the appointment, the options can be discussed over the telephone and selected via MyHome Plus. Customer Service will need to receive your choices selection by the deadline date, which will be given in advance.

# Giving back to the COMMUNITY

## REVIVE & REINVENT

SUPPORTING LOCAL BUSINESSES AT  
THE HEART OF THE EC1 COMMUNITY



## REACH APPRENTICESHIP PROGRAMME

We are committed to encouraging the brightest and best young talent to become apprentices and develop their life skills and careers within the Berkeley Group and the wider construction industry.

At 250 City Road, we have taken on 260 exceptional young people from the local neighbourhoods to develop their technical, practical and interpersonal skills. Together, we are harnessing work-ready potential and making a real difference to lives in the community.



# 260

APPRENTICES AT  
250 CITY ROAD



# Care & RESPECT



## EDUCATION

We have teamed up with local schools and universities to provide career tips and advice, including CV presentation and interview skills. During Child Safety Week, we invited local residents, parents and children to visit the site. By involving the local community, we raised awareness of the potential hazards when living near a construction site and how they can be prevented.

## SUPPORTING THE COMMUNITY



We sponsor local charities and events, including The Islington Boat Club, The Angel Canal Festival, and the homeless charity Home Start



A website provides details of the building application and allows the public to submit their feedback



The 250 City Road newsletter is sent out every month to update residents and the community on progress and up and coming works



# Customer RELATIONS



WE WANT TO ENSURE THAT YOU ARE HAPPY WITH EVERY ASPECT OF YOUR NEW HOME, SO WE LOOK AFTER OUR CUSTOMERS AT EVERY STAGE WITH EXPERT ADVICE, ATTENTION TO DETAIL AND CONTINUOUS COMMUNICATION.

FROM EXCHANGE OF CONTRACTS, YOUR DEDICATED BERKELEY CUSTOMER SERVICE REPRESENTATIVE WILL HELP WITH ANY QUESTIONS YOU MAY HAVE.

**Here is what you can expect:**

- From the day you reserve – until the day you complete – we'll update you regularly on progress
  - You will be given your own log-in credentials at reservation to access your personal MyHome Plus account where you will be able to view the development, property, construction progress and buying process information
  - Sustainability is high on any responsible builder's agenda. We promise to fully communicate the environmental features of our developments to all of our customers
  - Our Customer Relations Manager will present a selection of designer-conceived colour palettes to help you find the interior finish that most suits your style
  - We'll meet you on site to demonstrate all the functions and facilities of your new apartment
  - We personally handover your key on completion day and make sure everything is to your satisfaction
  - The 2-year warranty with 24-hour emergency service has a dedicated customer service telephone number and from the 3rd to the 10th year you'll have the added security protection of a 10-year warranty
- Finally we'll contact you after 7 days, at 4 weeks and 7 months after you move in, to make sure everything continues smoothly.

“

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

Berkeley Homes (North East London) Ltd. Purchaser



**DESIGNED FOR LIFE**

*Our customers are at the heart of all our decisions. We aim to understand their needs and consistently meet or exceed their expectations. The service we provide is professional, efficient and helpful to make the home buying process as straightforward and enjoyable as possible. Our levels of customer service aim to be comparable to other top brands.*

**CUSTOMER SERVICE IS OUR PRIORITY**

All our customers are provided with a commitment that when they buy a new home from Berkeley they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience. Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

**GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA**

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

**QUALITY IS AT THE HEART OF EVERYTHING WE DO**

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

**UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS**

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

**A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES**

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



Proud to be a member of the Berkeley Group of companies



**TRANSFORMING TOMORROW**

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten year plan which sets out how we will achieve this.



**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 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 PLACES**

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



**TRANSFORMING FUTURES**

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



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



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250 CITY ROAD

# Contact US



250 City Road Sales & Marketing Suite  
 City Road  
 Islington  
 London  
 EC1V 2AB

Call +44 (0)203 040 6250  
 Email [250cityroad@berkeleygroup.co.uk](mailto:250cityroad@berkeleygroup.co.uk)  
 Or visit [www.250cityroad.co.uk](http://www.250cityroad.co.uk)



Scan the QR code to visit  
[www.250cityroad.co.uk](http://www.250cityroad.co.uk)

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley Homes' policy of continuous improvement, the finished product may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. Berkeley Homes reserves the right to make these changes as required. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. The Luna & Bollinder Collection is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley Homes to ascertain the availability of any particular property. E729/05CA/0622



250 CITY ROAD  
 Created for the  
**MODERN**  
 LONDON LIFESTYLE

**Berkeley**  
Designed for life