

# FILMWORKS

## EALING



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CHAPMAN AND  
OLIVIER HOUSE

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# FILMWORKS

EALING

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## 02

### THE DEVELOPMENT

*An elegant Art Deco façade stands at the gateway to a modern classic of urban design.*

## 14

### A NEW LIFESTYLE

*Between its restaurants, bars and Picturehouse cinema, Filmworks is set to showcase a vibrant social scene.*

## 23

### THE HEART OF EALING

*Few of the capital's boroughs can claim the connections, greenery and urban charm of London W5.*

## 35

### THE RESIDENCES

*Contemporary decor and Art Deco flourishes create interiors with a well-defined sense of style.*

## 44

### FLOOR PLANS

*Open-plan, light-filled living spaces provide an example of modern living.*

## 52

### DESIGN SPECIFICATION

*Providing residents with contemporary living by prioritising quality on every decision.*

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# MODERN CLASSIC

A VISION OF LONDON W5.  
INSPIRED BY THE PAST,  
CELEBRATING THE FUTURE.  
WELCOME TO FILMWORKS,  
EALING'S THRILLING NEW  
LIFESTYLE QUARTER.

*Filmworks infuses a new dimension into Ealing's enticing personality. Retaining the historic façade of the empire cinema, it will welcome a high-quality mix of new homes, alongside a leisure district that showcases an exciting new destination for the capital.*

*Filmworks' public and private spaces will create an authentic sense of place that is sensitive to Ealing's blend of historic and modern architecture.*

*For the design of Filmworks, St George partnered with TP Bennett, an award-winning architect with a world-class portfolio including One Hyde Park.*









FILXWORKS



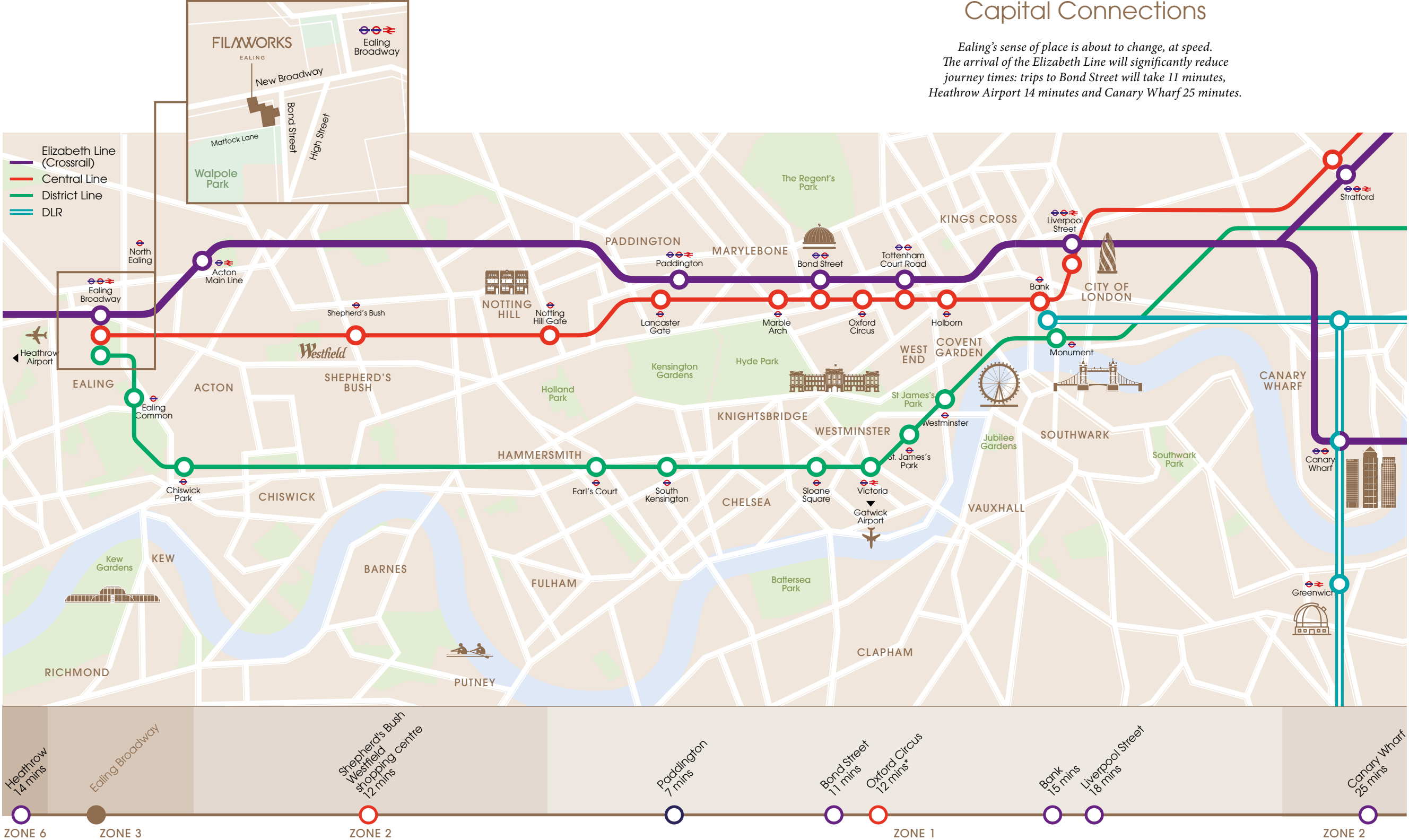
## In the heart of Ealing

*Ealing's green village charm has always embraced a healthy blend of city and suburban lifestyles. Nonetheless further enhancements to transportation links will bring the rest of London even closer and reinforce Ealing's status as being one of the city's most unique and appealing boroughs.*



# Capital Connections

*Ealing's sense of place is about to change, at speed.*  
*The arrival of the Elizabeth Line will significantly reduce*  
*journey times: trips to Bond Street will take 11 minutes,*  
*Heathrow Airport 14 minutes and Canary Wharf 25 minutes.*



Maps are not to scale and show approximate locations only. Travel times are approximate only and incorporate the opening of the Elizabeth Line (anticipated in 2022).  
\*Some journey times include changes. Source ([www.tfl.gov.uk](http://www.tfl.gov.uk)).



# DAZZLING HISTORY

THE FORUM CINEMA  
OPENED IN 1934 WITH  
'LIFE, LOVE AND LAUGHTER'.  
A COMEDY FILMED METRES  
AWAY, AT THE WORLD-  
FAMOUS EALING STUDIOS.

*Designed by John Stanley Beard, the old cinema's classical colonnades create a grand entrance to Filmworks. Remarkably, the cinema building was relatively new compared to Ealing Studios, built in 1902. The first of its kind, with classics like The Ladykillers and recent successes The Theory of Everything and Downton Abbey, it is synonymous with the British film industry.*

## PASSPORT TO PIMLICO

*A 1949 British comedy starring Stanley Holloway in which a South London street declares its independence.*

## THE LADYKILLERS

*A classic Ealing comedy with Sir Alec Guinness joining a ragtag criminal gang that runs into trouble when their landlady discovers there's more to their string quartet than meets the eye.*

## THE LAVENDER HILL MOB

*Sir Alec Guinness plots the perfect gold bullion heist, and briefly shares the screen with a then little-known Audrey Hepburn.*





BOGART  
HOUSE

OLIVIER  
HOUSE

PICTURE  
HOUSE  
A new eight-screen  
Picturehouse cinema

HAWKINS  
HOUSE

CHAPMAN  
HOUSE



# FILAWORKS MASTER PLAN

## 1 DICKENS YARD

*A vibrant urban quarter with public open spaces, leisure, restaurants and a café culture, including award-winning Gail's bakery and innovative Gymbox, to name a few*

## 2 TOWN HALL

*The Grade II listed building is set to become a boutique hotel, restaurant and event space*

## 3 WALPOLE PARK

*Home to Ealing Summer Comedy, Blues and Jazz Festivals*

## 4 PITZHANGER MANOR AND GALLERY

*Grade I-listed manor and gallery designed by Sir John Soane*

## 5 EALING GREEN

*Green and open spaces cover a fifth of Ealing Borough*

## 6 EALING BROADWAY STATION

*500 metres to the London Underground and the Elizabeth Line (anticipated in 2022)*

## 7 EALING BROADWAY SHOPPING CENTRE

*Reopening after a multi-million refurbishment, with a mix of newcomers including Cath Kidston, Pandora, Oliver Bonas and high street favourites such as M&S*

## 8 BOND STREET

*A trendy selection of shops and restaurants, including electronics specialist Bang & Olufsen, print gallery For Arts Sake and Vietnamese restaurant Pho Saigon*

## 9 THE GREEN

*A unique blend of boutique shops, restaurants and coffee shops surround Ealing Green, including handmade gift shop All Original and an authentic Italian, Piccola Italia*

## 10 PERCEVAL HOUSE

*Set to become a multi-million-pound office development creating up to 2,300 jobs and a new local library*

## 11 CHRIST THE SAVIOUR CHURCH

*Consecrated by the Bishop of London in 1852 and designed by the architect of the day, Sir Gilbert George*



FILAWORKS INTRODUCES  
CONTEMPORARY LIVING  
WITH AN ENTRANCING  
MIX OF RESTAURANTS,  
BARS AND A SPECTACULAR  
EIGHT-SCREEN CINEMA,  
ALL CENTRED AROUND  
AN OPEN PIAZZA.  
EALING'S THRILLING NEW  
LIFESTYLE QUARTER.



A New Lifestyle







# PICTURE THIS

IN TUNE WITH EALING'S HISTORY,  
THE STAR OF FILMWORKS WILL BE THE  
EIGHT-SCREEN PICTUREHOUSE CINEMA.



*Filmworks offers an adventurous mix of fitness facilities,  
restaurants and bars, all perfectly located around  
a central, open piazza.*









CHARMING  
PERSONALITY  
AND TRANQUIL  
OPEN SPACES  
SET EALING  
AS A UNIQUE  
WEST LONDON  
POSTCODE

The Heart of Ealing



# VILLAGE SPIRIT AND PARKLIFE

EALING IS RENOWNED FOR GOOD  
LIVING AND SERENE SPACES.



*In fact, Filmworks is mere yards from premium, village-like food stores, not to mention numerous independent and household-name restaurants. From hip North Star to rustic Red Lion, pub and bar options are plentiful. Open skies are never far away, a stroll south starts in picturesque Walpole Park and leads to the famous Grand Union Canal.*





# A PREMIER NEIGHBOURHOOD


ACROSS THE ROAD FROM  
FILMWORKS, NEWLY-ESTABLISHED  
DICKENS YARD HAS FURTHER  
EMBELLISHED THE LOCAL SCENE.



*Home to an exciting mix of premium brands,  
Dickens Yard offers interactive and  
educational soft play at Kidz#1, vitality at Triyoga,  
and the crafted flavours of Gail's bakery.*



EALING PRESENTS



# IN GOOD COMPANY

★★★★★  
**CELEBRITY  
ENSEMBLE**  
Blue chip businesses

★★★★★  
**MEMORABLE  
CAMEOS**  
Innovative startups

★★★★★  
**FUTURE  
ICONS**  
£5bn investment pipeline

## West London's Flourishing Business Hub

*An impressive roster of global names have made Ealing their home, not to mention 15,620 small and medium-sized businesses. With 150,000 people already working here and a £5bn investment pipeline, Ealing's profile will continue to grow and encourage others to enjoy the 14-minute trip from Heathrow.*



**FERRERO**



**DIAGEO**



**Carphone Warehouse**





# World-class Education

*100% of Ealing's secondary schools are considered either Good or Outstanding by OFSTED – including the revered schools of Christ the Saviour and Drayton Manor. This talent for education continues into institutions such as Brunel University. Equally, the Elizabeth Line puts Filmworks in the catchment of the entire capital – and an almost unrivalled selection of world-renowned universities.*



**PRIVATE PREP SCHOOLS**

Harvington School  
Durstons House  
Notting Hill for Girls  
St Benedict's School  
Clifton Lodge School  
QingHua Chinese School  
The Japanese School

**PRIMARY SCHOOLS**

Christ the Saviour  
Church of England  
Primary School  
Montpellier Primary School  
Holy Family Catholic  
Primary School  
Fielding Primary School

**SECONDARY SCHOOLS**

Drayton Manor High School  
Twyford Church of England  
High School  
Gunnersbury Catholic  
School

**WEST LONDON UNIVERSITIES**

University of West London  
Middlesex University London  
Brunel University

EALING PRESENTS

# The Graduates



\*\*\*\*\*  
**EXCITING NEW  
GENERATION**

Renowned universities

\*\*\*\*\*  
**COMMAND  
PERFORMANCES**

Aspiring graduates

\*\*\*\*\*  
**GLOBAL  
RECOGNITION**  
Exceptional courses



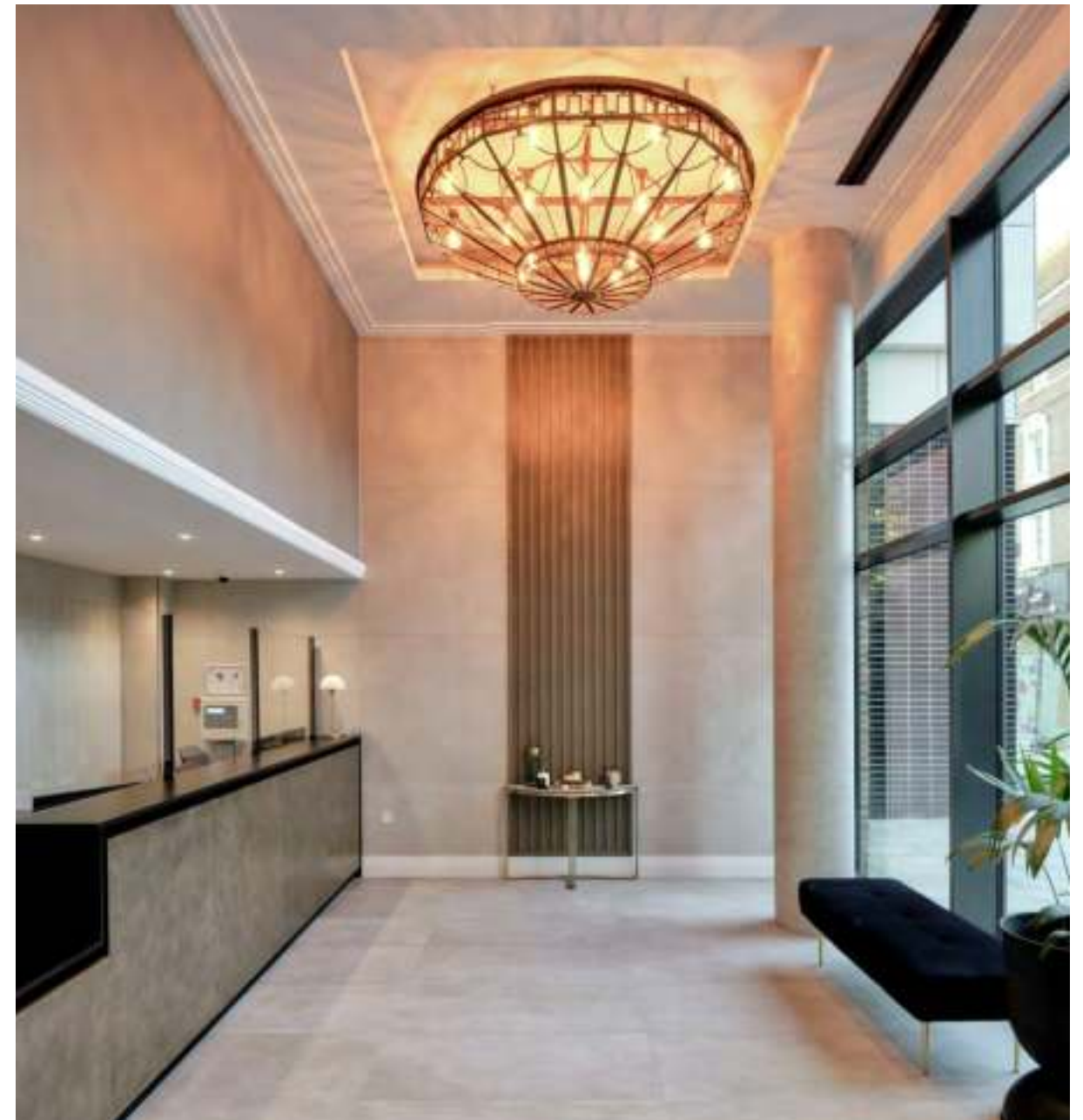
# RED CARPET WELCOME

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FILMWORKS REVIVES THE  
GOLDEN ERA OF SERVICE,  
WITH ART DECO-INSPIRED  
INTERIORS AND A CONCIERGE'S  
WELCOME UPON ARRIVAL.

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*Filmworks' lobby has been designed to harness the  
glamour of its heritage. Carefully chosen colours, stylings  
and finishes complement the overall theme, yet still  
provide residents with comfort and serenity.*







# SUBLIME

A COLLECTION OF  
ONE, TWO AND THREE  
BEDROOM APARTMENTS  
AND PENTHOUSES. CREATED  
WITH CONTEMPORARY  
DESIGN AND BOASTING THE  
ORIGINAL CINEMA FAÇADE'S  
ART DECO SPLENDOUR.  
THESE ARE HOMES OF TRUE  
CHARACTER AND STYLE.

# DESIGN





KITCHEN

- 1** Bespoke fully-integrated kitchen with composite stone worktops and tiled splashback  
**2** Stainless steel under-mounted sink with brushed nickel-finished Hansgrohe tap **3** Integrated Bosch touch control hob  
**4** Feature shaker style-kitchen cupboards in a choice of finishes' **5** Bosch integrated microwave  
**6** Bosch integrated multifunction oven **7** Brushed stainless steel sockets with USB ports  
**8** Timber-effect flooring with underfloor heating **9** Integrated shelving **10** Integrated Bosch dishwasher





LIVING ROOM

- 1 Underfloor heating to the living room, kitchen, hallway and bedrooms
- 2 Wood-effect timber flooring to the living room, kitchen and hallway
- 3 Full-height balcony doors and windows
- 4 Balcony or terrace with all apartments
- 5 Art deco-inspired corning\*

Computer-generated image is indicative only. Showcasing the standard ensuite & bathroom.  
\*Available as an enhancement.



ENSUITE & BATHROOM

- 1 Feature black metal, backlit oval mirror
- 2 Villeroy & Boch basin with chrome Hansgrohe tap and towel rail
- 3 Hexagonal patterned ceramic floor tiles
- 4 Grey smoked glass shower screen
- 5 Chrome-finished Hansgrohe brassware and overhead shower
- 6 Villeroy & Boch WC with soft close seat
- 7 Metro-style wall tiles
- 8 Feature shelving
- 9 Composite stone vanity top
- 10 Bespoke vanity unit with integrated storage





PREMIER KITCHEN & LIVING

- 1** Bespoke, fully-integrated kitchen with freestanding feature island, composite stone worktops and splashback design **2** Brushed gold-finished tap with 1½ bowl white sink **3** Integrated black Siemens touch control electric hob, black oven/microwave and warming drawer **4** Feature shaker-style kitchen cupboards in a choice of finishes' **5** Feature lighting above kitchen island **6** Feature timber Herringbone flooring design **7** White metal sockets and light switches **8** Brushed gold-finished ironmongery

Computer-generated image is indicative only. Showcasing the Premier kitchen and living area.  
1. Shaker design to low-level and tall kitchen cupboards.





PREMIER ENSUITE & BATHROOM

- 1 Brushed gold Hansgrohe shower, with separate hand shower
- 2 Feature shelving



PREMIER ENSUITE & BATHROOM

- 3 Feature brushed gold, backlit oval mirror
- 4 Villeroy & Boch basin with brushed gold Hansgrohe finished tap
- 5 Hexagonal patterned ceramic floor tiles
- 6 Brushed gold feature vanity legs
- 7 Frameless glass shower screen
- 8 Villeroy & Boch WC with soft close seat





INTRODUCING

# OLIVIER HOUSE

*Laurence Olivier dominated the British Stage of the mid-20th century. One of his first films 'Perfect Understanding' was filmed at Ealing under its first studio chief, Basil Dean – who would later direct Olivier with Vivien Leigh in '21 Days Together'.*





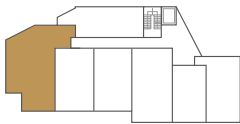
Views south towards  
Walpole Park

CLICK HERE FOR  
PROPERTY TOUR

APARTMENT 100 – 2 BEDROOM  
FIRST FLOOR

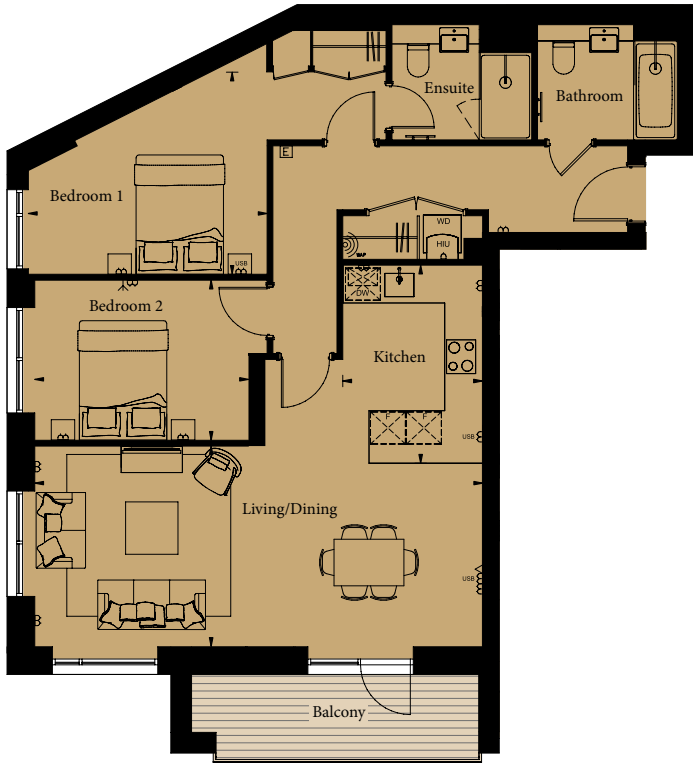
Total Internal	87.3 sq m	939 sq ft
Living/Dining	7.7m x 3.4m	25'3" x 11'4"
Kitchen	3.4m x 2.4m	11'2" x 8'0"
Bedroom 1	4.1m x 3.5m	13'6" x 11'6"
Bedroom 2	3.7m x 2.8m	12'0" x 9'0"
Terrace	13.6 sq m	147 sq ft

FLOORPLATE



Fridge/freezer
 Dishwasher
 Tall kitchen unit – may contain appliances
 Hob/oven
 Microwave oven
 Washer/dryer
 Heating unit
 Towel radiator
 Provision for a led HD TV to be wall-mounted.

Floor plans shown for St George 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.



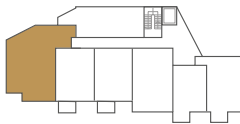
Views south towards  
Walpole Park

CLICK HERE FOR  
PROPERTY TOUR

APARTMENT 107 – 2 BEDROOM  
SECOND FLOOR

Total Internal	87.3 sq m	939 sq ft
Living/Dining	7.7m x 3.4m	25'3" x 11'4"
Kitchen	3.4m x 2.4m	11'2" x 8'0"
Bedroom 1	4.1m x 3.5m	13'6" x 11'6"
Bedroom 2	3.7m x 2.8m	12'0" x 9'0"
Balcony	7.2 sq m	78 sq ft

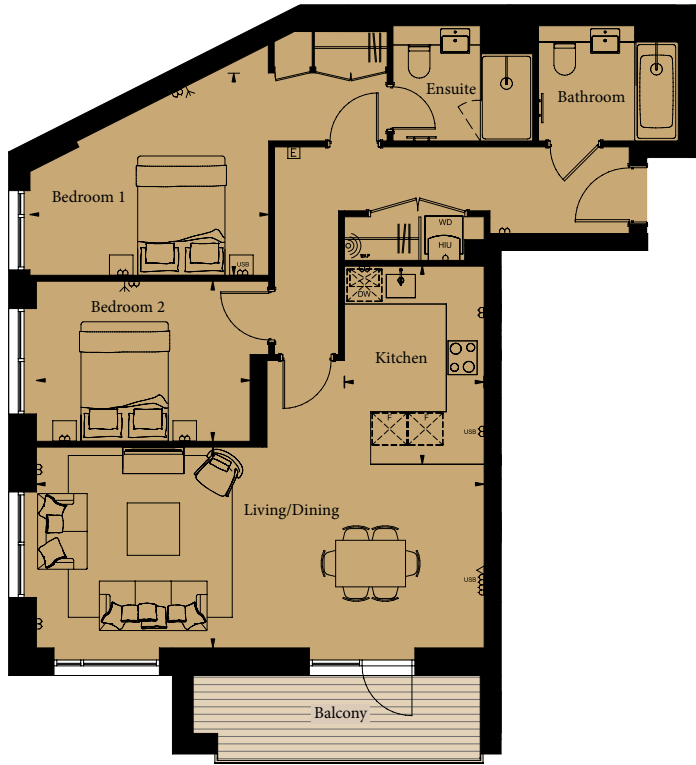
FLOORPLATE



Fridge/freezer
 Dishwasher
 Tall kitchen unit – may contain appliances
 Hob/oven
 Microwave oven
 Washer/dryer
 Heating unit
 Towel radiator
 Provision for a led HD TV to be wall-mounted.

Floor plans shown for St George 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.



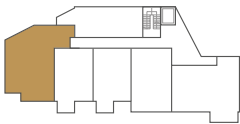


Views south towards  
Walpole Park

APARTMENT 113 – 2 BEDROOM  
**THIRD FLOOR**

Total Internal	87.3 sq m	939 sq ft
Living/Dining	7.7m x 3.4m	25'3" x 11'4"
Kitchen	3.4m x 2.4m	11'2" x 8'0"
Bedroom 1	4.1m x 3.5m	13'6" x 11'6"
Bedroom 2	3.7m x 2.8m	12'0" x 9'0"
Balcony	7.2 sq m	78 sq ft

FLOORPLATE



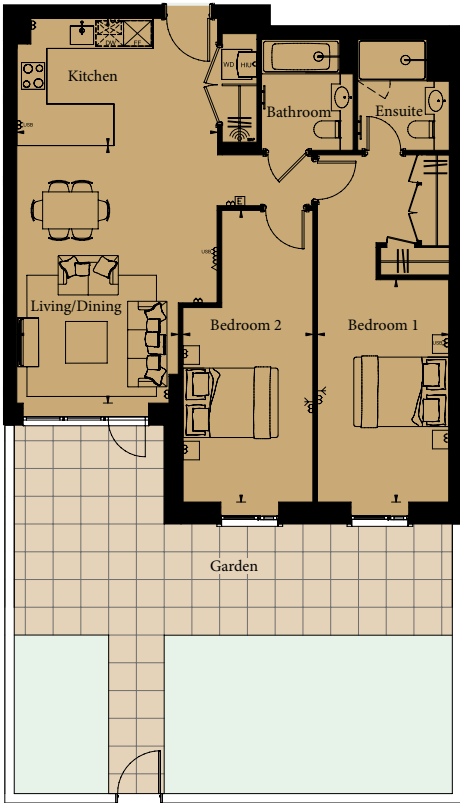
Fridge/freezer	Dishwasher	Tall kitchen unit – may contain appliances	Hob/oven	Microwave oven	Washer/dryer	Heating unit	Towel radiator	Provision for a led HD TV to be wall-mounted.
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INTRODUCING  
CHAPMAN  
HOUSE

*Graham Chapman was one of the six members of the British surreal comedy group Monty Python. A large number of the sketches and outside filming of the show was captured in Ealing between 1969 and 1974.*





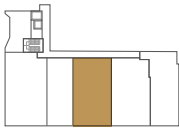
Views South towards  
Ealing Green and Walpole Park



GARDEN APARTMENT 166 – 2 BEDROOM  
GROUND FLOOR

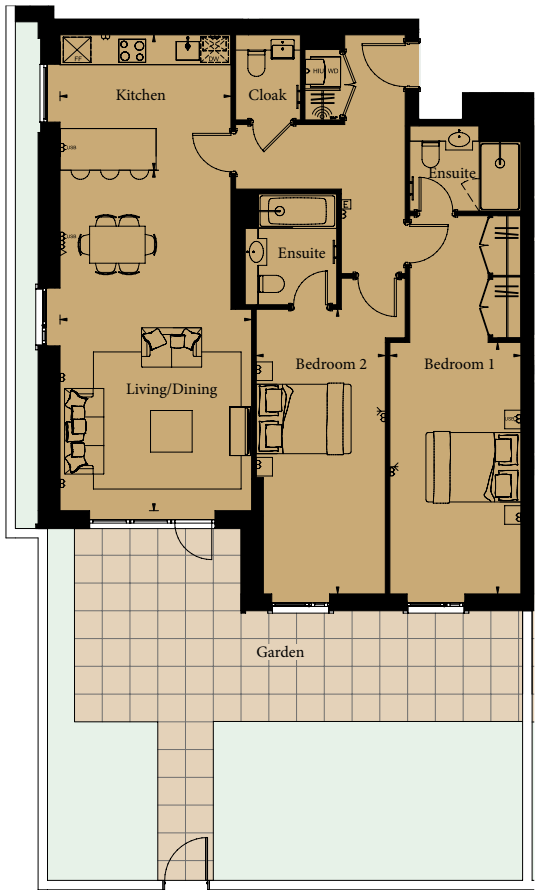
Total Internal	87.9 sq m	947 sq ft
Living/Dining	5.6m x 3.5m	18'3" x 11'6"
Kitchen	4.3m x 2.8m	14'3" x 9'0"
Bedroom 1	4.8m x 2.8m	15'9" x 9'4"
Bedroom 2	6.3m x 2.8m	20'8" x 9'3"
Garden	63.1 sq m	679 sq ft

FLOORPLATE



Legend: Fridge/freezer, Dishwasher, Tall kitchen unit – may contain appliances, Hob/oven, Microwave oven, Washer/dryer, Heating unit, Towel radiator, Provision for a led HD TV to be wall-mounted.

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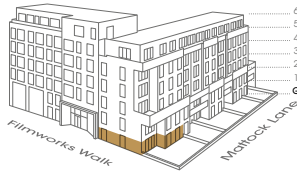
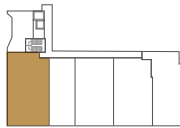
Views South towards  
Walpole Park



GARDEN APARTMENT 168 – 2 BEDROOM  
GROUND FLOOR

Total Internal	106.7 sq m	1,148 sq ft
Living/Dining	7.4m x 4.1m	24'2" x 13'7"
Kitchen	3.7m x 2.9m	12'1" x 9'7"
Bedroom 1	5.4m x 2.8m	17'10" x 9'3"
Bedroom 2	6.2m x 2.8m	20'2" x 9'2"
Garden	50.3 sq m	541 sq ft

FLOORPLATE



Legend: Fridge/freezer, Dishwasher, Tall kitchen unit – may contain appliances, Hob/oven, Microwave oven, Washer/dryer, Heating unit, Towel radiator, Provision for a led HD TV to be wall-mounted.

Floor plans shown for St George 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.



# APARTMENT SPECIFICATION

CONTEMPORARY LIVING IS AT THE FOREFRONT OF EVERY DESIGN DECISION, CREATING APARTMENTS THAT ARE A PLEASURE TO OWN.

## GENERAL

- Underfloor heating to living room, kitchen, hallway and bedrooms
- Wood-effect timber flooring to living room, kitchen and hallway<sup>1</sup>
- Feature painted, panelled entrance and internal doors, architraves and skirting
- Carpet to bedrooms
- Floor-to-ceiling double glazed windows<sup>2</sup>
- Brushed nickel ironmongery
- Wardrobe to master bedroom<sup>3</sup>
- Garden apartments with faux grass and patio paving<sup>2</sup>
- Tap, lighting and power on terraces<sup>2</sup>
- Ten-year LABC warranty from date of legal completion
- Two-year St George warranty
- 999 year lease from 1 January 2020

## ELECTRICAL

- Brushed stainless steel light switches and high level sockets<sup>4</sup>
- USB sockets to living room, kitchen and master bedroom
- Washer/dryer to hallway cupboard
- Sky Q supplied from completion on a six-month contract<sup>5</sup>
- Fibre broadband connection<sup>6</sup>

## RESIDENTS' FACILITIES

- Concierge service<sup>7</sup>
- Interior designed entrance lobbies, lifts and corridors



## KITCHEN

- Bespoke fitted kitchen
- Composite stone worktop with tiled splashback
- Integrated black Bosch oven
- Integrated black Bosch touch control electric hob
- Integrated black Bosch microwave
- Integrated Bosch dishwasher
- Integrated Bosch fridge/freezer<sup>2</sup>
- Integrated extractor
- Brushed nickel Hansgrohe tap with single stainless steel sink

## BATHROOM & ENSUITES

- Villeroy & Boch basin and WC with soft close seat
- Bespoke vanity unit with integrated storage, shaver socket and composite stone top
- Grey smoked glass shower screens<sup>2</sup>
- Chrome Hansgrohe shower head above shower
- Hand-held Hansgrohe shower over baths
- Ceramic wall tiling to feature walls<sup>2</sup>
- Feature black metal, backlit oval mirror
- Electric-heated black towel rail
- Robe hook

## TRANSPORT

- Bike storage<sup>8</sup>

## SECURITY

- Multi-point high-security door locking system to entrance door with spyhole
- Colour video door entry phone system with link to concierge
- CCTV security system to entrance lobby and development<sup>7</sup>

ART DECO ENHANCEMENT

TO FURTHER REFINE YOUR HOME, CEILING CORNICING CAN BE INCLUDED IN THE LIVING ROOM, HALLWAY AND BEDROOMS<sup>9</sup>

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St George reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.

1. Wood-effect timber flooring continues to bedroom space within one bedroom Manhattan apartments
2. Where applicable
3. Additional wardrobe to bedroom 2 in three bedroom apartments
4. Where concealed behind appliances or within cupboards, sockets and switches are white
5. Sky Q for living room TV point. Additional boxes subject to purchaser arrangements and contract directly with Sky
6. Subject to future connection by purchaser
7. Payable via the service charge. Phased in over the course of the development
8. Subject to additional cost
9. Subject to additional cost and timings



# PREMIER AND PLATINUM SPECIFICATION

BRUSHED GOLD-FINISHED FITTINGS AND BESPOKE FITTED KITCHENS INCREASE THE IMPACT AND ADD TO A HOME'S SENSE OF STYLE.



## PREMIER SPECIFICATION

FEATURES THE FOLLOWING ENHANCEMENTS TO THE APARTMENT SPECIFICATION

### GENERAL

- Engineered timber flooring to living room, kitchen and hallway
- Feature Herringbone flooring design to living room
- Silk-touch carpet to bedrooms
- Brushed gold-finished ironmongery
- Feature ceiling cornicing to living room, hallway, bedrooms and bathrooms

### ELECTRICAL

- Feature lighting above kitchen island<sup>1</sup>
- White metal sockets and light switches throughout, with dimmer switch to living room and master bedroom<sup>2</sup>

### KITCHEN

- Enhanced fitted kitchen with freestanding feature island<sup>1</sup>
- Composite stone worktop and splashback
- Integrated black Siemens oven/microwave
- Integrated black Siemens touch control electric hob
- Integrated black Siemens warming drawer
- Integrated Siemens dishwasher
- Integrated Siemens fridge/freezer
- Under-counter wine cooler
- Brushed gold-finished Hansgrohe tap with 1½ bowl white sink

### BATHROOM & ENSUITES

- Enhanced bathroom and ensuite with feature Art Deco design and finishes
- Feature painted wall
- Brushed gold legs to vanity unit
- Brushed gold towel rail with heated wall
- Brushed gold Hansgrohe brassware
- Ceramic wall and floor tiling to all remaining walls
- Feature brushed gold, backlit mist-resistant oval mirror



## PLATINUM SPECIFICATION

FEATURES THE FOLLOWING ENHANCEMENTS TO THE PREMIER SPECIFICATION

### GENERAL

- Comfort cooling and heating to principal rooms<sup>3</sup>

### KITCHEN

- Integrated black Miele self-cleaning oven/microwave
- Integrated black Miele touch control electric hob
- Integrated black Miele warming drawer
- Integrated Miele dishwasher
- Integrated Miele fridge/freezer
- Integrated dual zone wine cooler

1. Where applicable

2. Where visible, concealed sockets are white

3. The air conditioning system is designed to provide an ambient temperature within the apartment for the majority of external temperatures. This may not be achieved in extreme temperature conditions

# FILMWORKS SITE PLAN



- |               |                                       |                |                                   |
|---------------|---------------------------------------|----------------|-----------------------------------|
| ■ RESIDENTIAL | ■ CONCIERGE                           | ① PICTUREHOUSE | ③ EXISTING RESIDENTIAL AND RETAIL |
| ■ RETAIL      | ■ DISABLED PARKING                    | ② HOTEL XANADU | ④ EXISTING RESIDENTIAL            |
| ■ POST ROOM   | ➡ RESIDENTIAL AND CONCIERGE ENTRANCES |                |                                   |
| ▨ BIKE STORE  | --- WALKWAY UNDERNEATH                |                |                                   |

Actual photography is of Hawkins House & Bogart House, artistic license has been used. Computer generated images are indicative only.



# DESIGNED FOR LIFE



At St George, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance well-being and quality of life for residents and visitors. Where people feel a sense of community.

## CUSTOMERS DRIVE ALL OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

## CHOICE AND DIVERSITY

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

## QUALITY FIRST TO LAST

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

## GREEN LIVING

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

## COMMITMENT TO THE FUTURE

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

# 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 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.





Actual photography of the Filmworks Showhome.

# SUSTAINABILITY

This is how we are ensuring sustainability at Filmworks

## PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to Berkeley’s ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Filmworks.

## NATURE AND BIODIVERSITY

Parkland, trees, flowers, green roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to net biodiversity gain on our developments. Within and around Filmworks, we have created natural habitats that encourage wildlife to flourish.

## WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

## WATER EFFICIENCY

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.

## ENERGY EFFICIENCY

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home.

## NOISE REDUCTION

We can’t eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

## CLEAN AIR

It is hard to avoid polluted air, particularly in our cities. Throughout Filmworks we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we provide mechanical ventilation to filter the internal air.

## FUTURE-PROOF DESIGN

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes.



# MY HOME PLUS

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

## 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.

### 1. FILING CABINET

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



### 2. 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.

### 3. OPTIONS & CHOICES SELECTION

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

### 4. CONSTRUCTION PROCESS

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

## NEXT STEPS

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



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



## CONTACTS

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CLICK HERE TO  
ARRANGE A VIEWING  
OR VIRTUAL TOUR

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St George's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Filmworks is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St George to ascertain the availability of any particular property. T424/11/21

