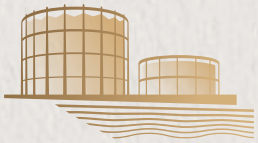
FIRST TIME BUYER HOMES



REGENT'S VIEW

ON THE CANAL

THE WRIGHT BUILDING

Berkeley
Designed for life



YOUR NEW E2 DESTINATION

EAST LONDON'S NEXT CHAPTER ON THE CANAL

Perfectly positioned along the historic Regent's Canal, Regent's View offers one, two and three bedroom apartments with excellent connectivity to the City, award-winning architecture and exceptional residents' facilities and landscaping.

With effortless access to Broadway Market, London Fields, and Victoria Park, the development is exceptionally well connected, moments from both Overground and Underground stations.

Designed by internationally acclaimed architects RSHP, this World Architecture Award-winning development features an outstanding array of residents' facilities — including a rooftop bar with far reaching City views.

REGENT'S VIEW



Computer-generated images are indicative only.

REGENT'S CANAL

Regent's Canal is a historic and picturesque waterway that winds through the heart of London, connecting King's Cross in the west with Stratford in the east. Forming a unique urban corridor, it links major transport hubs and business districts while preserving a rare sense of calm and character.

Completed in 1820, the canal is now lined with inviting bars, restaurants, cafés, moorings, and green spaces, the perfect setting for a morning run or a leisurely cycle along its 7.4 km of scenic towpaths.





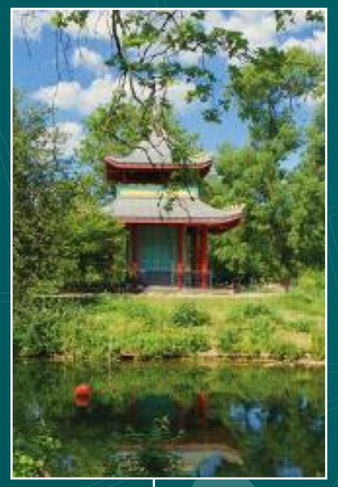


Maps are not to scale and show approximate locations only.

REGENT'S VIEW







REGENT'S VIEW

ON THE CANAL

CANAL AT YOUR DOORSTEP, THE CITY AT YOUR FEET

REGENT'S VIEW

MOMENTS FROM THE CITY

Residents' Rooftop Bar

Computer-generated images are indicative only.

REGENT'S VIEW



1 WESTWOOD BUILDING

2 WRIGHT BUILDING

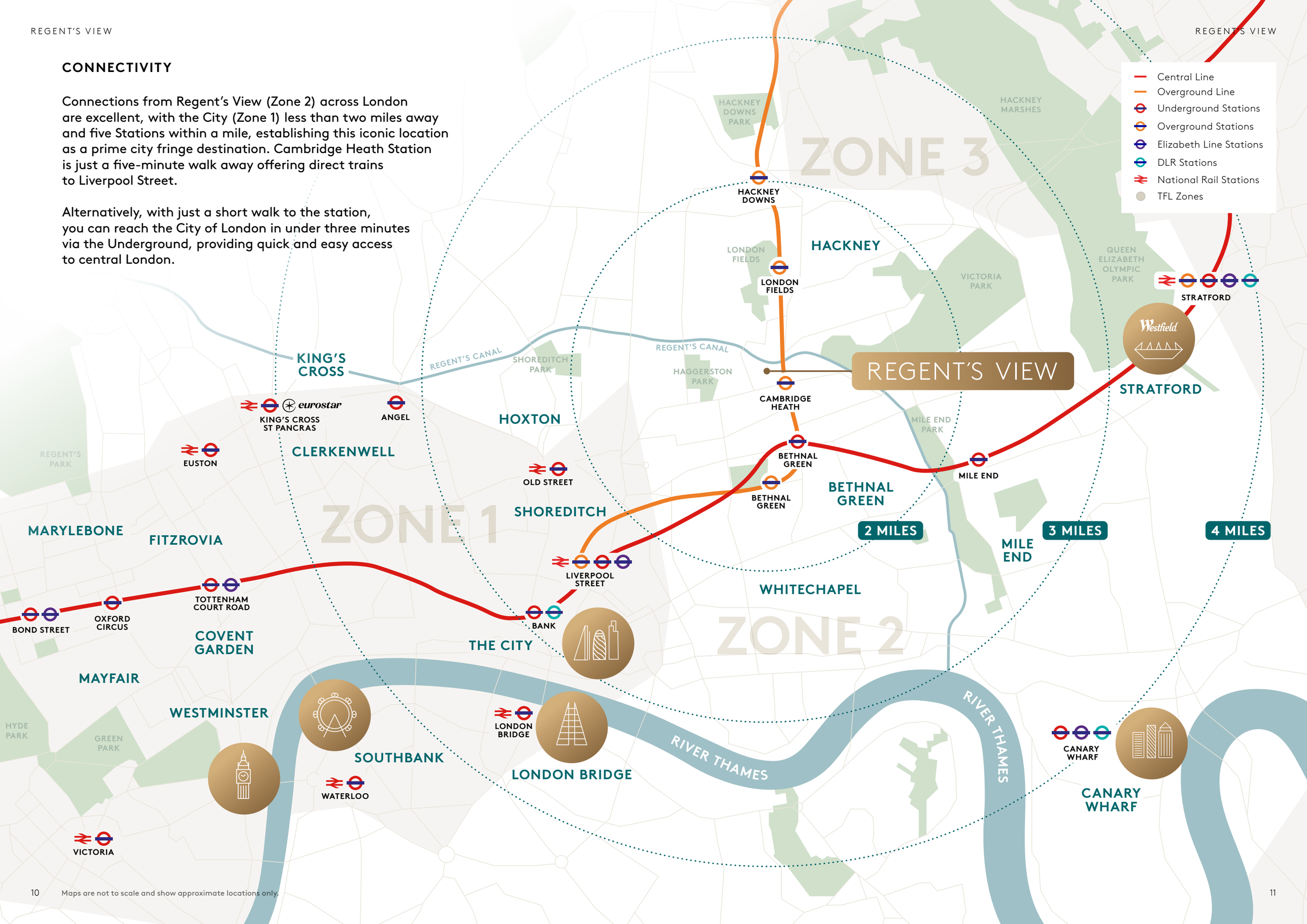
Computer-generated images are indicative only.

REGENT'S VIEW

CONNECTIVITY

Connections from Regent's View (Zone 2) across London are excellent, with the City (Zone 1) less than two miles away and five Stations within a mile, establishing this iconic location as a prime city fringe destination. Cambridge Heath Station is just a five-minute walk away offering direct trains to Liverpool Street.

Alternatively, with just a short walk to the station, you can reach the City of London in under three minutes via the Underground, providing quick and easy access to central London.



Maps are not to scale and show approximate locations only.

REGENT'S VIEW

CITY OF LONDON

Bethnal Green Tube Station offers direct access to the City of London (Zone 1), with just one stop to Liverpool Street. The City of London hosts the headquarters of major companies such as BT, Deloitte and Unilever, along with the historic Bank of England and the London Stock Exchange. Nearby, Shoreditch is renowned for its dynamic tech and creative scene, featuring trendy restaurants and art venues.

3 mins*

1 STOP TO LIVERPOOL STREET

*From Bethnal Green Underground Station.
Journey times and distances are approximate only. Source: tfl.gov.uk and googlemaps.co.uk

STRATFORD

Stratford was transformed by the 2012 Olympics and is now a thriving commercial and cultural destination. East Bank brings together world-class experiences from the BBC, Sadler's Wells, University College of London, London College of Fashion and the V&A.

6 mins*

CANARY WHARF

Canary Wharf is a leading financial district, home to major companies like HSBC, Barclays, and BP. Once a bustling dockyard, it has transformed into a modern destination brimming with skyscrapers, upscale shopping and diverse dining options.

22 mins

OXFORD CIRCUS

Oxford Circus and the West End are just 13 minutes away by Tube, placing London's world-class shopping, dining, and entertainment within effortless reach. From iconic department stores and boutique fashion to theatres, galleries, and nightlife, the capital's most vibrant destinations are only moments from home.

13 mins*





"I've lived in the neighbourhood for over 10 years and work in Canary Wharf. With direct connections on the Underground, I can be home in just over 20 minutes."

George Pardoe
Local Resident







*From Bethnal Green Underground Station.
Journey times and distances are approximate only. Source: tfl.gov.uk and googlemaps.co.uk

CONNECTIVITY

Bethnal Green Underground Station is just a short walk away from Regent's View, and from here you can be in the City in three minutes, the West End in twelve minutes, or Stratford in just six minutes.

If you prefer to walk or cycle there are plenty of quietway cycle routes nearby, including the canal towpath.



BETHNAL GREEN



SHOREDITCH



LONDON CITY AIRPORT

Broadway Market
3 mins - 0.2 mile

Cambridge Heath Station
5 mins - 0.2 mile

London Fields
7 mins - 0.4 mile

Bethnal Green Station
12 mins - 0.6 mile

Victoria Park
13 mins - 0.4 mile

Columbia Road Market
4 mins - 0.6 mile

Shoreditch
8 mins - 1.3 miles

Old Street
10 mins - 1.3 miles

Westfield Stratford City
20 mins - 3.1 miles

Canary Wharf
22 mins - 3.7 miles

City Airport
25 mins+ - 6.0 miles

Stansted Airport
40 mins+ - 32.3 miles

Luton Airport
1h+ - 51.1 miles

Gatwick Airport
1h+ - 48.5 miles

Heathrow Airport
1h 20 mins+ - 20.6 miles

+Approximate travel times by car

*From Bethnal Green Underground Station.
Journey times and distances are approximate only. Source: tfl.gov.uk and googlemaps.co.uk

MINUTES FROM THE CITY

OVERGROUND LINE

REGENT'S VIEW
5 mins

CAMBRIDGE HEATH
Overground Line

LIVERPOOL STREET
5 mins - 2 stops

CENTRAL LINE

REGENT'S VIEW
12 mins

BETHNAL GREEN
Central Line

LIVERPOOL STREET
3 mins - 1 stop*
→ DIRECT ACCESS TO CITY OF LONDON & SHOREDITCH

BANK
5 mins - 2 stops*

STRATFORD
6 mins - 2 stops*
→ DIRECT ACCESS TO THE OLYMPIC PARK & WESTFIELD

TOTTENHAM COURT ROAD
12 mins - 6 stops*

OXFORD CIRCUS
13 mins - 7 stops*
→ DIRECT ACCESS TO OXFORD STREET & SOHO

BOND STREET
14 mins - 8 Stops*

*From Bethnal Green Underground Station.
Journey times and distances are approximate only. Source: tfl.gov.uk and googlemaps.co.uk

EDUCATION

Regent's View is perfectly positioned near the capital's creative and tech hubs and also benefits from being within easy reach of London's globally acclaimed prestigious universities.

Queen Mary University is just a nine minute tube ride and walk from Bethnal Green Station, with the world-renowned King's College (Guy's campus), LSE and UCL all less than twenty minutes away.





"I cycle along the canal which is beautiful and I can be at university in under 20 minutes. Plus, there are so many fantastic cafés nearby that studying becomes even more enjoyable."

Molly Chapman
Local Resident

*From Bethnal Green Underground Station.
Journey times and distances are approximate only. Source: tfl.gov.uk and googlemaps.co.uk

Queen Mary University of London

This Russell Group university is a major centre for medical research and dentistry, and can trace its history back to 1785.

9 mins* 12 mins

King's College London

Established in 1829 by King George IV, it has a particular reputation for the humanities and social sciences.

17 mins* 19 mins

LSE The London School of Economics and Political Science

LSE was ranked the number 1 University in the UK by the Sunday Times in 2025.

19 mins* 21 mins

UCL

UCL is regularly ranked as one of the top 10 Universities in the World and has produced 30 Nobel Laureates. Its Hackney Wick site borders the Queen Elizabeth Olympic Park.

24 mins* 18 mins

ual: university of the arts london

World renowned for its creativity, UAL Central Saint Martins is a leading force in art, design, and fashion.

24 mins* 22 mins

University of East London

This Docklands university aims to prepare students for the workplace. It's particularly strong on psychology, architecture and business.

26 mins* 55 mins

*From Bethnal Green Underground Station.
Journey times and distances are approximate only. Source: tfl.gov.uk and googlemaps.co.uk

LONDON'S CAPITAL OF COOL





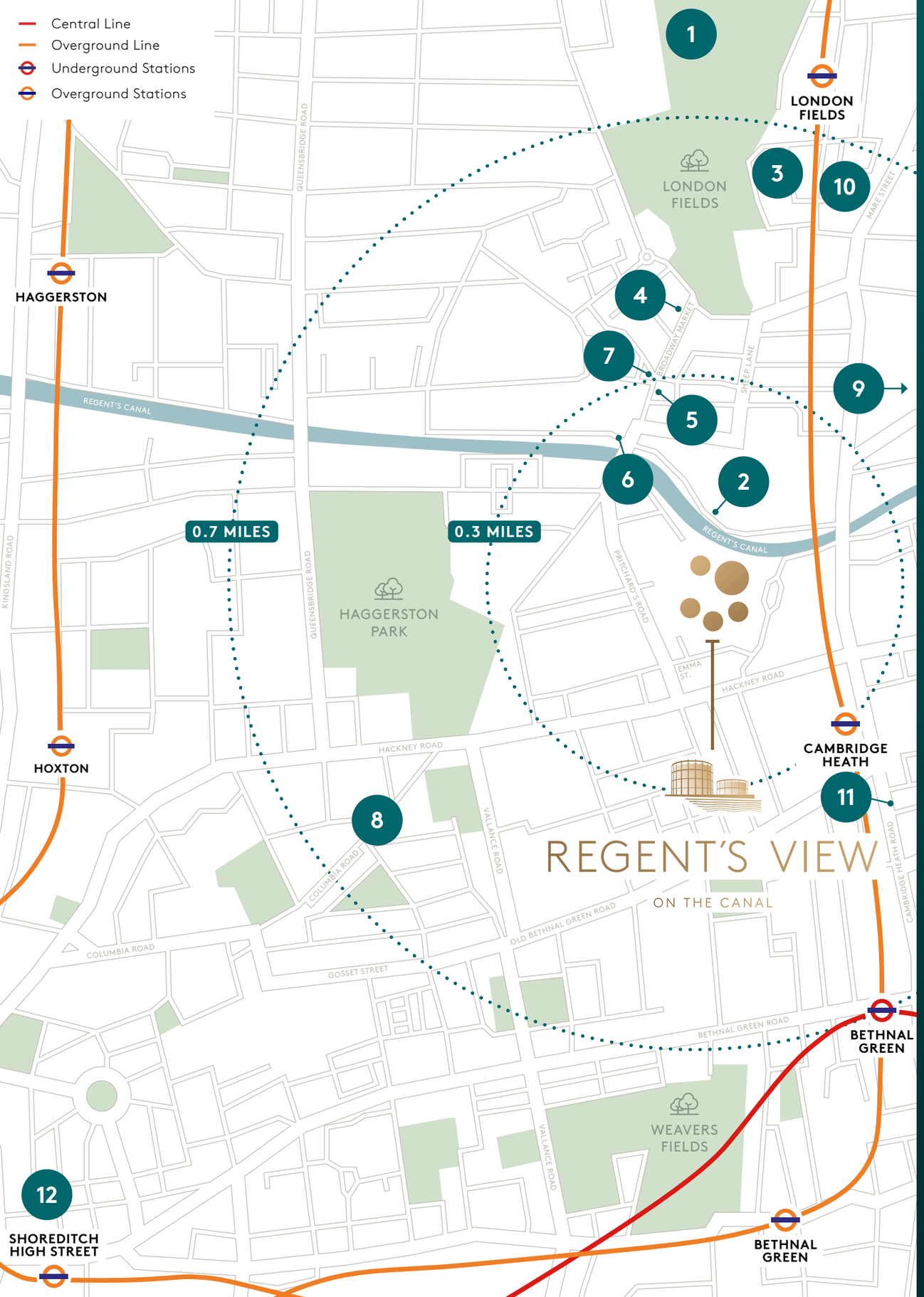




LOCAL AREA

Regent's View is surrounded by a vibrant mix of artisanal shops, stylish cafés, and lively markets filled with street food and local produce.

Just a short stroll away, you'll also find an impressive dining scene, from relaxed brunch spots and independent eateries to acclaimed restaurants, including Michelin-starred favourites.



SPORTS & EXERCISE

1 London Fields Lido
14 mins

This 50m outdoor heated pool has a hardcore following of serious swimmers, but it's also a great place to hang out on a sunny day. It's open all year round (except for Christmas Day) and has a small poolside café.

2 Stronghold Climbing Centre
7 mins

This relative newcomer is proving popular with locals, from beginners to experienced climbers. There's a friendly vibe, especially at the social climbing workshops, and the café is open late.

3 London Fields Fitness Studio
13 mins

With a diverse range of clients and classes, and offering everything from PT to pilates, the lack of machines and the emphasis on inclusion and enjoyment make it a welcoming place.

SHOPPING

4 Wilder Botanics
7 mins

Born from a passion for herbs and natural wellness, Wilder Botanics creates beautifully hand crafted, organic body care products such as infusions and essential oils, connecting you with vibrant botanicals.

5 Planet Organic
5 mins

The new kid on the block, the UK's first certified organic supermarket chain, opened its doors in Broadway Market in 2021. It has proved to be a popular addition to the local scene, selling a wide range of high-quality food, household, and personal products.

6 Aesop
4 mins

Featuring a curated collection of luxury skincare and beauty products, Aesop combines premium ingredients with refined formulations to deliver elegant solutions for radiant, rejuvenated skin.

MARKETS

7 Broadway Market
3 mins

The Saturday market sells everything from handmade and vintage clothes and accessories to homewares, jewellery and lots of food. There's also a takeaway food market on Fridays and Sundays.

8 Columbia Road Market
8 mins

This iconic East End road is a vibrant destination for plant and food enthusiasts. Whether you're craving a cup of coffee or the inviting ambiance of a local pub, this place has got you covered. However, the real highlight is the Sunday flower market, where nature takes centre stage.

9 Victoria Park Market
17 mins

This thriving Sunday market unites some of the best local businesses and suppliers in east London and you can rest assured that whatever it is that you're craving; you'll find it here. From cheese and charcuterie to burgers and burritos; there's something for everyone to enjoy.

MICHELIN-STAR DINING

10 Behind
12 mins

Opened in 2020, this fine dining restaurant earned a Michelin star within just 20 days, praised for its seasonal, delicate, and balanced cuisine.

11 Da Terra
11 mins

The Da Terra restaurant in the impressive Town Hall Hotel has two Michelin stars. The food is inspired by the chef's Brazilian heritage.

12 Brat
7 mins

Specialising in Basque-inspired cuisine cooked over a wood-fired grill. It's renowned for its sustainable seafood and meats, creating a cosy yet refined dining experience in a rustic setting.

Maps are not to scale and show approximate locations only.
Journey times and distances are approximate only. Source: tfl.gov.uk and googlemaps.co.uk

HOME TO MICHELIN-STAR DINING, VIBRANT BOUTIQUES & RENOWNED GALLERIES







MARE STREET MARKET

Mare Street Market is a vibrant space combining artisanal food, independent shops, and a welcoming bar. It's a go-to spot for locals and visitors alike, offering everything from gourmet bites to crafted cocktails.

11 mins

SUNE

Sune, near Broadway Market and featured in the Michelin Guide, is a cosy restaurant offering a mix of European and Asian cuisines. Known for its locally-sourced ingredients, Sune's innovative dishes make it a standout dining spot.

3 mins

Journey times and distances are approximate only. Source: tfl.gov.uk and googlemaps.co.uk

MEET THE LOCALS

69B BOUTIQUE

69B has pioneered sustainable fashion for over a decade. All products are from brands that operate in a socially and environmentally responsible way.

7 mins



"It's full of independent businesses, which gives it such a great vibe. Once you're here, you never need to go anywhere else, it's got everything you could want."

Emma Bonar & Emily Matthews
Owner & Store Manager - 69B Boutique



BROADWAY MARKET

On weekends, Broadway Market comes alive with its irresistible mix of artisanal, vintage, and food market stalls, attracting both locals and visitors alike.
On weekdays, it's a bustling local shopping street, with a vibrant mix of cafés, bars, and restaurants that attract diners from across the capital.

3 mins

Journey times and distances are approximate only. Source: tfl.gov.uk and googlemaps.co.uk

LIFE ALONG BROADWAY MARKET







MEET THE LOCALS

THE OLD BANK VAULT

The Old Bank Vault on Hackney Road is a contemporary art gallery that hosts exhibitions, private viewings, workshops, and events, all within a meticulously curated space.

8 mins



"With its charming boutiques, bars and galleries, it's become a real destination. You'll find a great mix of independent galleries showcasing a range of up-and-coming artists."

Sim Takher
Founder - The Old Bank Vault Gallery

Journey times and distances are approximate only. Source: tfl.gov.uk and googlemaps.co.uk





"Every Saturday, Broadway Market bursts into life with fantastic stalls. I usually start with a coffee from Arabica, enjoy shopping at the local boutiques, and then take a stroll along the canal."

Georgia Morgan
Local Resident









MEET THE LOCALS

MARKET CAFÉ

Market Café is a popular cafe, bar and dining room serving London- Italian food, classic cocktails, craft beer and wine.

3 mins



"Broadway Market is a lovely street. East London has transformed, and there's everything to come here for. Just one reason to come and live here is for the bars and restaurants."

Robert Siegler
Owner - Market Café

Journey times and distances are approximate only. Source: tfl.gov.uk and googlemaps.co.uk

HAGGERSTON PARK

Haggerston Park and Hackney City Farm are places to wander through open green spaces, meet friendly farm animals, explore community gardens, and enjoy the vibrant local atmosphere.

3 mins

LONDON FIELDS

London Fields is an urban oasis which has it all, a heated lido, sports fields, to its meadow, playgrounds, outdoor gym and table tennis, this is outdoor urban life at its best.

5 mins

VICTORIA PARK

Victoria Park is a 213 acre park just a short walk along the canal. Criss-crossed by paths, it's perfect for runners, dog-walkers, cyclists and skaters, giving everyone room to breathe. With two cafés, excellent playgrounds, a boating lake, and summer music festivals, it has something for everyone.

13 mins





Journey times and distances are approximate only. Source: tfl.gov.uk and googlemaps.co.uk



THE GREAT OUTDOORS



LOCAL ARTIST FEATURE

REGENT'S VIEW



JEANETTE BARNES

Jeanette's specialism is large energetic drawings of the urban landscape, and she is creating a series of drawings to document the building of Regent's View.

FILM & MUSIC

The vibrant streets of East London, near Regent's View, have become an exciting backdrop for numerous iconic film and music video over the years. 'Nowhere Boy', the biopic depicting the life of John Lennon, found its filming location at E. Pellicci's cafe situated on Bethnal Green Road.

The vibrant music scene in the area not only draws musicians to film their music videos on its bustling streets, but also serves as a prominent starting point for artists working on their latest albums. Situated in close proximity to Regent's View is the prestigious 'Premises Studio', a renowned recording hub frequented by names such as Rihanna, Arctic Monkeys, Blur, Amy Winehouse, Al Green and Nina Simone.



Lifestyle images are indicative only.

AT THE HEART OF LONDON'S CULTURAL SCENE

MOVIES FILMED IN THE LOCAL AREA

1. Kingsman - Cambridge Heath
2. Nowhere Boy - Pellicci's Café, Bethnal Green Road
3. Legend - The Royal Oak, Columbia Road
4. I Give It A Year - Pedley Street
5. Luther - Roman Road
6. Eastern Promises - Broadway Market
7. Atonement - Bethnal Green Town Hall, Cambridge Heath Road
8. Secrets And Lies - Quilter Street, Bethnal Green
9. The Gentleman - Cheshire Street, Bethnal Green
10. Breaking and Entering - Patriot Square, Cambridge Heath Road
11. Children of Men - Hackney Road
12. Twist - Pellicci's Café, Bethnal Green Road
13. Tinker Tailor Soldier Spy - Corbridge Crescent

MUSIC VIDEOS FILMED IN THE LOCAL AREA

1. Remedy by Professor Green, Shoreditch High Street
2. Bitter Sweet Symphony by The Verve, Hoxton
3. Killing of a Flash Boy by Suede, Nightingale Estate, Hackney
4. Candy by Robbie Williams, Spitalfields
5. Crooked by G-Dragon, Shoreditch High Street

REGENT'S VIEW

A LANDMARK REIMAGINED



WORLDS BEST FUTURE RESIDENTIAL PROJECT

WINNER 2024

World Architecture Festival

REGENT'S VIEW

ARCHITECTURE

Architects RSHP have reimagined the iconic gasholders along Regent's Canal, transforming an industrial landmark into a bold new chapter for London living.

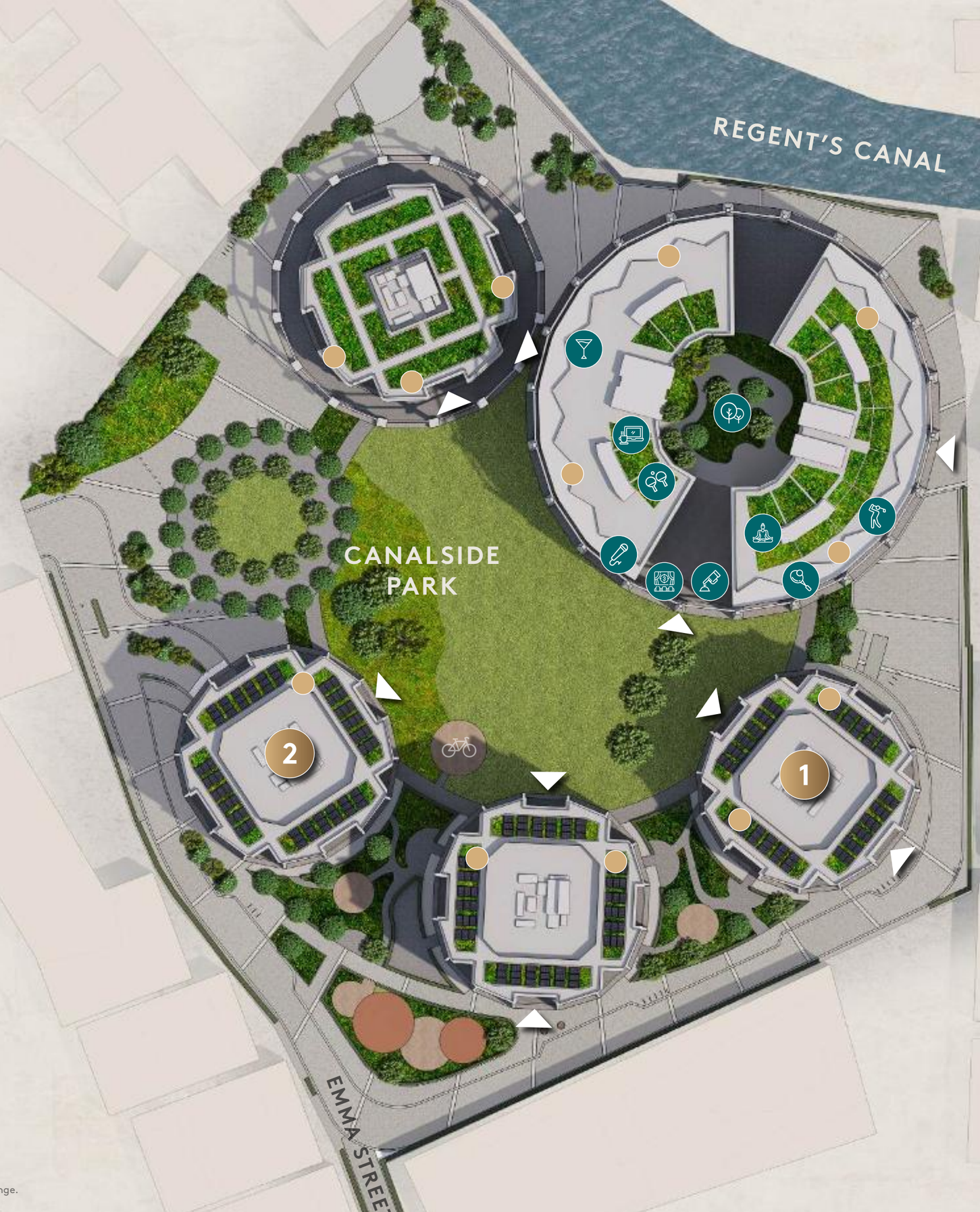
Regent's View emerges as a striking architectural statement, a neighbourhood redefined by five multi-faceted buildings that merge pioneering design with the enduring spirit of Victorian engineering.

Computer-generated images are indicative only.

REGENT'S VIEW

1 WESTWOOD BUILDING

2 WRIGHT BUILDING



RESIDENTS' ENTRANCES

COMMERCIAL SPACES

RESIDENTS' AMENITIES

- Concierge (24 hours)
- Rooftop Bar & Lounge
- Wellness Studios
- Squash Court
- Private Cinema
- Simulator Room
- Resident's Co-working space
- Games Room
- Creative Studio
- Central Atrium Garden

N

The site plan is indicative only and subject to change.

SET IN 1.75 ACRES OF OPEN PUBLIC SPACE

LANDSCAPING

Regent's View offers 1.75 acres of open public space, with beautiful landscaped gardens created in collaboration with the world-renowned landscape architects Gillespies.

Computer-generated images are indicative only.

MEET THE ARCHITECTS

RSHP

RSHP is a renowned architecture firm celebrated for its iconic projects, including the Leadenhall Building, Riverlight and One Hyde Park in London. RSHP emphasises functionality, sustainability, and exposed structural elements, earning numerous awards for their transformative urban contributions.



"The preservation of the frames and the addition of new buildings will create unique spaces and establish a vibrant public area along the canal. It's set to become a truly exciting new destination."

Graham Stirk
Senior Partner - RSHP

DESIGN EXCELLENCE BY RSHP



RIVERLIGHT



LEADENHALL BUILDING

ONE HYDE PARK



HISTORY

The Bethnal Green gasholders are an integral part of the local cityscape dating back to the mid 19th century, when they used to store gas from the Shoreditch Gasworks, now the site of Haggerston Park.

The smaller, more decorative gasholder, is the older of the two. The larger gasholder is twice the height, standing 146 feet above ground, 50 feet below, and a 200 foot diameter.

1854

The Gas Light & Coke Company bought the site to store gas for the Shoreditch Gasworks.

1866

Gasholder No.2, designed by Joseph Clarke, is completed. This is the oldest surviving large gasholder frame.

1889

Gasholder No.5, the largest gasholder frame in existence, is completed. It was designed by George Trewby, chief engineer of the Gas Light & Coke Company.



INSPIRED BY THE PAST DESIGNED FOR THE FUTURE



COMMERCIAL SPACES

The redevelopment of Regent's Canal has unveiled prime waterfront commercial spaces at Regent's View. Perfect for restaurants, bars, and independent shops, it's set to become a dynamic destination for businesses and a vibrant spot for the community.

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.







REVIVING THE WATERFRONT

FRAMEWORKS

REGENT'S VIEW



ROOFTOP BAR & LOUNGE

RESIDENTS' AMENITIES

Frameworks, the exclusive residents' club at Regent's View, offers around 8,150 sq. ft. of world-class amenity space, thoughtfully designed to elevate every aspect of modern living. Residents can enjoy a 24-hour concierge, private cinema, and games room, alongside co-working areas, wellness studios, and a rooftop bar that captures panoramic views of the city.

Conveniently located within the largest of the reimagined gasholders, Frameworks brings together luxury, comfort, and connectivity in one striking setting. Each space has been crafted with the latest design, features, and technology, offering residents everything they need, from moments of calm to spaces that inspire.

Lifestyle images are indicative only. Computer-generated images are indicative only.



WELLNESS STUDIOS

CREATIVE STUDIO





SAUNA & STEAM ROOM



RESIDENT'S CO-WORKING SPACE

Lifestyle images are indicative only. Computer-generated images are indicative only.



PRIVATE CINEMA

A NEW STANDARD IN RESIDENTS' AMENITIES

CONCIERGE



SQUASH COURT





Computer-generated images are indicative only.

FIRST TIME BUYER HOMES

HOW IT WORKS

The First Time Buyer homes at Regent's View are available at a discount below market value to qualifying applicants in the London Borough of Tower Hamlets, Hackney, Waltham Forest, Newham, or Islington.

Who Qualifies?

To qualify for one of the First Time Buyer homes at Regent's View, applicants must meet the following criteria:

Earn below the maximum household income of £90,000 for the individual property at the date of application.

In addition, the applicant:

- Have been a resident of one of the following London boroughs for at least 12 months: Tower Hamlets, Hackney, Waltham Forest, Newham, or Islington; or
- Have been employed within one of the following London boroughs for at least 12 months: Tower Hamlets, Hackney, Waltham Forest, Newham, or Islington.
- Does not currently own and has never have owned a property.

How it works

When purchasing, you pay a capped sum for a one or two bedroom apartment. You will enter into a deed of covenant with the London Borough of Tower Hamlets, for the remaining share, which will set out the conditions of resale and percentage discount applied. No rent will be payable to the Borough. As the scheme has been designed to enable access to home ownership, the properties cannot be sub-let.

What happens when I wish to sell?

When you come to resell the apartment, it is sold with the same criteria and at the same discount percentage as at the time of purchase. You will need to notify the London Borough of Tower Hamlets, who will place priority on approved applicants. If no suitable purchasers are available you can sell the property on the open market.

Can I purchase the remaining share of the property?

Yes, at the discretion of the London Borough of Tower Hamlets, you will be able to purchase the remaining share of the property. If the deed is bought out in full, you will then be free to sell the property on the open market at full market value.

For full details on the scheme please liaise with the Regent's View Sales Consultants.

ILLUSTRATIVE PRICING* - 1 BED APARTMENT

Market value from	**£551,000**
Price paid by First Time Buyer**	**£380,000**
Discount	**£171,000**
Equity %	**69%**
Deed of covenant %	**31%**
Maximum household income*	**£90,000**

* Please note that the illustrative pricing table including market value, price paid by First Time Buyer, discount, equity %, deed of covenant % and maximum household income contains example prices only, please liaise with the Sales Consultants for full details on each property.
** The criteria is subject to indexation and amendment, please liaise with the Sales Consultants for current figures.
+ Please liaise with the Sales Consultants as to maximum household income, as this is dependent on the date of application.

INDUSTRIAL HERITAGE MEETS LUXURIOUS LIVING

HOMES & SPECIFICATION

The apartments offer a modern living environment that beautifully complements the architecture and surrounding neighbourhood.

Each home is bathed in natural light, drawing inspiration from nature and creating a welcoming, vibrant living space.

Showhome images are indicative only.



Bedroom



Kitchen





Showhome images are indicative only.

REGENT'S VIEW

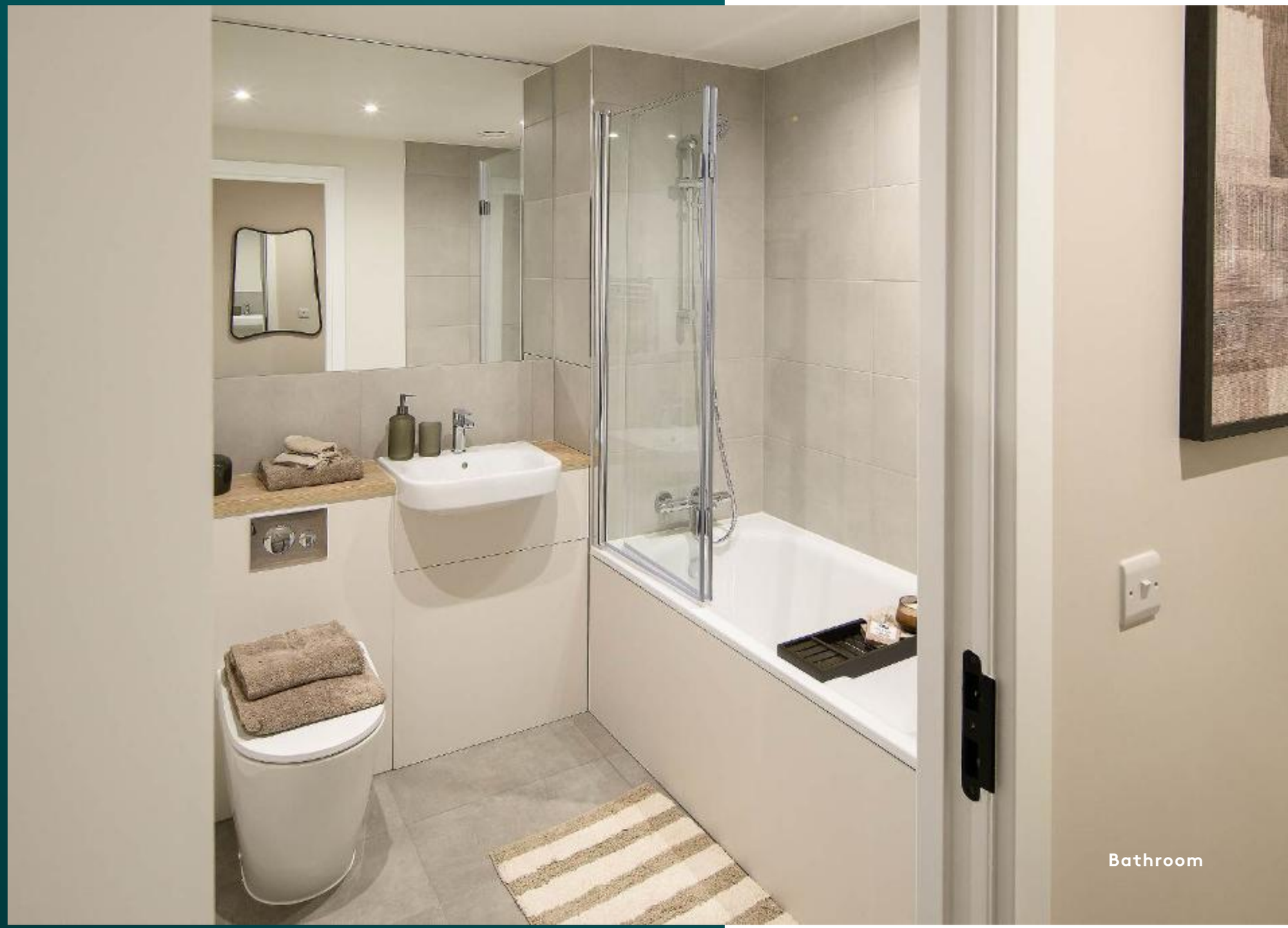


Living Room

Showhome images are indicative only.







Bathroom

Showhome images are indicative only.

REGENT'S VIEW

REGENT'S VIEW

SPECIFICATION

Kitchens

- Contemporary fitted kitchen
- Laminate worktops with marble effect and glass splashbacks above hob
- Undermounted stainless steel sink and waste drainer with single-handle tap
- Under cabinet LED lighting
- Integrated Bosch branded appliances including: single oven, induction hob, integrated fridge/freezer and Slimline 450mm dishwasher
- Compartmentalised integrated waste storage

Bathroom & En-Suite

- Tile wall finish
- Tile floor finish
- Wall hung washbasin with stainless steel tap
- Wall mirror set in tiles and integral shaver socket
- Contemporary white WC with soft-close seat and dual flush push button
- Contemporary white finish bathtub, with half-frame bath screen and wall mounted stainless steel bath set tap/ handheld shower
- Glass shower screen with white shower tray and wall mounted Vado chrome shower handheld shower head and tap
- Electric heater towel rail

Wall & Floor Finishes

- Luxury Vinyl Tile (LVT) to hallways, living, kitchen and dining room in calcium oak
- Carpet to bedrooms in light grey
- Painted internal walls, ceilings, skirting and door frames

Doors

- Timber effect laminate entrance door
- White internal doors with grooves

Heating & Hot Water

- The buildings are served by the development's central energy centre providing hot water, heating and cooling (where present) to all apartments via Water Source Heat Pump within utility cupboard with a heat meter to measure the energy consumption
- Mechanical ventilation system with heat recovery
- Wall mounted thermostat
- Underfloor heating provided to bedrooms, hallway, living area and kitchen
- High efficiency and low water consumption features throughout the entire development
- Bosch branded washer dryer installed in utility cupboard

Outdoor Provisions

- Balcony with metal balustrades
- Balcony decking
- Privacy screen

Electrics & Lighting

- Contemporary white finish to switches and sockets where applicable
- LED downlights throughout
- Automatic lighting to utility and coat cupboard
- TV point to living room and principal bedroom (Sky Q enabled)
- High speed internet with BT and hyper-optic connection
- Smoke and heat detectors with sprinkler fire protection system

Lifts

- Passenger lifts to all floors
- Cycle lift provided in landscaping to basement cycle storage

Security

- 24h concierge
- Communal CCTV
- Access control to all building entrances
- Video entry to all apartments with direct link to concierge
- Multi-point high security door locking system to entrance door with spy hole

Residents' Facilities

- Concierge (24 hours)
- Rooftop Bar & Lounge
- Wellness Studios
- Squash Court
- Private Cinema
- Simulator Room
- Resident's Co-working Space
- Games Room
- Creative Studio
- Central Atrium Garden

Sustainability

- Energy efficient lighting throughout
- Sustainably sourced thermal insulation designed into the fabric of the building
- Photovoltaic panels to roof tops
- Biodiverse green or brown roof to buildings
- High performance glazing to all doors and window

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. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.

WRIGHT BUILDING

TYPE: X1B-A

FLOORS: LEVEL 1 - 2

PLOT: D.01.06, D.02.06

ONE BED APARTMENT



54.6sqm - (587.7sqft)		
Living/Dining	5.30m x 3.05m	17′ 5″ x 10′ 0″
Kitchen	3.15m x 2.18m	10′ 4″ x 7′ 2″
Bedroom	4.66m x 2.81m	15′ 4″ x 9′ 3″
Balcony	1.65m x 3.03m	5′ 5″ x 10′ 0″

TYPE KEY

B.	Apartment
00.	Floor Level
01	Buidling

FLOORPLAN KEY

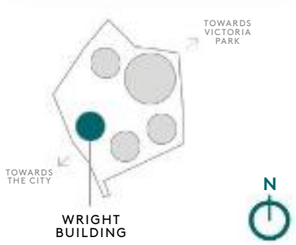
OW:	Optional Wardrobe
ST:	Storage
UC:	Utility Cupboard

Floorplans shown for Regent's View 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.

LOCATOR



SITE MAP



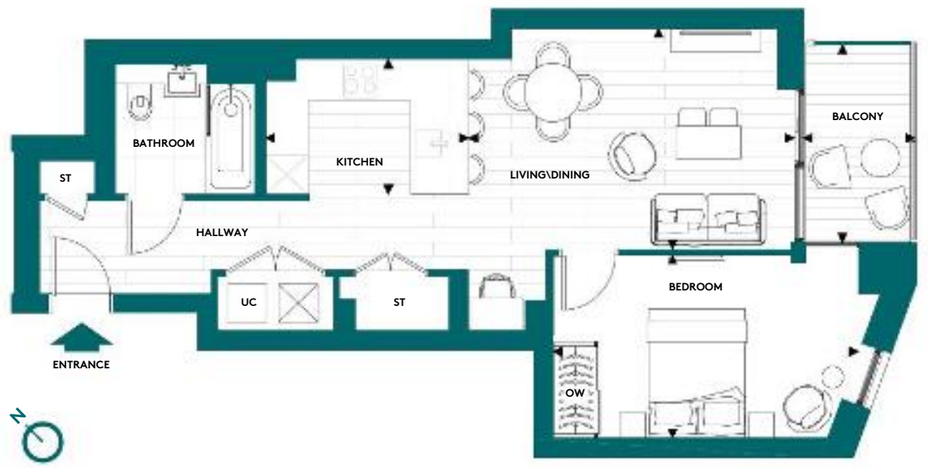
WRIGHT BUILDING

TYPE: X1B-B

FLOORS: LEVEL 1 - 3

PLOT: D.01.01, D.02.01, D.03.01

ONE BED APARTMENT



56.47sqm - (607.8sqft)		
Living/Dining	4.99m x 3.43m	16′ 5″ x 11′ 3″
Kitchen	3.15m x 2.18m	10′ 4″ x 7′ 2″
Bedroom	4.65m x 2.81m	15′ 3″ x 9′ 3″
Balcony	1.64m x 3.03m	5′ 5″ x 10′ 0″

TYPE KEY

B.	Apartment
00.	Floor Level
01	Buidling

FLOORPLAN KEY

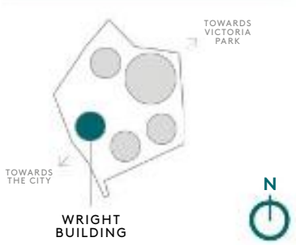
OW:	Optional Wardrobe
ST:	Storage
UC:	Utility Cupboard

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LOCATOR



SITE MAP



WRIGHT BUILDING

ONE BED APARTMENT

TYPE: X1C

FLOORS: LEVEL 1 - 3

PLOT: D.01.09, D.02.09, D.03.09

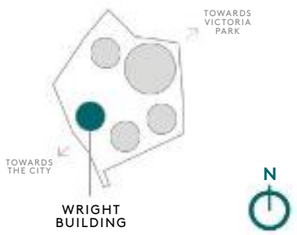


52.7sqm - (567sqft)		
Living	3.65m x 3.11m	12′ 0″ x 10′ 3″
Kitchen/Dining	3.58m x 3.40m	6′ 1″ x 11′ 2″
Bedroom	4.74m x 2.75m	15′ 7″ x 9′ 0″
Balcony	2.24m x 2.21m	7′ 4″ x 7′ 3″

LOCATOR



SITE MAP



TYPE KEY

B.	Apartment
00.	Floor Level
01	Buidling

FLOORPLAN KEY

OW:	Optional Wardrobe
ST:	Storage
UC:	Utility Cupboard

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WRIGHT BUILDING

ONE BED APARTMENT

TYPE: X1C-D

FLOORS: LEVEL 1 - 2

PLOT: D.01.04, D.02.04

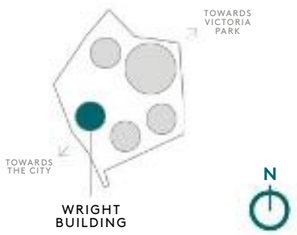


53.1sqm - (571.5sqft)		
Living	3.79m x 3.00m	12′ 5″ x 9′ 10″
Kitchen/Dining	3.58m x 3.43m	11′ 8″ x 11′ 3″
Bedroom	4.51m x 2.93m	14′ 10″ x 9′ 8″
Balcony	2.54m x 2.10m	8′ 4″ x 6′ 11″

LOCATOR



SITE MAP



TYPE KEY

B.	Apartment
00.	Floor Level
01	Buidling

FLOORPLAN KEY

OW:	Optional Wardrobe
ST:	Storage
UC:	Utility Cupboard

Floorplans shown for Regent's View 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.

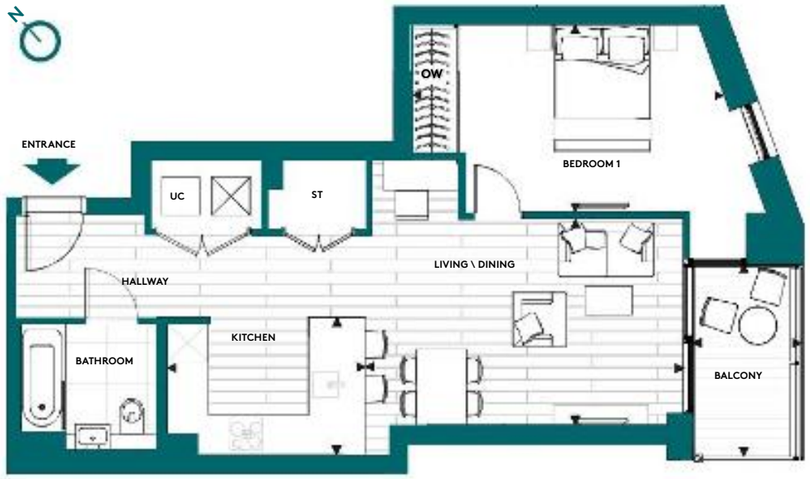
WRIGHT BUILDING

ONE BED APARTMENT

TYPE: X1D-A

FLOORS: LEVEL 1 - 3

PLOT: D.01.10, D.02.10, D.03.10



58.1sqm - (625.3sqft)		
Living/Dining	4.99m x 3.40m	16′ 5″ x 11′ 2″
Kitchen	3.15m x 2.18m	10′ 4″ x 7′ 2″
Bedroom	4.89m x 2.94m	16′ 1″ x 9′ 8″
Balcony	1.64m x 3.03m	5′ 5″ x 9′ 11″

TYPE KEY

B.	Apartment
00.	Floor Level
01	Buidling

FLOORPLAN KEY

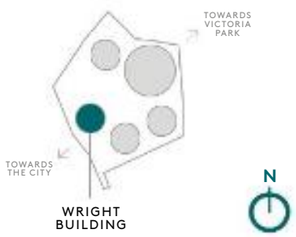
OW:	Optional Wardrobe
ST:	Storage
UC:	Utility Cupboard

Floorplans shown for Regent's View 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.

LOCATOR



SITE MAP



WRIGHT BUILDING

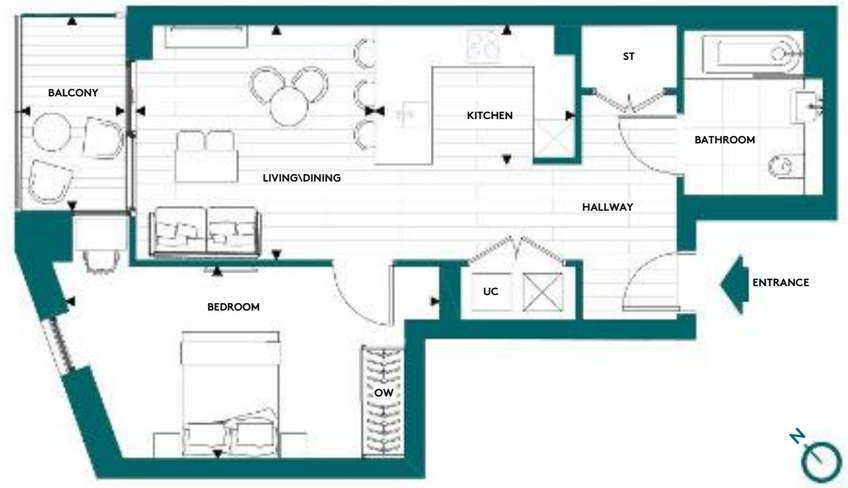
ONE BED APARTMENT

WHEELCHAIR ADAPTABLE

TYPE: X1D-D

FLOORS: LEVEL 1 - 2

PLOT: D.01.05, D.02.05



58.1sqm - (625.3sqft)		
Living/Dining	3.72m x 3.69m	12′ 3″ x 12′ 1″
Kitchen	3.15m x 2.10m	10′ 4″ x 6′ 11″
Bedroom	5.89m x 3.02m	19′ 4″ x 9′ 11″
Balcony	1.65m x 3.03m	5′ 5″ x 10′ 0″

TYPE KEY

B.	Apartment
00.	Floor Level
01	Buidling

FLOORPLAN KEY

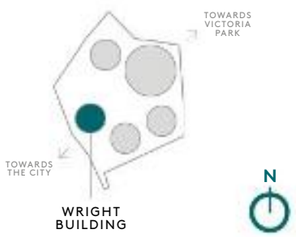
OW:	Optional Wardrobe
ST:	Storage
UC:	Utility Cupboard

Floorplans shown for Regent's View 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.

LOCATOR



SITE MAP



WRIGHT BUILDING

TWO BED APARTMENT

TYPE: X2C

FLOORS: LEVEL 1 - 4

PLOT: D.01.07, D.02.07, D.03.07, D.04.07

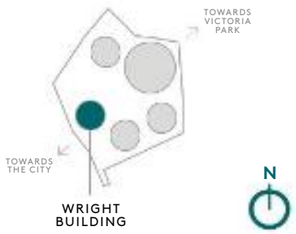


78sqm - (839.9sqft)		
Living/Dining	5.27m x 3.60m	17′ 4″ x 11′ 10″
Kitchen	3.62m x 3.10m	11′ 11″ x 10′ 2″
Bedroom 1	3.10m x 5.00m	10′ 2″ x 16′ 5″
Bedroom 2	2.79m x 4.57m	9′ 2″ x 15′ 0″
Balcony	2.20m x 2.19m	7′ 3″ x 7′ 2″

LOCATOR



SITE MAP



TYPE KEY

B.	Apartment
00.	Floor Level
01	Buidling

FLOORPLAN KEY

OW:	Optional Wardrobe
ST:	Storage
UC:	Utility Cupboard

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WRIGHT BUILDING

TWO BED APARTMENT

TYPE: X2C-D

FLOORS: LEVEL 1 - 4

PLOT: D.01.02, D.02.02, D.03.02, D.04.02

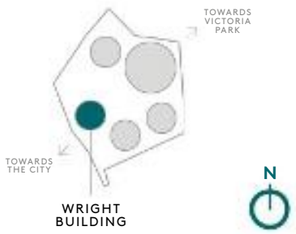


76.7sqm - (825.5sqft)		
Living/Dining	5.25m x 3.53m	17' 3" x 11' 7"
Kitchen	3.63m x 3.07m	11' 11" x 10' 1"
Bedroom 1	3.10m x 4.63m	10' 2" x 15' 2"
Bedroom 2	2.72m x 4.53m	8' 11" x 14' 11"
Balcony	1.48m x 2.53m	4' 10" x 8' 4"

LOCATOR



SITE MAP



TYPE KEY

B.	Apartment
00.	Floor Level
01	Buidling

FLOORPLAN KEY

OW:	Optional Wardrobe
ST:	Storage
UC:	Utility Cupboard

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WRIGHT BUILDING

TYPE: X2D

FLOORS: LEVEL 1 - 4

PLOT: D.01.08, D.02.08, D.03.08, D.04.08

TWO BED APARTMENT

WHEELCHAIR ADAPTABLE

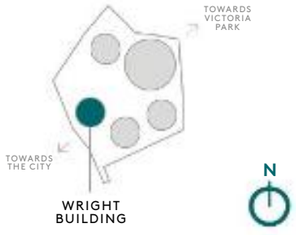


84sqm - (903.9sqft)		
Living/Dining	3.50m x 5.27m	11′ 6″ x 17′ 4″
Kitchen	2.96m x 3.64m	9′ 9″ x 12′ 0″
Bedroom 1	3.02m x 4.46m	9′ 11″ x 14′ 8″
Bedroom 2	3.08m x 3.87m	10′ 1″ x 12′ 8″
Balcony	6.17m x 1.71m	20′ 3″ x 5′ 8″

LOCATOR



SITE MAP



TYPE KEY

B.	Apartment
00.	Floor Level
01	Buidling

FLOORPLAN KEY

W:	Wardrobe
OW:	Optional Wardrobe
ST:	Storage
UC:	Utility Cupboard

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WRIGHT BUILDING

TYPE: X2D-D

FLOORS: LEVEL 1 - 4

PLOT: D.01.03, D.02.03, D.03.03, D.04.03

TWO BED APARTMENT

WHEELCHAIR ADAPTABLE

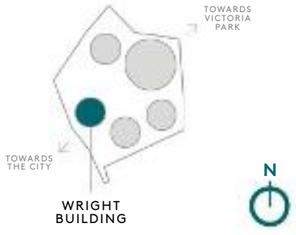


83.6sqm - (899.8sqft)		
Living/Dining	3.50m x 5.23m	11′ 6″ x 17′ 2″
Kitchen	2.96m x 3.64m	9′ 9″ x 11′ 11″
Bedroom 1	3.04m x 4.59m	10′ 0″ x 15′ 1″
Bedroom 2	3.10m x 3.83m	10′ 2″ x 12′ 7″
Balcony	6.12m x 1.65m	20′ 1″ x 5′ 5″

LOCATOR



SITE MAP



TYPE KEY

B.	Apartment
00.	Floor Level
01	Buidling

FLOORPLAN KEY

W:	Wardrobe
OW:	Optional Wardrobe
ST:	Storage
UC:	Utility Cupboard

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CREATED BY BERKELEY

We want the places built by Berkeley to be renowned for the quality of their landscape and the open space.

The term 'landscape' comes from two words meaning 'to shape a place where people belong'. That idea inspires our approach. The space between buildings is where you create a community and somewhere that is sociable, sustainable and safe.

We believe beautiful landscaped open spaces give room to breathe and sit in harmony with our vision for the carefully considered architecture and thoughtfully designed interiors throughout our developments.

To pioneer a landscape-led approach to urban developments is hugely important to us. We truly believe these spaces between the buildings are as important as the buildings themselves, where one's well-being within that space can be emphasised through positive design.





KING'S ROAD PARK

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

Tony Pidgley CBE
Former Chairman of Berkeley Group

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 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.

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

For Berkeley, 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, though 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.

CUSTOMER RELATIONS

We want to ensure you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication. From exchange of contracts, your dedicated Berkeley Customer Service Representative will help with any questions you may have.

Here is what you can expect:

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



Investor in Customers Gold 2022

CONSUMER CODE FOR HOME BUILDING

APPROVED CODE TRADINGSTANDARDS.UK

Protection for new-build home buyers

SUSTAINABILITY

This is how we are ensuring sustainability at Regent's View.

People, Planet, Prosperity

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, well-being 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 Regent's View.

Nature & Biodiversity

Parkland, trees, flowers, green 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 Regent's View, we have created natural habitats that encourage wildlife to flourish. We are working with Gillespies to engage residents in the natural landscapes that we have created.

Waste & 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.

Clean Air

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

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 helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have air-tightness and have been fitted with mechanical ventilation units with heat recovery (MVHR). All lighting is low energy.

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.

Stewardship

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

Sustainable Transport

Less than 5 minutes walk to the nearest Overground Station. Multiple bus routes up and down the Cambridge Heath Road. We also provide 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. These active methods of transport also help encourage healthier lifestyles.

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 what new innovative technologies we should use in our future designs.

OUR VISION 2030

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.

THE BERKELEY FOUNDATION

We are committed to making a real and lasting difference to the communities we serve.

The Berkeley Foundation supports voluntary organisations in tackling long-term social issues in their local community. Working together, we help people choose a different life path, develop confidence and skills, and find hope for the future. Since we established the Berkeley Foundation in 2011, we have committed many millions of pounds to hundreds of charities and organisations. A significant proportion of our donations are raised through the tireless efforts of our own staff.

BERKELEYFOUNDATION.ORG.UK
BERKELEYGROUP.CO.UK

Berkeley Foundation

MY HOME PLUS

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

myHome PLUS

SCAN TO FIND OUT MORE

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 you on the next steps so that you can be absolutely clear on your current position and what to expect next.

Filing Cabinet

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



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.

Construction Progress

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



NEXT STEPS

The Sales Team 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. You can easily sign in by visiting:

www.berkeleygroup.co.uk/my-home/sign-in

GET IN TOUCH

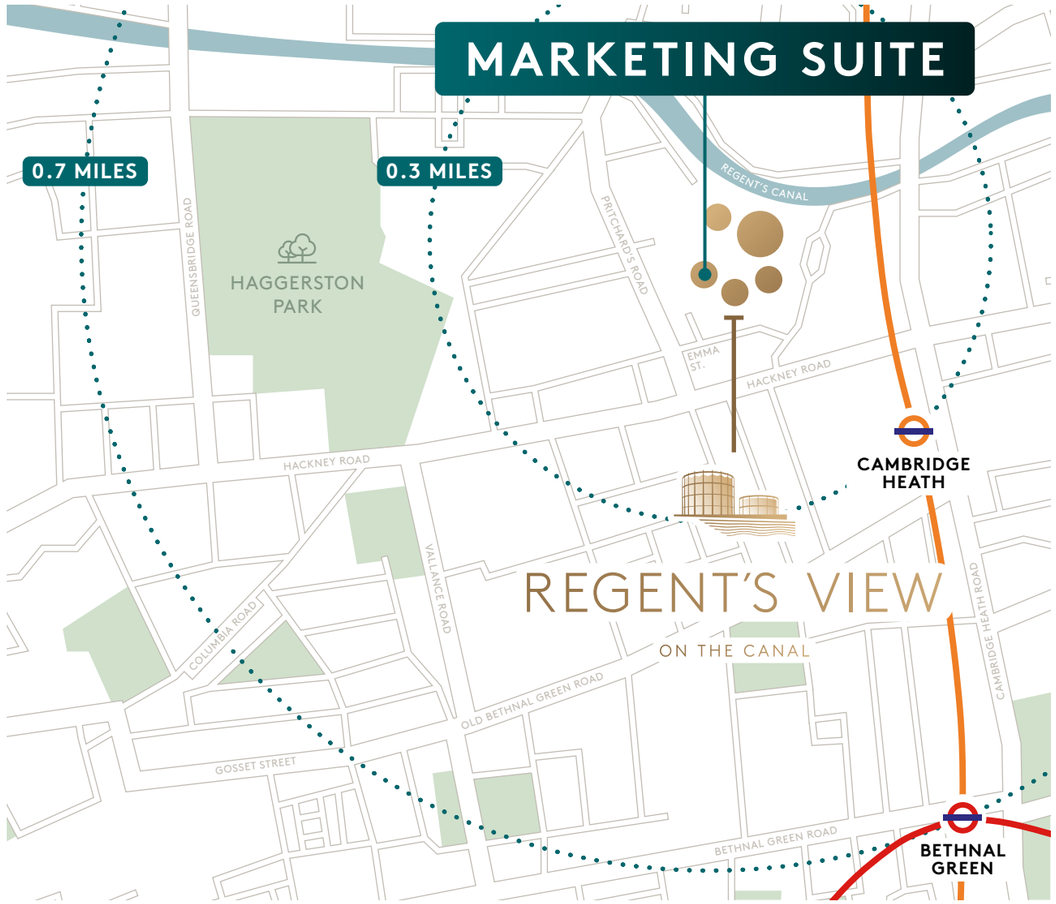
Marketing Suite
Regent's View
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Bethnal Green
E2 9AP

Opening hours
Open Monday to Saturday - 10am-6pm
Sundays and Bank Holidays - 10am-4pm

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Web
regentsview.uk



OUR VISION 2030 TRANSFORMING TOMORROW

Berkeley Group
Proud member of the Berkeley Group

Investor in Customers Gold 2022

Berkeley
Designed for life

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to our 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. We 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. Regent's View is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact our Sales Team to ascertain the availability of any particular property.

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REGENTSVIEW.UK

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