

HERON WHARF
LONDON E14

THE MILLHOUSE

Berkeley
Designed for life

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Belonging starts here

A new energy is coming to East London – where the city's vibrant pulse meets calming riverside vibes in a community designed to inspire. Just moments from Canary Wharf, The Millhouse is the latest chapter in the evolution of Heron Wharf, East London's up-and-coming riverside hotspot.

A NEW WAVE OF LIVING

Set within a lush, 2-acre oasis where over half the space is dedicated to green, landscaped areas, The Millhouse offers a lifestyle that seamlessly blends nature, design and city connectivity. These exceptionally spacious homes have been thoughtfully designed with flowing layouts, providing generous living areas and panoramic views – choose from park, city or riverfront vistas.

Living here means you're just a short walk from the buzzing Makers Square, home to forthcoming artisan markets, independent cafés* and cultural events. The Riverside Club, Heron Wharf's residents' only wellbeing destination, is also just around the corner. Enjoy a 20-metre pool, a relaxing vitality pool, a fully equipped gym and detox in the salt or steam rooms.

At The Millhouse, everyday convenience is a given. A concierge is stationed on the ground floor of the building, ensuring seamless service and security, while the rest of Heron Wharf's many amenities are only a few minutes' walk away.

Whether you're after riverside runs, a drink at the planned gastropub* or a quiet morning in landscaped gardens, The Millhouse puts it all at your doorstep – where urban luxury meets riverside calm.

ARE YOU IN?

*Forthcoming commercial is subject to change.



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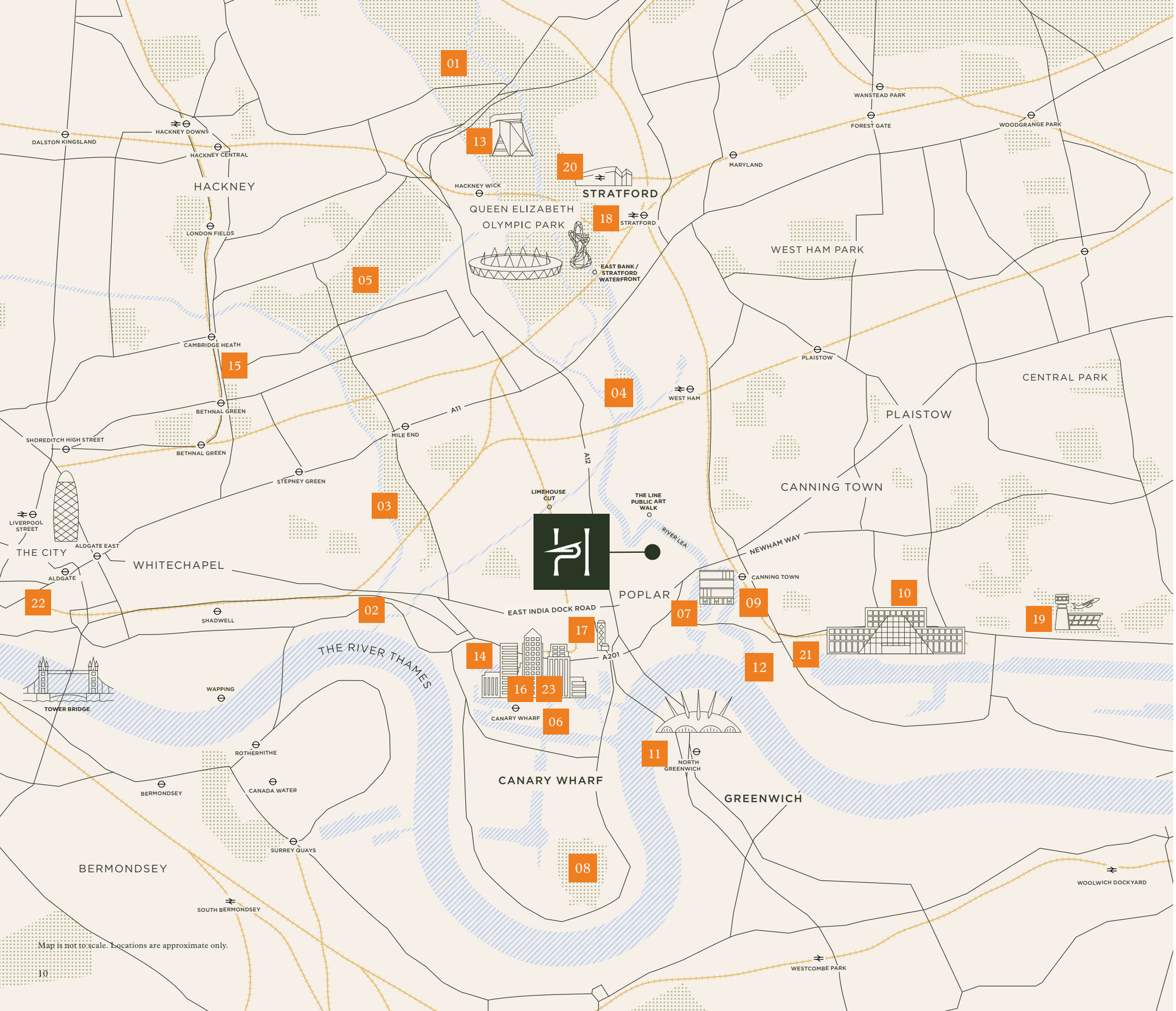


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AT THE HEART OF LONDON

THE MILLHOUSE

Computer generated image is indicative only.



Map is not to scale. Locations are approximate only.

Perfectly placed

Where riverside calm meets city energy – an address surrounded by green parks, iconic landmarks and world-class connections.

PARKS AND NATURE

- 01 Hackney Marshes
- 02 Limehouse Basin
- 03 Mile End Park
- 04 Three Mills
- 05 Victoria Park
- 06 Jubilee Park
- 07 Bow Creek Ecology Park
- 08 Mudchute Park and Farm

CULTURE AND ATTRACTIONS

- 09 English National Ballet
- 10 London Excel
- 11 The O2 Arena
- 12 Trinity Buoy Wharf
- 13 V&A East
- 14 London Museum Docklands
- 15 Young V&A

SHOPPING

- 16 Canary Wharf
- 17 Chrisp Street Market
- 18 Stratford/Westfield

INTERNATIONAL TRAVEL

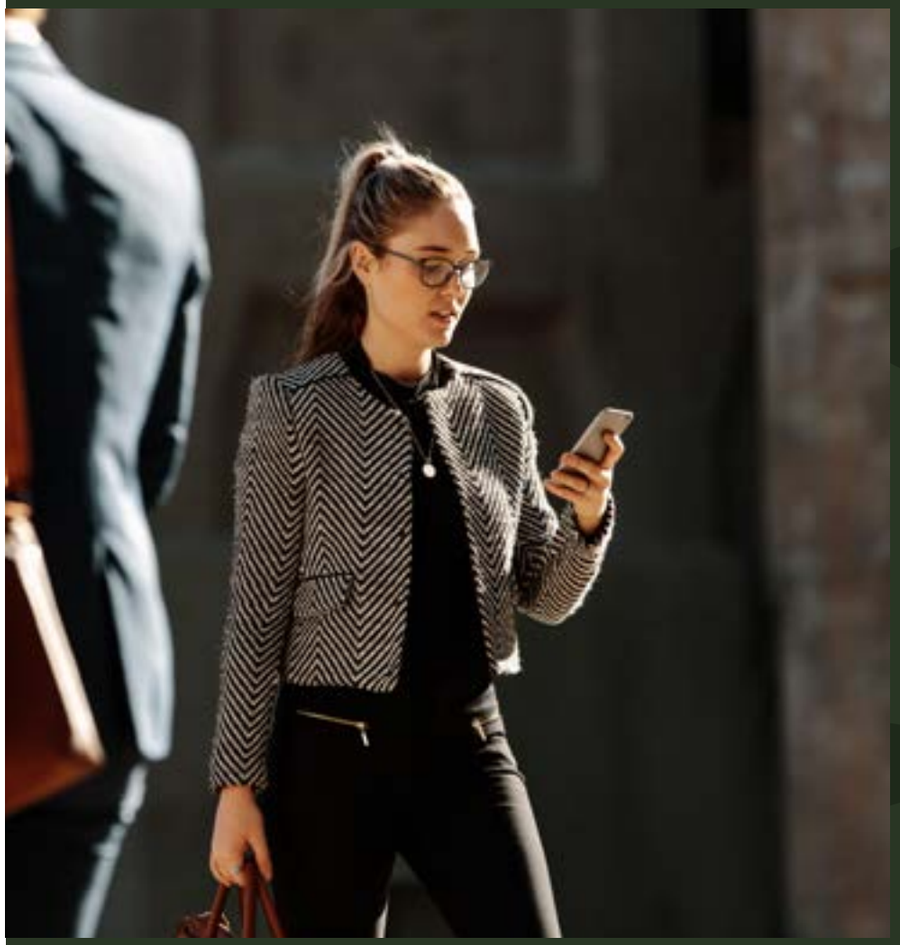
- 19 London City Airport
- 20 Stratford International

BUSINESS AND ECONOMIC CENTRES

- 21 City Hall
- 22 The City
- 23 Canary Wharf



An exciting place to live and work



ECONOMY & INVESTMENT

£2bn
investment
by the Greater London Authority in Poplar

£2bn
regeneration
of nearby Royal Docks enterprise zone

£400m
expansion
at London City Airport – 9 minutes' from Heron Wharf

EMPLOYMENT OPPORTUNITIES

73%
of all London's finance and insurance jobs are within a 45 minute commute to Poplar

Top 5
fintech companies
just 4 minutes' on the DLR in Canary Wharf

100,000
new jobs at Lower Lea Valley

CULTURE & LIFESTYLE

72
Outstanding primary schools including six within a 15 minute walk from Heron Wharf

↑6%
population growth
in East London in the next five years

World-class culture
on your doorstep – V&A East, Sadlers Wells & English National Ballet

Source: Dataloft and PriceHubble. Travel times: tfl.gov.uk. Lifestyle images are indicative only.

Street scene spirit

The spirit of East London is magnetic. And Heron Wharf is the gateway to it all. Head to Canary Wharf for its eclectic mix of shops, bars, and restaurants. And fuel your creativity in trendy Hackney Wick, a creative hub of collaboration and inspiration, with canal-side studios and workshops for all. From retail therapy to physical therapy, Stratford features one of the largest shopping centres in Europe and world-class sporting facilities. Game on.



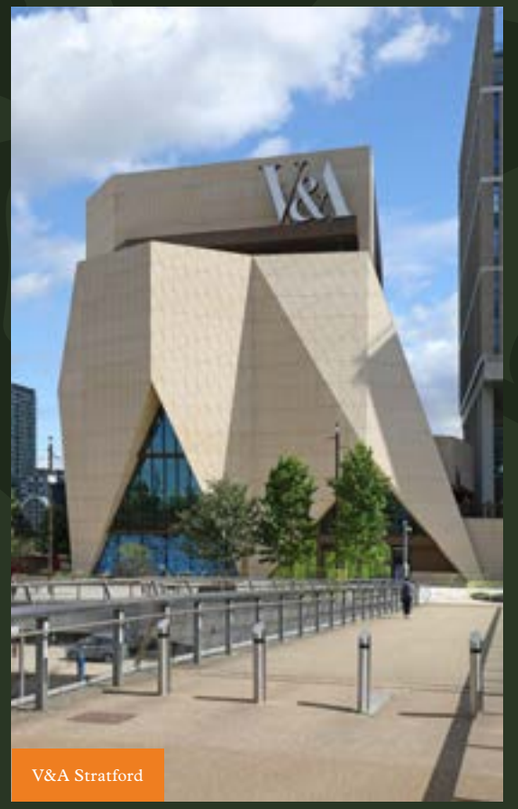
Canary Wharf



Canary Wharf



Local Area



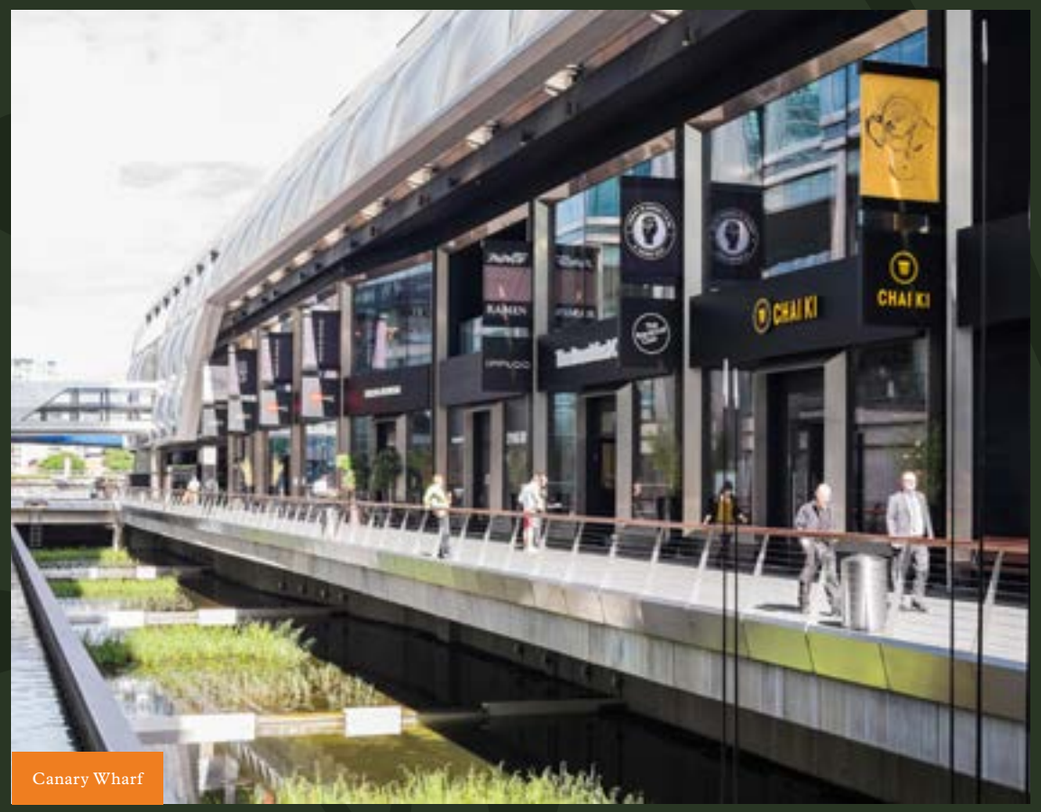
V&A Stratford



Westfield Shopping Centre



Hackney Wick



Canary Wharf

Lifestyle images are indicative only.

Life on the River Lea

Push your boundaries – or simply go boat spotting along the River Lea, the lifeblood of East London's ever-evolving landscape. Since the legacy of the 2012 London Olympic Games, this stretch of the city has become a world-class destination for culture, sport and green escapes. Get a fresh perspective on the city by paddleboarding or hopping into a brightly coloured Moo Canoe – an eco-friendly kayak rental that lets you explore the waterways at your own pace.

Riverside paths invite you to walk, run or cycle through scenic routes that weave nature into the heart of the city.

Take the kids to feel the thrill of the track at the BMX VeloPark or dive into history at the London Aquatics Centre, where Olympic records were once shattered. Recharge afterwards with a peaceful stroll through the expansive Hackney Marshes or spot wildlife in the serene Walthamstow Wetlands.

If you're chasing adventure or craving calm, life along the River Lea flows to the rhythm you choose.



Queen Elizabeth Olympic Park



Hackney Marshes



Walthamstow Wetlands



River Lea

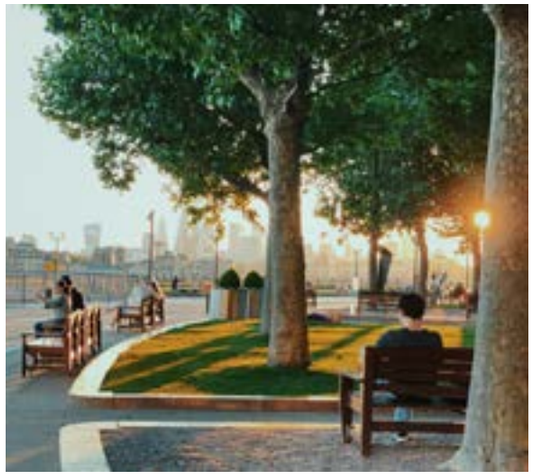
Lifestyle images are indicative only.



City pulse meets riverside peace at The Millhouse. Canary Wharf is on your doorstep, with seamless access to one of London's most iconic business districts. Work in Canary Wharf? Enjoy the buzz of the city, then come home to the relaxation and ambience of your own riverside sanctuary.

Canary Wharf, where business meets buzz







Lifestyle images are indicative only.



Din Tai Fung



Dishoom



ROKA

Dine, discover and delight in Canary Wharf

Canary Wharf is the ultimate destination for fine dining, vibrant nightlife and cultural discovery. Enjoy contemporary Japanese cuisine at ROKA or the bold, Bombay-inspired dishes at Dishoom. The Ivy offers timeless British dining, while Humble Grape pairs delicious fare with curated wines. Unwind with cocktails and skyline views at The 10th Floor Bar at One Canada Square. Culture thrives here too – visit the Wharf Gallery for contemporary art, explore local history at the Museum of London Docklands, or experience live performances and outdoor screenings through the Canary Wharf Arts and Events Programme. It's a place where work meets vibrant leisure.



THE IVY

Lifestyle images are indicative only.

Culinary excellence and culture in The City

The City is home to some of the best dining in London, including The Ledbury, a two-star Michelin restaurant known for its exceptional food and elegant ambiance. Duck & Waffle takes dining to new heights, offering incredible views from the 40th floor, paired with creative, upscale cuisine. The cultural offerings are just as impressive, with the Barbican Centre presenting a range of performances and exhibitions, and The Guildhall Art Gallery showcasing fine art in a beautiful historical setting. After a meal, head to The Nightjar, a sophisticated speakeasy that serves innovative cocktails in an intimate, stylish environment.



The Nightjar



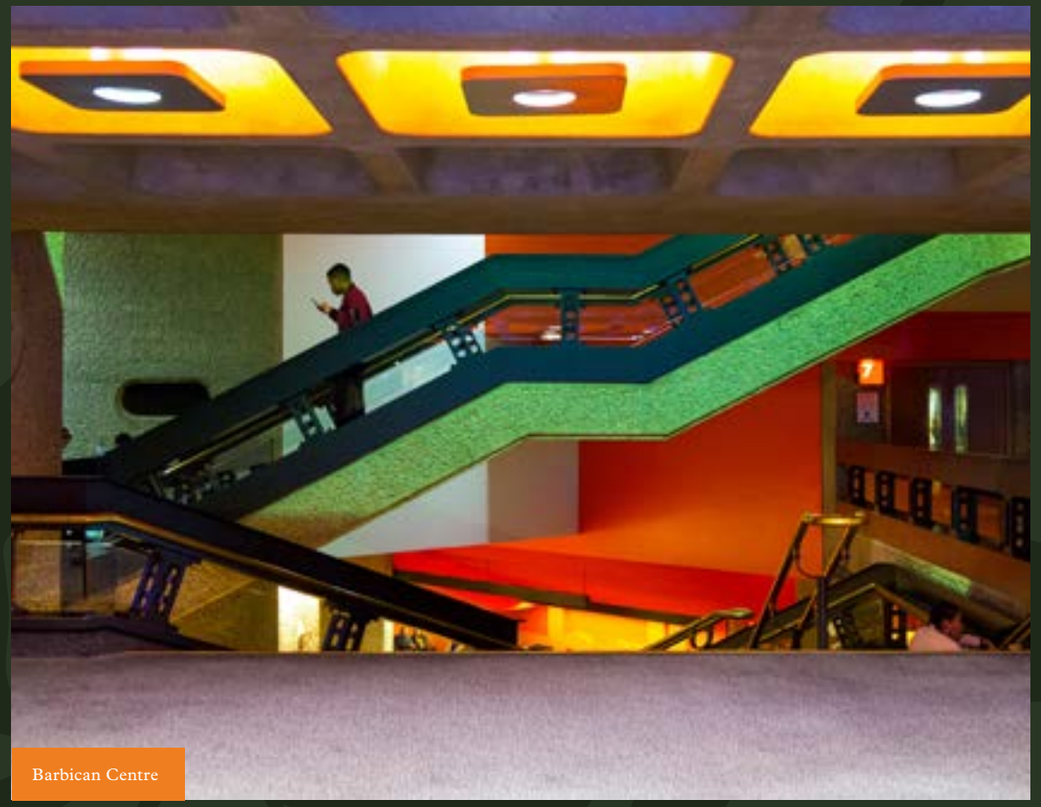
The Guildhall Art Gallery



Duck & Waffle



The Ledbury



Barbican Centre

Lifestyle images are indicative only.



Theatre Royal Stratford East



Queen Elizabeth Olympic Park



STK Rooftop & Bar

Flavours and fun in Stratford

Stratford has transformed into a buzzing hub of eateries, bars, and entertainment. STK Rooftop & Bar is perfect for those looking for a premium dining experience with stunning views of the Olympic Park. The Stratford Hotel's Rooftop Bar offers a unique, upscale spot for drinks, with sweeping views of East London. The area's artistic scene is just as vibrant, with Theatre Royal Stratford East leading the way in bold, contemporary performances and groundbreaking new work. Queen Elizabeth Olympic Park offers both sporting events and outdoor performances. In the evening, Stratford's nightlife takes centre stage, with vibrant bars and clubs that promise a night full of energy.



Lifestyle images are indicative only.

The stage of the city

From the tight-rope to the dancefloor, access the all-singing, all-dancing cultural hub of East London. Head to the nearby O2 Arena to experience unforgettable entertainment. Marvel at the grace and talent of the English National Ballet or hop on the tube to visit ExCel, London's iconic Exhibition Centre.

After a more intimate arts experience? Grab tickets to Stour Space Theatre, a dynamic platform for local talent. And don't miss the annual Greenwich + Docklands International Festival, full of mesmerising light shows, fun-for-all foam parties, carnival displays and abstract arts!



English National Ballet



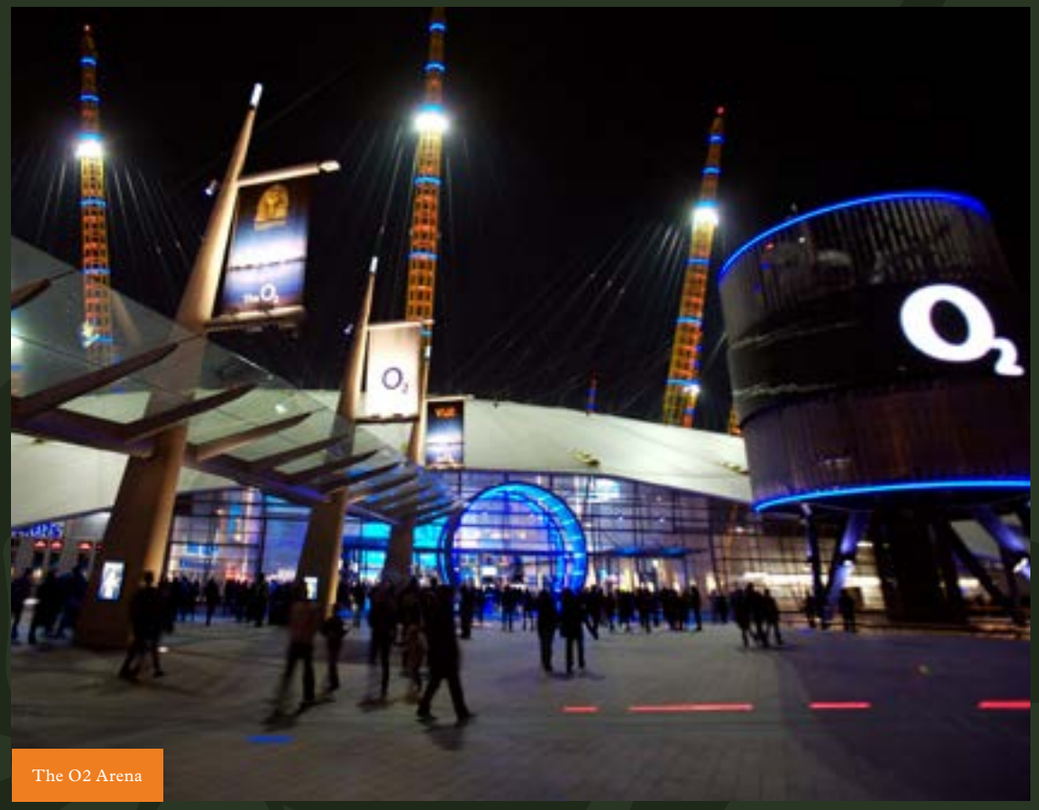
Greenwich + Docklands International Festival



Stour Space Theatre



English National Ballet



The O2 Arena

Lifestyle images are indicative only.

Top marks – Education with a global reputation

16
top UK universities
all within 45 minutes
by tube

8 of top 10
London universities
within an hour of Poplar

New eastern campuses
for London College of
Fashion and University
College London



Lifestyle image is indicative only.

PRIMARY AND PRE-SCHOOL	OFSTED RATING
Journey times by bike	
Culloden Primary School – 2 minutes	**Outstanding**
Manorfield Primary School – 5 minutes	**Good**
Woolmore Primary School – 7 minutes	**Outstanding**
Bright Horizon, East India Dock Day Nursery – 7 minutes	**Outstanding**
Faraday School – 8 minutes	**Outstanding**

SECONDARY AND FURTHER EDUCATION	
Journey times by bike	
Langdon Park School – 4 minutes	**Good**
St Paul's Way – 11 minutes	**Good**
Bow School – 11 minutes	**Good**
Phoenix Primary and Secondary School – 17 minutes	**Outstanding**

UNIVERSITIES AND HIGHER EDUCATION

Journey times by car

Royal Drawing School, Trinity Buoy Wharf
– 8 minutes

UCL East
– 9 minutes

Loughborough University London
– 10 minutes

Queen Mary University of London
– 11 minutes

London College of Fashion
– 11 minutes

UCL School of Management
– 11 minutes

English National Ballet School
– 11 minutes

University of Greenwich
– 16 minutes

King's College London
– 23 minutes

Source: reports.ofsted.gov.uk. Times are calculated as the fastest route to the nearest station taken from tfl.gov.uk and Google Maps. Times are subject to time of travel and are correct at the time of going to press.

Hop on from Heron Wharf

Transport yourself from the peace of the riverside to the pace of the city, in minutes. With London on your doorstep, you're only ever a tube, train, DLR or bus ride away from your favourite spots. Whether you're hanging out with friends in Canary Wharf or meeting family in Greenwich Park, your carriage awaits…

HERON WHARF

10 mins walk

16 mins walk

EAST INDIA

- **BLACKWALL** 1 min
- **POPLAR** 2 mins
- **LIMEHOUSE** 7 mins
- **LONDON CITY AIRPORT** 10 mins
- **TOWER GATEWAY** 12 mins
- **BANK** 13 mins
- **GREENWICH** 26 mins

DLR

CANNING TOWN

- **NORTH GREENWICH** 3 mins
- **STRATFORD** 5 mins
- **CANARY WHARF** 5 mins
- **LONDON BRIDGE** 12 mins
- **LONDON WATERLOO** 15 mins
- **WESTMINSTER** 17 mins
- **GREEN PARK** 19 mins

Jubilee Line

- **LIVERPOOL STREET** 7 mins
- **FARRINGDON** 9 mins
- **TOTTENHAM COURT ROAD** 12 mins
- **BOND STREET** 15 mins
- **PADDINGTON** 19 mins
- **HEATHROW AIRPORT** 46 mins

Elizabeth Line

KEY

- National Rail
- London Overground
- Central
- Circle
- Jubilee
- DLR
- Elizabeth
- Bakerloo
- Hammersmith & City
- Metropolitan
- Northern
- Waterloo & City
- District
- Victoria
- Piccadilly

Zone 2/3
London transport

13 mins
cycle ride to Canary Wharf

16 mins
walk to Canning Town underground and DLR

12 mins
to Liverpool Street from Canning Town via Elizabeth Line

Travel map is indicative only. Travel information is approximate and does not include walking/transfer times. Sources: www.crossrail.com, www.tfl.gov.uk, www.google.co.uk/maps

RIVERSIDE RENAISSANCE

Lifestyle image is indicative only.

Grow with the flow

Heron Wharf blends urban living with natural beauty, for enriched living. Soak up the stunning waterfront views and the blissful escape of nature, all while being just moments from Canary Wharf and Central London.
At the heart of this transformation is Riverside Park, a beautifully landscaped 2.5-acre park featuring a scenic 500m riverside walkway – perfect for peaceful strolls and outdoor relaxation.



Computer generated image is indicative only.

Cheers to your new chapter

The 500m riverside walk sets the tone for relaxed, social living – perfectly paired with a buzzing neighbourhood hub full of cafés, a crèche, supermarket and independent shops*. Everything you need, just steps from home.

*Forthcoming commercial is subject to change.



Computer generated image is indicative only.

THE NATURAL TOUCH



Lifestyle image is indicative only.

Nature is your neighbour

Heron Wharf's natural surroundings create a lush, inviting atmosphere, with 227 semi-mature trees and tens of thousands of plants woven throughout landscaped parkland and walkways. Over half the site is dedicated to open space, including the 2.5-acre riverside park, designed for year-round enjoyment. Children can explore the adventure and nature playground, while adults relax on benches, find peace in quiet corners, or gather with loved ones in spacious areas – perfect for social events or spotting the local resident heron.



Computer generated image is indicative only.



A blueprint for urban biodiversity



More trees. More wildlife. More green corridors. The vision for Heron Wharf has always been clear – connecting nature and London living, for stable ecosystems, greater air quality and happier communities. Take our green space for example. This 5,000 square feet area of lush lawns features natural play areas, habitats with stepping stones, fallen trees and a cherry-picked selection of plants and materials to naturally boost the local ecology. The result? A remarkable 545% biodiversity net gain. And a sanctuary for bees, birds and butterflies. Bliss!

Lifestyle images are indicative only.



“Heron Wharf is a distinctive place to live with inviting, high-quality green spaces including a new riverside park and promenade, and fantastic views over the River Lea. Designed along first life principles, it will be lively and social, a place where it is easy to bump into your neighbour or to feel close to nature.”

LDA DESIGN

Where every step blooms

Heron Wharf features a glorious pathway through nature. This beautiful path is home to over 1.3 acres of plants, bushes, shrubs and trees, evolving with its residents. As well as connecting the park, square and gardens, it’s a homage to the natural vision of our unique habitat. Which provides a beautiful front for our on-site cafés and restaurants*.



Photography of Heron Wharf.



Photography of Heron Wharf.

*Forthcoming commercial is subject to change. Illustrative and lifestyle images are indicative only.

A NEIGHBOURHOOD THAT SPARKS CONNECTIONS



Computer generated image is indicative only.

Meet you in the square

Pull up a chair and catch up with friends over screenings on the big screen when it makes an appearance, savour outdoor dining, or get those creative sparks flowing with some remote working. Just a short stroll from a vibrant mix of shops, cafés and everyday essentials*, Makers Square will be the place everyone gravitates to – where convenience meets culture. Whether you're stopping by on your lunch break or settling in for a lazy Sunday, you'll feel warmly welcomed in a hub of energy and community. This is your space. Where life unfolds in the open air, and connections flow naturally.

*Forthcoming commercial is subject to change.



Community in flow

Heron Wharf is for everyone. More than just a beautiful riverside setting, it’s a place where the whole community comes together. Meet friends old and new at lively markets, enjoy outdoor performances and gather the family for festivals and wellness activities. There’s always a diverse calendar of events for you to make memories, all year round.











Lifestyle images are indicative only.

THE RIVERSIDE CLUB

More than just a members' club

Discover our exclusive Riverside Club, spread across two beautifully designed floors and packed with indulgent amenities to help you recharge, refocus, and feel your best. Run, row, lift and lunge in our premium gym, enjoy hydrotherapy in our state-of-the-art spa, complete with infinity and vitality pools and rejuvenating salt, sauna and steam rooms. Then connect with friends old and new in the residents' lounge. It's the perfect space to tap into inner wellness.



Computer generated image is indicative only.

Facilities ground floor

Welcome to The Riverside Club – a first-class wellness experience, reserved exclusively for residents. This is more than a gym. It's a refined retreat where energy, balance and holistic wellbeing come together in a beautifully designed environment that feels worlds away from the everyday.

On the ground floor, step into a fully equipped, state-of-the-art fitness suite featuring the latest treadmills, rowing machines, spin bikes and free weights – all designed to power your performance in style. After your workout, unwind in the ambiently lit games room or sink into plush seating in the art-deco inspired cinema lounge, where private screenings offer the perfect escape.



Illustration is not shown to scale and indicative only.

Facilities first floor

Ascend to the first floor and discover a sanctuary of next-level luxury, designed exclusively for residents. Here, every detail has been considered to deliver pure relaxation and refined wellness.

Immerse yourself in the serene 20-metre pool, then rejuvenate body and mind with a vitality pool. Detox in the salt room, unwind in the steam or sauna, and let the calming atmosphere of the spa lobby melt your stress away.



Illustration is not shown to scale and indicative only.



Computer generated image is indicative only.



Computer generated image is indicative only.



Computer generated image is indicative only.

Indulge in holistic bliss

Me time starts here. Restore body and mind, while balancing inner harmony in our state-of-the-art spa. Enjoy a refreshing swim in the pool or rejuvenate tired muscles in the steam room and sauna. For a truly indulgent experience, try our new salt room, a soothing space that encourages respiratory health and relaxation. It's the perfect riverside retreat, and it's right on your doorstep.

Elevate your workout

Push your fitness goals to new heights in a state-of-the-art gym designed for every level. Equipped with the latest cardio machines, free weights and resistance equipment, it offers everything you need for a full-body workout. Spacious and modern, the gym provides a motivating environment to train, whether you're building strength, boosting endurance or simply staying active.



Lifestyle image is indicative only.

Where new friendships form

Meeting up with friends? Head to the Residents' Lounge for a warm, welcoming atmosphere where you'll feel right at home. Sip drinks overlooking the city, cosy up with a good read or just enjoy some relaxing downtime. The sumptuous seating and modern décor create a sophisticated setting for a refined experience, every time.

Computer generated image is indicative only.



Lifestyle image is indicative only.

Computer generated image is indicative only.



Lifestyle image is indicative only.

Lights, camera, ambience

Plot twist. Heron Wharf has its own big screen that you can visit round the clock. From classic action films to science fiction, enjoy an intimate cinematic experience right on your doorstep. Think HD projection, surround sound, a plush art-deco vibe and a cosy atmosphere that feels like the real thing. Enjoy the show!

Game on

Craving adrenaline? Cue the Games Room with its very own premium pool table. Soak up the energy, chill out with friends and fine-tune your skills. With ambient lighting and sumptuous décor, it's the perfect spot to pocket good times.

Computer generated image is indicative only.



Lifestyle image is indicative only.

THE MILLHOUSE



Computer generated image is indicative only.

Relax and enjoy the view

Overlooking a beautifully designed 2.5-acre landscaped park, The Millhouse holds a standout position in the heart of Heron Wharf – a neighbourhood that's fast becoming one of East London's most sought-after addresses.

The collection of 92 contemporary homes at The Millhouse is crafted for modern living, with every home featuring its own private outdoor space – your own little pocket of calm.

About the architecture

The design of The Millhouse is inspired by the area's industrial heritage, particularly the historic Spratt's Complex. Drawing from the bold character of the old warehouses, the architecture features strong elevations, clean rooflines and grouped floors that echo the site's history. Materials like buff brick, dark grey metalwork and patterned brick panels bring texture and depth, while concrete banding between floors helps to break up the building's scale. Just as Spratt's used subtle variations to guide people around the site, the design introduces changes in texture and rhythm to create a more welcoming and distinctive feel.

The result is a design that honours the area's industrial past while offering a modern, riverside place to call home.



Illustration is indicative only.

Site plan

Bordered by the River Lea on two sides, Heron Wharf brings the outdoors in – offering a daily dose of calm and connection. Head to the lively Makers Square for everything you need, from local favourites to everyday essentials.



KEY

1 The Riverside Club

2 24-hour Concierge

3 Riverside Park

4 Sales and Marketing Suite

5 Makers Square

6 Sainsbury's Local

7 Vanquish Estate Agent

Future Phase

Completed Phase

The Millhouse

Sales & Marketing Suite

The site plan layout 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.

YOUR HOME



Welcome home

You’re ready for more. More luxury. More finishing touches. More ambience. More elegance. And we’re ready to unveil it. Come home to a world of style and functionality. Step into a space that’s tastefully designed with elevated charm. This is your world. And we can’t wait to welcome you. Whether arriving after a long day or greeting guests, this inviting entryway offers a warm embrace, promising comfort and refined vibes from the moment you grab the keys.



Showhome photography is indicative only.



Showhome photography is indicative only.

Lounge in luxury, character and style

Come on in. Your living room is a blend of contemporary comfort and character. Filled with natural light and brimming with inspiring views. Thoughtfully curated finishes, cosy textures and a harmonious colour palette create an atmosphere that feels both open and intimate. Whether you're entertaining guests or enjoying a quiet evening, this room serves as the heart of your home, a place where every moment feels special and every detail is crafted for your enjoyment.

Serving elegance, functionality and flair

The recipe for refinement starts here. Your kitchen is a modern space, that's both practical and inspiring. Thoughtfully designed with premium finishes and high-quality appliances, it's the perfect space for family gatherings, dinner parties or grabbing a snack before the gym. With an open layout and a focus on efficiency, its modern and minimalist vibe is easy to maintain and ready for your culinary showcase!





Showhome photography is indicative only.

Watch the sunset over the city

The night is young. Soak in the atmosphere of striking skyline views from dusk 'til dawn on your own private balcony. Fuel your day with a coffee overlooking panoramic views, enjoy some downtime after a long day at work, or host friends in a space that lifts the spirit and calms the mind.





Showhome photography is indicative only.



Showhome photography is indicative only.



Your sanctuary of sleep

In a city that's always on, enjoy the luxury of switching off. Slip into a world of serenity in your finely designed bedroom. From the soothing, sophisticated colours to the premium finishes, every inch has been designed to feel calming, restorative and pleasurable. Drift off in a space surrounded by elegant touches and wake up refreshed and revived, in a space that feels like your own from day one.

Soak in the atmosphere

Spruce, shower and soak. With elegant finishes, modern fixtures and a soothing atmosphere, your bathroom is a perfect balance of style and functionality. From your morning shower to your night-time soak, every detail has been thoughtfully designed to create a tranquil environment.





Showhome photography is indicative only.

Tailored living

Environment is everything. Feel at home from day one with a ready-made tonal theme designed to suit modern living. Homes come in a palette of seasonal tones – a splash of forest green (Spring), rustic terracotta (Autumn) or cool grey (Winter). Then it's over to you – add your own personal touches to the kitchen and bathroom with décor that reflects your individual taste. Each theme features complementary cupboard finishes, splashbacks and flooring.



SPRING





AUTUMN





WINTER





Computer generated images are indicative only.

Specification

KITCHEN

Bespoke interior designed fitted kitchens available in three palette options*

Contemporary black ironmongery to cupboard doors and handless wall units

Feature lighting to underside of wall units

Terrazzo countertops and full-height splashbacks

Matt black monoblock tap with single bowl sink

Fully integrated appliances including:

– Bosch single oven

– Bosch microwave oven

– Bosch combi oven-microwave (Type 002 only)

– Bosch induction hob

– Extractor hood

– Fridge/freezer

– 60cm dishwasher

– 45cm dishwasher (Type 002 only)

Freestanding washer/dryer located in utility cupboard

Bespoke black metal open shelving with decorative ceiling-mounted lighting

BATHROOM AND SHOWER ROOM

Interior designed bathroom and ensuite available in three pre-selected palette options* with tiling to floors and selected walls

Feature glazed tile to vanity wall and large format tiles to bath/shower walls*

Bespoke designed vanity storage with custom door pattern, open shelving and ceiling mounted decorative light

Wall-mounted mirror

Contemporary white sanitaryware

Concealed cistern and black dual flush plate

Glazed bath/shower screen with black frame

Bath filler and overflow, where bath shown on plan

Matt black Kohler brassware accessories throughout including:

– Shower and rail

– Basin tap

– Wall-mounted thermostatic mixer

Shaver socket located in feature cabinet

Black heated towel rail

Feature niche to bath and shower







Showhome photography is indicative only.

ELECTRICS AND LIGHTING

Toggle light switches

Black metal or white switches and sockets depending on palette colour and location

USB socket in bedrooms, living room and kitchen

Provision for SkyQ to the living room and principal bedroom

HDMI/TV to reception/living room and principal bedroom

LED downlights throughout

Lighting to utility and coat cupboards

Video door entry system

Entrance to apartment building cores via electronic access control

Entrance to car park via electronic access control

CCTV to car park and external communal areas

Balcony lighting

WALL AND FLOOR FINISHES

White-painted internal walls and ceilings

Timber-effect flooring to hall, kitchen/living room, study room, utility and coat cupboards

Carpet to bedrooms

COAT CUPBOARDS

High-level shelf with hanging rail* and light (wall-mounted hooks may be applicable dependent on unit type)

WARDROBE

Bespoke fitted wardrobe to principal bedrooms with sliding doors, high-level shelf, hanging rail and LED strip lighting

DOORS AND JOINERY

Timber-effect entry door and painted architrave with multi-point locking system, security chain/bar and spyhole

Internal white painted doors with black ironmongery

Matt white/black ironmongery throughout (subject to door type)

White-painted skirting

HEATING AND VENTILATION

Underfloor heating throughout

Electric underfloor heating in bathrooms and ensuites

Communal heating system

Mechanical Extract Ventilation (MEV)

OPTIONAL UPGRADES

Optional upgrades available, please speak to a member of the Sales Team to find out more

PEACE OF MIND

999-year lease

All apartments benefit from a 10-year warranty

‘Secured by Design’ standards to all apartment entrance doors, to meet Metropolitan Police requirements

CAR PARKING

Limited secure parking under a general right to park (subject to separate agreements)

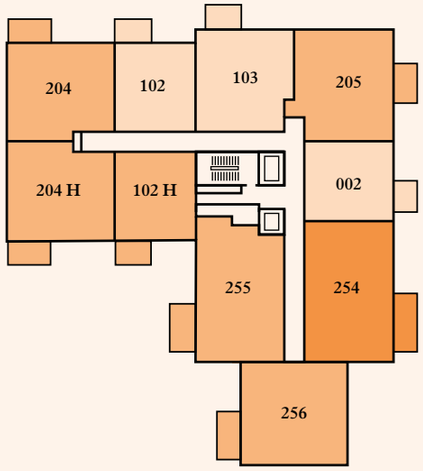
Electric vehicle charging points subject to availability

* 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 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 reserves the right to make these changes as required.

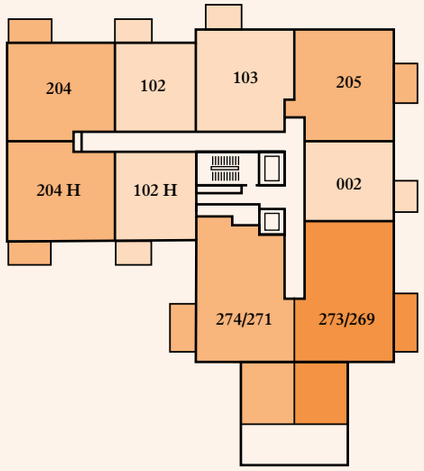
FLOORPLANS

Apartment Finder

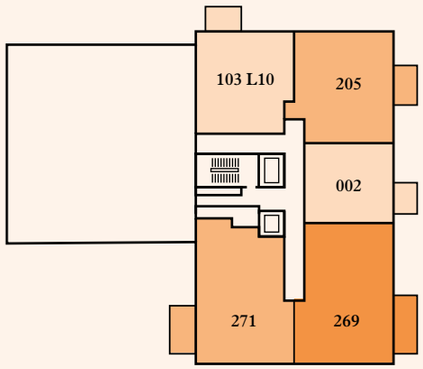
FLOORS 2 – 6



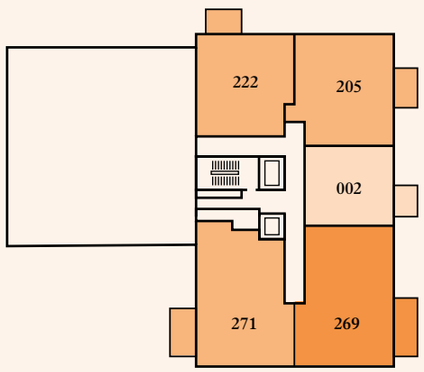
FLOORS 7 – 9



FLOOR 10



FLOORS 11 – 12



KEY

1 BEDROOM 2 BEDROOM 2 BEDROOM + STUDY

NUMBERING KEY

B1.00.00

Block Floor Number

Floor levels are indicative only. Map is not to scale. Locations are approximate only.



1 BEDROOM APARTMENTS

TYPE	PLOT	FLOOR	SQ M	SQ FT	PAGE
002	B1.02.05	2	46.8	503.7	100
002	B1.03.05	3	46.8	503.7	100
002	B1.04.05	4	46.8	503.7	100
002	B1.05.05	5	46.8	503.7	100
002	B1.06.05	6	46.8	503.7	100
002	B1.07.05	7	46.8	503.7	100
002	B1.08.05	8	46.8	503.7	100
002	B1.09.05	9	46.8	503.7	100
002	B1.10.03	10	46.8	503.7	100
002	B1.11.03	11	46.8	503.7	100
002	B1.12.03	12	46.8	503.7	100
102 H	B1.02.09	2	50.4	542.5	101
102 H	B1.03.09	3	50.4	542.5	101
102 H	B1.04.09	4	50.4	542.5	101
102 H	B1.05.09	5	50.4	542.5	101
102 H	B1.06.09	6	50.4	542.5	101
102 H	B1.07.08	7	50.4	542.5	101
102 H	B1.08.08	8	50.4	542.5	101
102 H	B1.09.08	9	50.4	542.5	101
102	B1.02.02	2	51.0	548.9	102
102	B1.03.02	3	51.0	548.9	102
102	B1.04.02	4	51.0	548.9	102
102	B1.05.02	5	51.0	548.9	102
102	B1.06.02	6	51.0	548.9	102
102	B1.07.02	7	51.0	548.9	102
102	B1.08.02	8	51.0	548.9	102
102	B1.09.02	9	51.0	548.9	102
103	B1.02.03	2	65.3	702.8	103
103	B1.03.03	3	65.3	702.8	103
103	B1.04.03	4	65.3	702.8	103
103	B1.05.03	5	65.3	702.8	103
103	B1.06.03	6	65.3	702.8	103
103	B1.07.03	7	65.3	702.8	103
103	B1.08.03	8	65.3	702.8	103
103	B1.09.03	9	65.3	702.8	103
103 L10	B1.10.01	10	65.3	702.8	104

2 BEDROOM APARTMENTS

TYPE	PLOT	FLOOR	SQ M	SQ FT	PAGE
204	B1.02.01	2	67.5	726.5	105
204	B1.03.01	3	67.5	726.5	105
204	B1.04.01	4	67.5	726.5	105
204	B1.05.01	5	67.5	726.5	105
204	B1.06.01	6	67.5	726.5	105
204	B1.07.01	7	67.5	726.5	105
204	B1.08.01	8	67.5	726.5	105
204	B1.09.01	9	67.5	726.5	105
204 H	B1.02.10	2	68.0	731.9	106
204 H	B1.03.10	3	68.0	731.9	106
204 H	B1.04.10	4	68.0	731.9	106
204 H	B1.05.10	5	68.0	731.9	106
204 H	B1.06.10	6	68.0	731.9	106
204 H	B1.07.09	7	68.0	731.9	106
204 H	B1.08.09	8	68.0	731.9	106
204 H	B1.09.09	9	68.0	731.9	106
256	B1.02.07	2	74.4	800.8	107
256	B1.03.07	3	74.4	800.8	107
256	B1.04.07	4	74.4	800.8	107
256	B1.05.07	5	74.4	800.8	107
256	B1.06.07	6	74.4	800.8	107
205	B1.02.04	2	74.7	804.0	108
205	B1.03.04	3	74.7	804.0	108
205	B1.04.04	4	74.7	804.0	108
205	B1.05.04	5	74.7	804.0	108
205	B1.06.04	6	74.7	804.0	108
205	B1.07.04	7	74.7	804.0	108
205	B1.08.04	8	74.7	804.0	108
205	B1.09.04	9	74.7	804.0	108
205	B1.10.02	10	74.7	804.0	108
205	B1.11.02	11	74.7	804.0	108
205	B1.12.02	12	74.7	804.0	108
222	B1.11.01	11	76.7	825.5	109
222	B1.12.01	12	76.7	825.5	109
255	B1.02.08	2	82.5	888.0	110
255	B1.03.08	3	82.5	888.0	110
255	B1.04.08	4	82.5	888.0	110
255	B1.05.08	5	82.5	888.0	110
255	B1.06.08	6	82.5	888.0	110
271	B1.08.07	8	86.5	931.0	111
271	B1.09.07	9	86.5	931.0	111
271	B1.10.05	10	86.5	931.0	111
271	B1.11.05	11	86.5	931.0	111
271	B1.12.05	12	86.5	931.0	111
274	B1.07.07	7	86.5	931.0	112

2 BEDROOM + STUDY APARTMENTS

TYPE	PLOT	FLOOR	SQ M	SQ FT	PAGE
254	B1.02.06	2	85.4	919.2	113
254	B1.03.06	3	85.4	919.2	113
254	B1.04.06	4	85.4	919.2	113
254	B1.05.06	5	85.4	919.2	113
254	B1.06.06	6	85.4	919.2	113
269	B1.08.06	8	89.4	962.2	114
269	B1.09.06	9	89.4	962.2	114
269	B1.10.04	10	89.4	962.2	114
269	B1.11.04	11	89.4	962.2	114
269	B1.12.04	12	89.4	962.2	114
273	B1.07.06	7	89.4	962.2	115

1 Bedroom Apartment

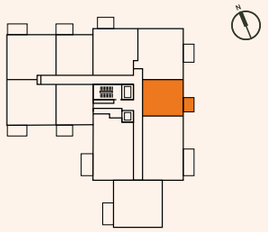
FLOORS 02 – 12

B1.02.05 B1.06.05 B1.10.03
B1.03.05 B1.07.05 B1.11.03
B1.04.05 B1.08.05 B1.12.03
B1.05.05 B1.09.05



TOTAL INTERNAL AREA	46.8 SQ M	503.7 SQ FT
BALCONY AREA	5.1 sq m	54.8 sq ft
Kitchen/Living/Dining	7.21m x 3.31m	23' 7" x 10' 10"
Bedroom	3.74m x 2.99m	12' 3" x 9' 9"

LOCATOR



Floors 2 – 6 shown

KEY

W Wardrobe C Cupboard S Storage WM Space for Washing machine HIU Heat Interface Unit

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1 Bedroom Apartment

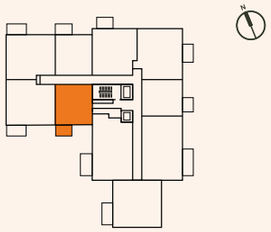
FLOORS 02 – 09

B1.02.09 B1.05.09 B1.08.08
B1.03.09 B1.06.09 B1.09.08
B1.04.09 B1.07.08



TOTAL INTERNAL AREA	50.4 SQ M	542.5 SQ FT
BALCONY AREA	5.5 sq m	59.2 sq ft
Kitchen/Living/Dining	7.20m x 3.76m	23' 7" x 12' 4"
Bedroom	3.79m x 2.99m	12' 5" x 9' 9"

LOCATOR



Floors 2 – 6 shown

KEY

W Wardrobe C Cupboard S Storage WM Space for Washing machine HIU Heat Interface Unit

Apartment layouts provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony/terrace dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design. Floorplans have been scaled individually to fit the page. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

1 Bedroom Apartment

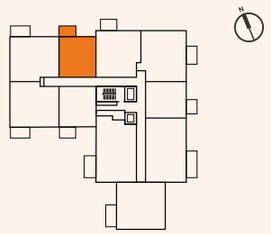
FLOORS 02 – 09

B1.02.02 B1.06.02
B1.03.02 B1.07.02
B1.04.02 B1.08.02
B1.05.02 B1.09.02



TOTAL INTERNAL AREA	51.0 SQ M	548.9 SQ FT
BALCONY AREA	5.5 sq m	59.2 sq ft
Kitchen/Living/Dining	7.22m x 3.87m	23' 8" x 12' 8"
Bedroom	3.79m x 2.95m	12' 5" x 9' 8"

LOCATOR



Floors 2 – 6 shown

KEY

W Wardrobe C Cupboard S Storage WM Space for Washing machine HIU Heat Interface Unit

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1 Bedroom Apartment

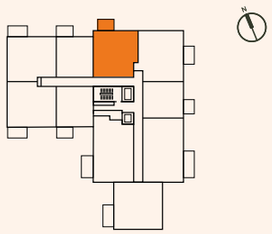
FLOORS 02 – 09

B1.02.03 B1.05.03 B1.08.03
B1.03.03 B1.06.03 B1.09.03
B1.04.03 B1.07.03



TOTAL INTERNAL AREA	65.3 SQ M	702.8 SQ FT
BALCONY AREA	6.5 sq m	69.9 sq ft
Kitchen/Dining	4.89m x 3.59m	16' 0" x 11' 9"
Living	4.89m x 2.54m	16' 0" x 8' 4"
Bedroom	5.81m x 3.00m	19' 0" x 9' 10"

LOCATOR



Floors 2 – 6 shown

KEY

W Wardrobe C Cupboard S Storage WM Space for Washing machine HIU Heat Interface Unit

Apartment layouts provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony/terrace dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design. Floorplans have been scaled individually to fit the page. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

1 Bedroom Apartment

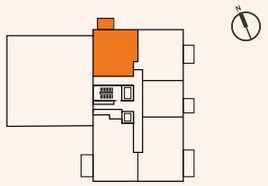
FLOOR 10

B1.10.01



TOTAL INTERNAL AREA	65.3 SQ M	702.8 SQ FT
BALCONY AREA	6.5 sq m	69.9 sq ft
Kitchen/Dining	4.89m x 3.43m	16' 0" x 11' 3"
Living	4.89m x 2.36m	16' 0" x 7' 8"
Bedroom	5.81m x 3.00m	19' 0" x 9' 10"

LOCATOR



Floor 10 shown

KEY

W Wardrobe C Cupboard S Storage WM Space for Washing machine HIU Heat Interface Unit

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2 Bedroom Apartment

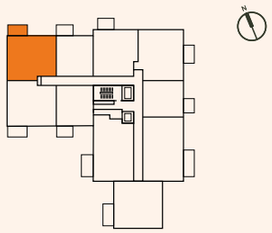
FLOORS 02 – 09

B1.02.01 B1.05.01 B1.08.01
B1.03.01 B1.06.01 B1.09.01
B1.04.01 B1.07.01



TOTAL INTERNAL AREA	67.5 SQ M	726.5 SQ FT
BALCONY AREA	6.4 sq m	68.8 sq ft
Kitchen/Living/Dining	5.47m x 4.47m	17' 11" x 14' 7"
Bedroom 1	3.62m x 3.17m	11' 10" x 10' 4"
Bedroom 2	3.45m x 2.85m	11' 3" x 9' 4"

LOCATOR



Floors 2 – 6 shown

KEY

W Wardrobe C Cupboard S Storage WM Space for Washing machine HIU Heat Interface Unit

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2 Bedroom Apartment

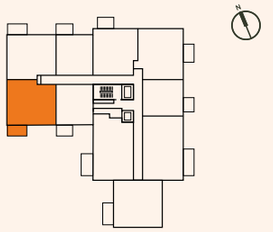
FLOORS 02 – 09

B1.02.10 B1.05.10 B1.08.09
B1.03.10 B1.06.10 B1.09.09
B1.04.10 B1.07.09



TOTAL INTERNAL AREA	68.0 SQ M	731.9 SQ FT
BALCONY AREA	6.4 sq m	68.8 sq ft
Living/Dining	4.61m x 2.95m	15' 1" x 9' 8"
Kitchen	3.98m x 2.54m	13' 0" x 8' 4"
Bedroom 1	3.68m x 3.14m	12' 0" x 10' 3"
Bedroom 2	3.45m x 2.85m	11' 3" x 9' 4"

LOCATOR



Floors 2 – 6 shown

KEY

W Wardrobe C Cupboard S Storage WM Space for Washing machine HIU Heat Interface Unit

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2 Bedroom Apartment

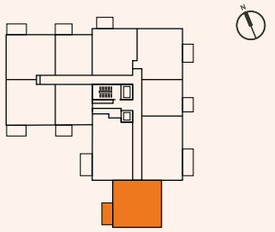
FLOORS 02 – 06

B1.02.07 B1.05.07
B1.03.07 B1.06.07
B1.04.07



TOTAL INTERNAL AREA	74.4 SQ M	800.8 SQ FT
BALCONY AREA	7.8 sq m	83.9 sq ft
Living	5.59m x 3.49m	18' 4" x 11' 5"
Kitchen/Dining	3.52m x 3.10m	11' 6" x 10' 2"
Bedroom 1	5.00m x 3.25m	16' 4" x 10' 7"
Bedroom 2	4.19m x 2.87m	13' 8" x 9' 4"

LOCATOR



Floors 2 – 6 shown

KEY

W Wardrobe C Cupboard S Storage WM Space for Washing machine HIU Heat Interface Unit

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2 Bedroom Apartment

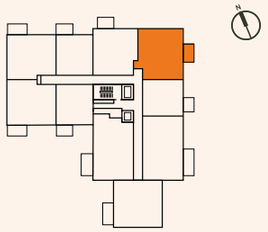
FLOORS 02 – 12

B1.02.04 B1.06.04 B1.10.02
B1.03.04 B1.07.04 B1.11.02
B1.04.04 B1.08.04 B1.12.02
B1.05.04 B1.09.04



TOTAL INTERNAL AREA	74.7 SQ M	804.0 SQ FT
BALCONY AREA	7.3 sq m	78.5 sq ft
Kitchen/Living/Dining	5.65m x 5.24m	18' 6" x 17' 2"
Bedroom 1	3.45m x 3.27m	11' 3" x 10' 8"
Bedroom 2	4.76m x 2.75m	15' 7" x 9' 0"

LOCATOR



Floors 2 – 6 shown

KEY

W Wardrobe C Cupboard S Storage WM Space for Washing machine HIU Heat Interface Unit

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2 Bedroom Apartment

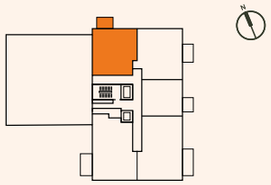
FLOORS 11 – 12

B1.11.01 B1.12.01



TOTAL INTERNAL AREA	76.7 SQ M	825.5 SQ FT
BALCONY AREA	6.5 sq m	69.9 sq ft
Kitchen/Dining/Living	5.40m x 4.69m	17' 8" x 15' 4"
Bedroom 1	4.84 m x 3.27m	15' 10" x 10' 8"
Bedroom 2	4.50m x 3.45m	14' 9" x 11' 3"

LOCATOR



Floors 11 – 12 shown

KEY

W Wardrobe C Cupboard S Storage WM Space for Washing machine HIU Heat Interface Unit

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2 Bedroom Apartment

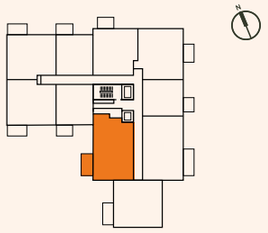
FLOORS 02 – 06

B1.02.08 B1.05.08
B1.03.08 B1.06.08
B1.04.08



TOTAL INTERNAL AREA	82.5 SQ M	888.0 SQ FT
BALCONY AREA	9.0 sq m	96.8 sq ft
Living/Dining	4.69m x 4.63m	15' 4" x 15' 2"
Kitchen	4.08m x 2.66m	13' 6" x 8' 8"
Bedroom 1	3.87m x 2.75m	12' 8" x 9' 0"
Bedroom 2	3.58m x 2.67m	11' 8" x 8' 9"

LOCATOR



Floors 2 – 6 shown

KEY

W Wardrobe C Cupboard S Storage WM Space for Washing machine HIU Heat Interface Unit

Apartment layouts provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony/terrace dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design. Floorplans have been scaled individually to fit the page. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

2 Bedroom Apartment

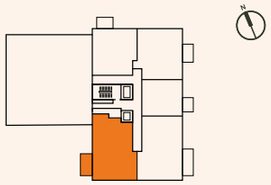
FLOORS 08 – 12

B1.08.07 B1.11.05
B1.09.07 B1.12.05
B1.10.05



TOTAL INTERNAL AREA	86.5 SQ M	931.0 SQ FT
BALCONY AREA	9.0 sq m	96.8 sq ft
Living/Dining	5.27m x 4.65m	17' 3" x 15' 3"
Kitchen	4.08m x 2.88m	13' 4" x 9' 5"
Bedroom 1	3.87m x 2.75m	12' 8" x 9' 0"
Bedroom 2	3.58m x 2.65m	11' 8" x 8' 8"

LOCATOR



Floors 11 – 12 shown

KEY

W Wardrobe C Cupboard S Storage WM Space for Washing machine HIU Heat Interface Unit

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THE MILLHOUSE

TYPE 274

2 Bedroom Apartment

FLOOR 07

B1.07.07

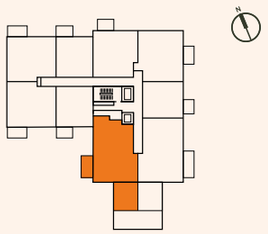


TOTAL INTERNAL AREA	86.5 SQ M	931.0 SQ FT
BALCONY AREA	9.0 sq m	96.8 sq ft
PRIVATE TERRACE AREA	30.6 sq m	329.3 sq ft
Living/Dining	5.27m x 4.63m	17' 3" x 15' 2"
Kitchen	4.08m x 2.88m	13' 4" x 9' 5"
Bedroom 1	3.87m x 2.75m	12' 8" x 9' 0"
Bedroom 2	3.58m x 2.67m	11' 8" x 8' 9"

KEY

W Wardrobe C Cupboard S Storage WM Space for Washing machine HIU Heat Interface Unit

LOCATOR



Floor 7 shown

Apartment layouts provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony/terrace dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design. Floorplans have been scaled individually to fit the page. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

THE MILLHOUSE

TYPE 254

2 Bedroom + Study Apartment

FLOORS 02 – 06

B1.02.06 B1.05.06
B1.03.06 B1.06.06
B1.04.06

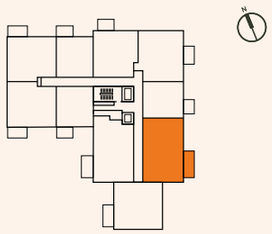


TOTAL INTERNAL AREA	85.4 SQ M	919.2 SQ FT
BALCONY AREA	10.6 sq m	114.0 sq ft
Living	3.79m x 3.53m	12' 5" x 11' 6"
Kitchen	4.68m x 3.53m	15' 4" x 11' 6"
Bedroom 1	4.96m x 2.75m	16' 3" x 9' 0"
Bedroom 2	3.58m x 2.65m	11' 8" x 8' 8"
Bedroom/Study	3.58m x 2.55m	11' 8" x 8' 4"

KEY

W Wardrobe C Cupboard S Storage WM Space for Washing machine HIU Heat Interface Unit

LOCATOR



Floors 2 – 6 shown

Apartment layouts provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony/terrace dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design. Floorplans have been scaled individually to fit the page. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

2 Bedroom + Study Apartment

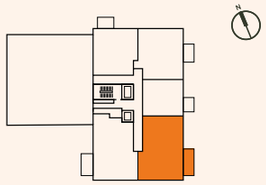
FLOORS 08 – 12

B1.08.06
B1.09.06
B1.10.04
B1.11.04
B1.12.04



TOTAL INTERNAL AREA	89.4 SQ M	962.2 SQ FT
BALCONY AREA	10.6 sq m	114.0 sq ft
Living Room	3.82m x 3.49m	12' 6" x 11' 5"
Kitchen/Dining	5.04m x 4.24m	16' 6" x 13' 0"
Bedroom 1	4.96m x 2.79m	16' 3" x 9' 1"
Bedroom 2	3.67m x 2.65m	12' 0" x 8' 8"
Bedroom/Study	3.67m x 2.55m	12' 0" x 8' 4"

LOCATOR



Floors 11 – 12 shown

KEY

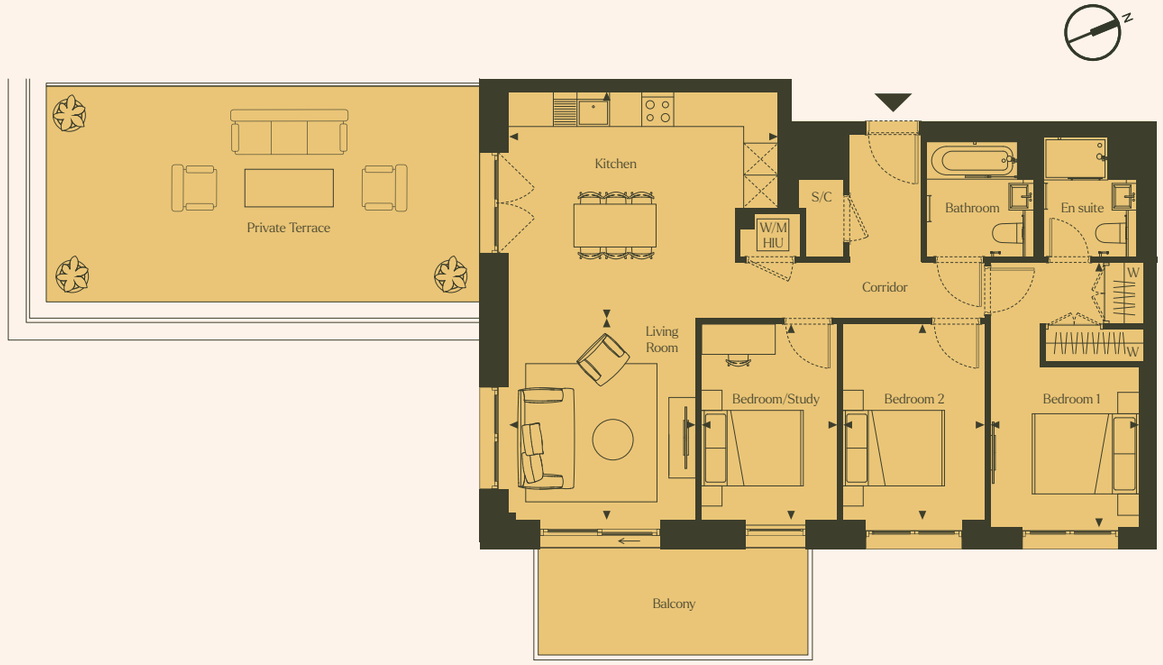
W Wardrobe C Cupboard S Storage WM Space for Washing machine HIU Heat Interface Unit

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2 Bedroom + Study Apartment

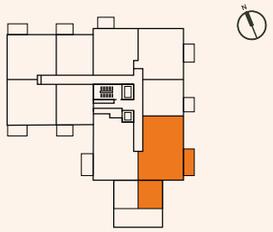
FLOOR 07

B1.07.06



TOTAL INTERNAL AREA	89.4 SQ M	962.2 SQ FT
BALCONY AREA	10.6 sq m	114.0 sq ft
PRIVATE TERRACE AREA	30.6 sq m	329.3 sq ft
Living Room	3.77m x 3.53m	12' 4" x 11' 6"
Kitchen/Dining	5.04m x 4.24m	16' 6" x 13' 10"
Bedroom 1	4.96m x 2.72m	16' 3" x 8' 11"
Bedroom 2	3.67m x 2.65m	12' 0" x 8' 8"
Bedroom/Study	3.67m x 2.55m	12' 0" x 8' 4"

LOCATOR



Floor 7 shown

KEY

W Wardrobe C Cupboard S Storage WM Space for Washing machine HIU Heat Interface Unit

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WHY BERKELEY?

Designed for life

At Berkeley, 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 wellbeing and quality of life for residents and visitors. Where people feel a sense of community.



Computer generated image is indicative only.

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 nature, 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 Berkeley 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 Berkeley 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

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, promote recycling and enable residents to choose sustainable transport options.

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.



Computer generated image is indicative only

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.

Lifestyle images are indicative only.

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 10-year plan which sets out how we will achieve this.

Sustainability

SUSTAINABILITY

This is how we are ensuring sustainability at Heron Wharf

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 Heron Wharf.

NATURE AND BIODIVERSITY

Parkland, trees, flowers, living roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone, even in the heart of the city. They are all part of our commitment to net biodiversity gain on our developments. Within and around Heron Wharf, we have created natural habitats that encourage wildlife to flourish. We are working with LDA Design to engage residents in the natural landscapes that we have created.

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. Individual homes and apartment buildings also benefit from rainwater harvesting, which is used in gardens and landscaped areas.

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. They have enhanced levels of thermal insulation and air-tightness, and have been fitted with mechanical extract ventilation. All lighting is low energy and kitchen appliances are selected to deliver high levels of energy efficiency.

SUSTAINABLE MATERIALS

We commit to sourcing the materials for the construction of our buildings in a sustainable and responsible way. All timber and wood-based products used to build your home should be certified to either the Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC) scheme. This means it will have come from a responsibly managed forest. Our focus on materials doesn't just stop there – as a business we are committed to measuring and reducing the embodied carbon of our buildings, which, where possible, includes sourcing low-carbon materials, and those with high levels of recycled content.

NOISE REDUCTION

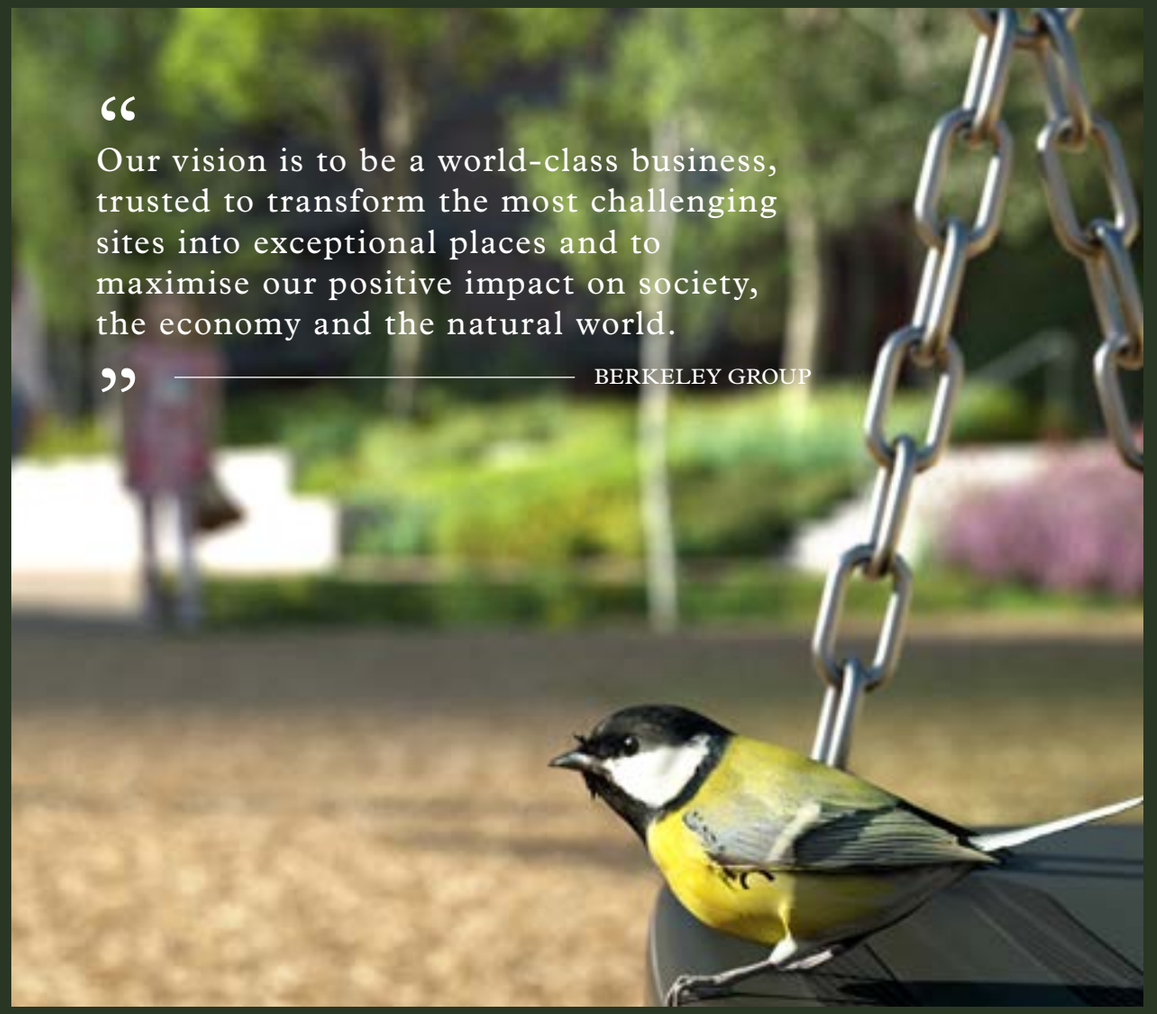
We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create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

Berkeley Group

OUR VISION 2030
TRANSFORMING TOMORROW

Lifestyle image is indicative only.
Travel times taken from Google Maps, tfl.gov.uk and Citymapper.

Savings vary between every home. Figures based on a typical 3 bed Berkeley home achieving Code for Sustainable Homes Level 3.
For further details contact: sustainability@berkeleygroup.co.uk



"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."

BERKELEY GROUP

CLEAN AIR

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

SUSTAINABLE TRANSPORT

East India DLR station is a 10 minute walk and Canning Town underground station is a 16 minute walk.

We also provide cycle paths, secure cycle parks and car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. Promoting walking and cycling as methods of transport also helps encourage healthier lifestyles.

STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with managing agents and residents to ensure the development remains in pristine condition.

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 to understand how we can adapt to future climate change in our future designs.



Lifestyle image is indicative only.

MyHome plus

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

1. FILING CABINET

In the filing cabinet section you can access documentation relating to your new home immediately and 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 AND CHOICES SELECTION

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

4. CONSTRUCTION PROGRESS

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

Please scan to see more about MyHome Plus.

NEXT STEPS

1. Your Sales Consultant will send you a link that you will need to activate to access MyHome Plus. The link will require you to set a password for access.
2. Customer Service will then be in touch to invite you in to our Show Apartment to view the interior selections available for the internal finishes that you have an option to select.

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

Contact

Visit our Sales and Marketing Suite or book a virtual viewing:

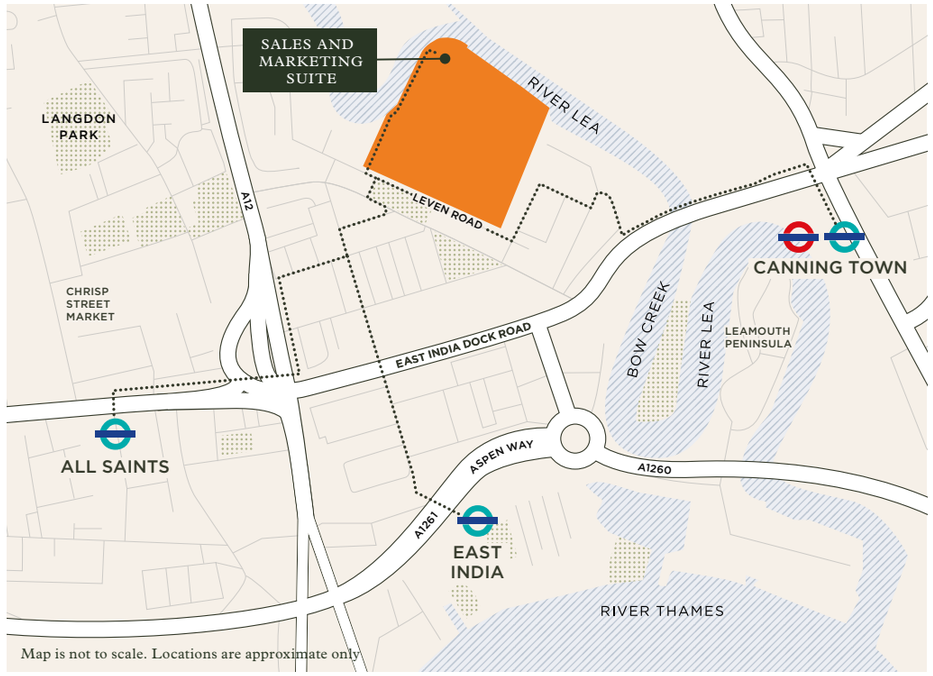
Heron Wharf Sales and Marketing Suite
141 Leven Road
London E14 0LL

Monday – Saturday
10am – 6pm

Sunday and Bank Holidays
10am – 4pm

T: 020 3326 2617
E: heronwharf.sales@berkeleygroup.co.uk
IG: heronwharf

heronwharfe14.co.uk



Map is not to scale. Locations are approximate only

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. Heron Wharf and The Millhouse are marketing names 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.

Berkeley Homes East Thames Ltd – Registered in England and Wales Number 04480928.
Registered Office Berkeley House, 19 Portsmouth Road, Cobham, Surrey, KT11 1JG. Z351/05CA/0825.

Heron Wharf was granted planning permission in October 2019 by the London Borough of Tower Hamlets. The planning application number is PA/18/02803.
Through the purchase of a property at The Millhouse, the buyer is an apartment with a 999-year leasehold. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully before making a purchase decision.
If in doubt, please seek independent professional advice before making a purchase decision.

heronwharfe14.co.uk

HERON WHARF
LONDON E14

Berkeley
Designed for life