WEST END GATE

LONDON W2

# The Westmark

Berkeley

Designed for life

# Live an elevated life

The Westmark
Photography of The Westmark

The Westmark is a bold new landmark sitting at the gateway to the West End. Its gently curved form soars 29 storeys high with panoramic views capturing some of the most spectacular landmarks in London.

Surrounded by the tranquil waterways of Little Venice, The Westmark is conveniently situated to enjoy the best of Marylebone's shops, bars and restaurants.

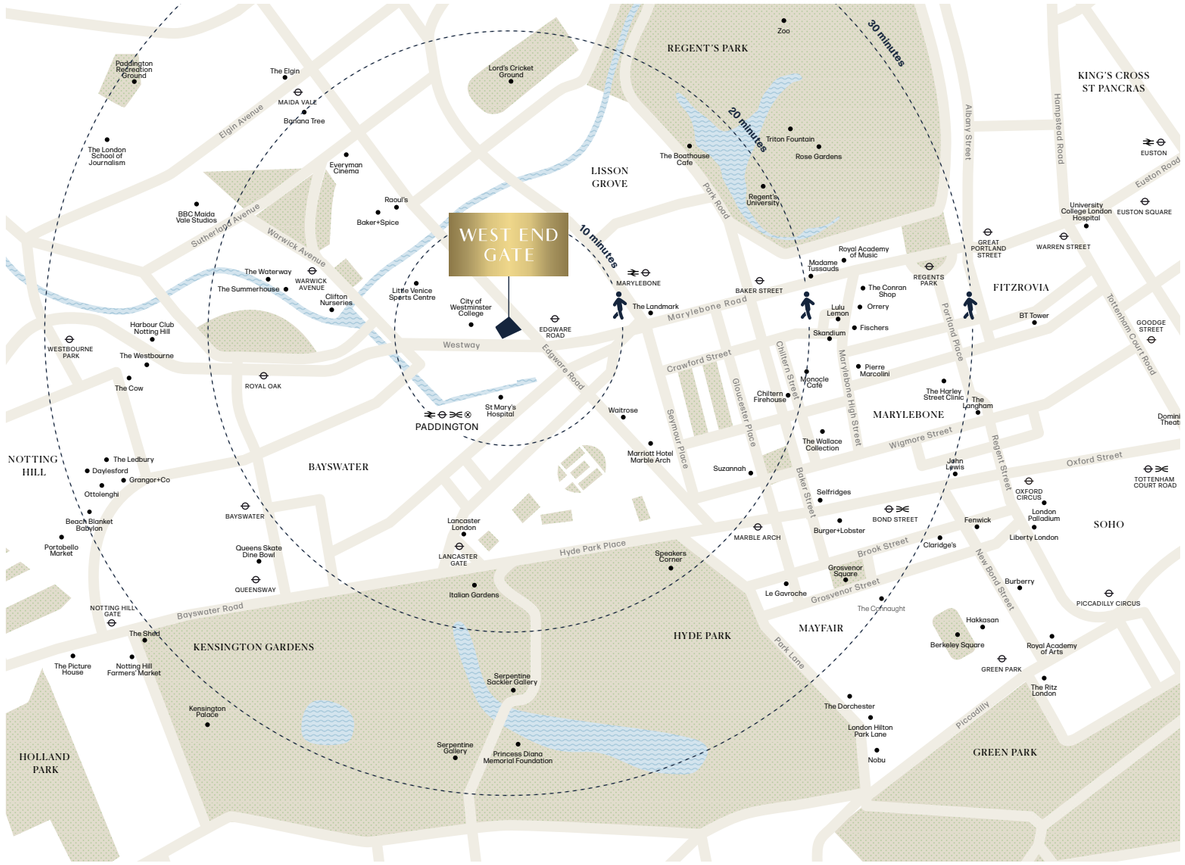
This collection of beautifully appointed one, two and three bedroom apartments are complemented by a superb range of facilities creating a truly elevated lifestyle.

## The height of London living

Computer Generated Image is indicative only. Crossrail estimated opening 2022.

# Perfectly positioned for the best of London

Computer Generated Image is indicative only




## Transport
from Edgware Road

Paddington
2 mins

Regent's Park
5 mins

Farringdon
8 mins

King's Cross St Pancras
9 mins

Heathrow Airport*
15 mins

Waterloo
16 mins

Canary Wharf**
17 mins

Liverpool Street
20 mins

## Culture
from The Westmark

Lisson Gallery
4 mins

Regent's Park
10 mins

Victoria & Albert Museum
14 mins

Buckingham Palace
15 mins

Saatchi Gallery
17 mins

National Gallery
17 mins

Royal Academy of Arts
17 mins

Wallace Collection
22 mins

Royal Opera House
23 mins

## Education
from Edgware Road

University of Westminster
7 mins

Royal Academy of Music
9 mins

University College London
10 mins

London Business School
13 mins

King's College London
23 mins

London School of Economics
24 mins

## Shopping
from Edgware Road

Marylebone High Street
10 mins

Bond Street
11 mins

Selfridges
14 mins

Tottenham Court Road
15 mins

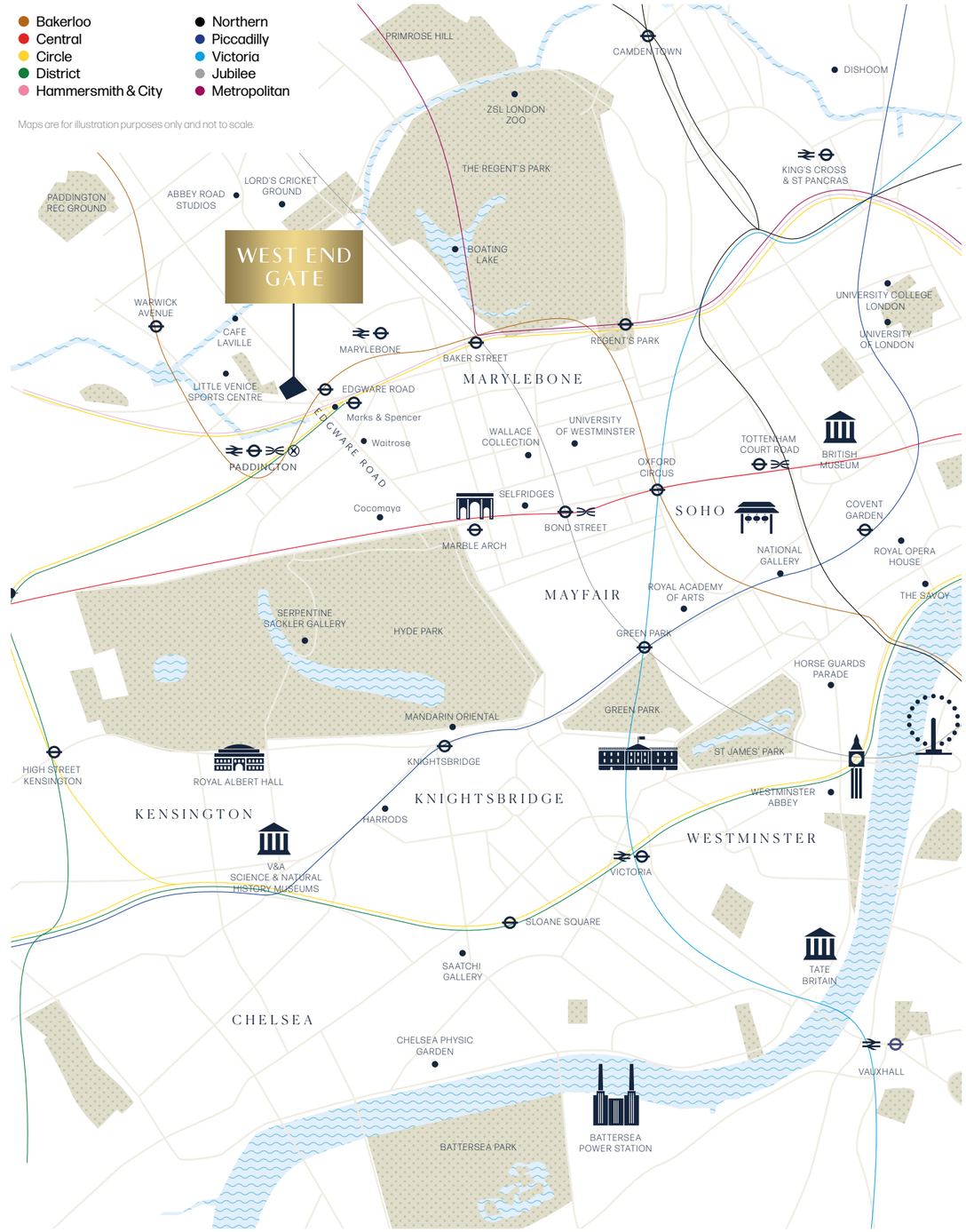
Covent Garden
15 mins

Harrods
22 mins

Travel times taken from Google.co.uk/maps
*From Paddington station via Heathrow Express
**From Paddington station via Crossrail proposed opening 2022

- Bakerloo
- Central
- Circle
- District
- Hammersmith & City
- Northern
- Piccadilly
- Victoria
- Jubilee
- Metropolitan

Maps are for illustration purposes only and not to scale.




## Stations
from The Westmark

Edgware Road
1 min

Paddington
8 mins

Marylebone
10 mins

**Key**

- Walking
- Underground
- Heathrow Express
- Crossrail
- Taxi

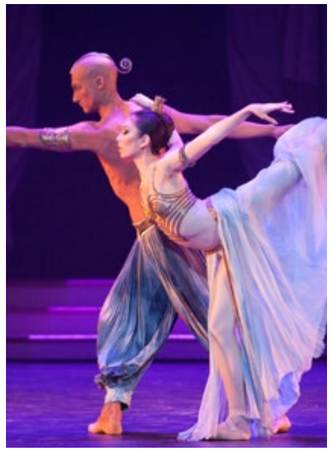
**Exceptional lifestyle**

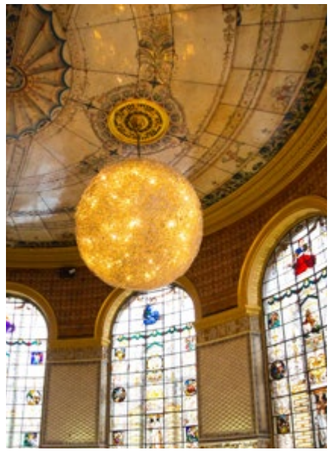
Photography of luxury shopping, Michelin starred restaurants, world-class art and culture

# Gateway to the West End

Enjoy fast underground links to Mayfair and some of the world's most luxurious brands, endlessly stylish flagship stores and Michelin starred restaurants.

The creative scene that surrounds The Westmark provides ample opportunities to explore London's historic temples of art, music and design from the world-leading Victoria & Albert Museum, to the iconic Royal Albert Hall.

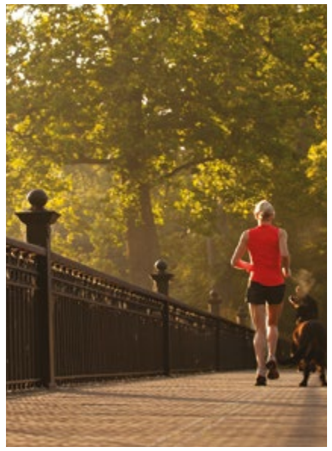




Mayfair is an 11 minute drive from The Westmark.

# Welcome to the neighbourhood

The Westmark is positioned between the tranquil waterways of Little Venice and the stylish mansions of Marylebone. An area renowned for its timeless charm and refined lifestyle, this destination has long been established as one of London's most desirable neighbourhoods.



Marylebone is an 11 minute drive from The Westmark.

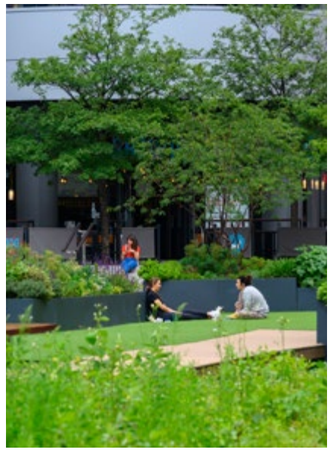
**The Westmark**
Photography of Marylebone High Street, The Regent's Park, Paddington Basin and Café Laville

The Westmark from Little Venice

Photography of Browning's Pool, Merchant Square and Paddington Basin.

# Waterfront lifestyle

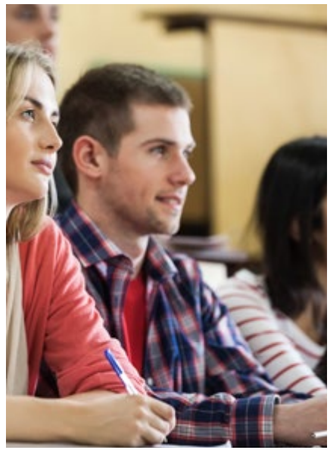
Just to the south of The Westmark, lies the vibrant waterside quarters of Merchant Square and Sheldon Square with their mix of restaurants, bars, offices and homes. The beautiful canals of Little Venice with its cafés and shops is a tranquil destination for contemplation and enjoyment.



Merchant Square is a 6 minute walk from The Westmark

# World-class education

The Westmark is perfectly positioned to enjoy the finest educational institutions in the capital, including top private schools and some of the UK's leading universities, which have a reputation for academic achievement. From the world-class London Business School, to the innovative Central Saint Martins and the Royal Academy of Music, there's no shortage of forward-thinking places to study.



The University of Westminster is an 8 minute drive from The Westmark

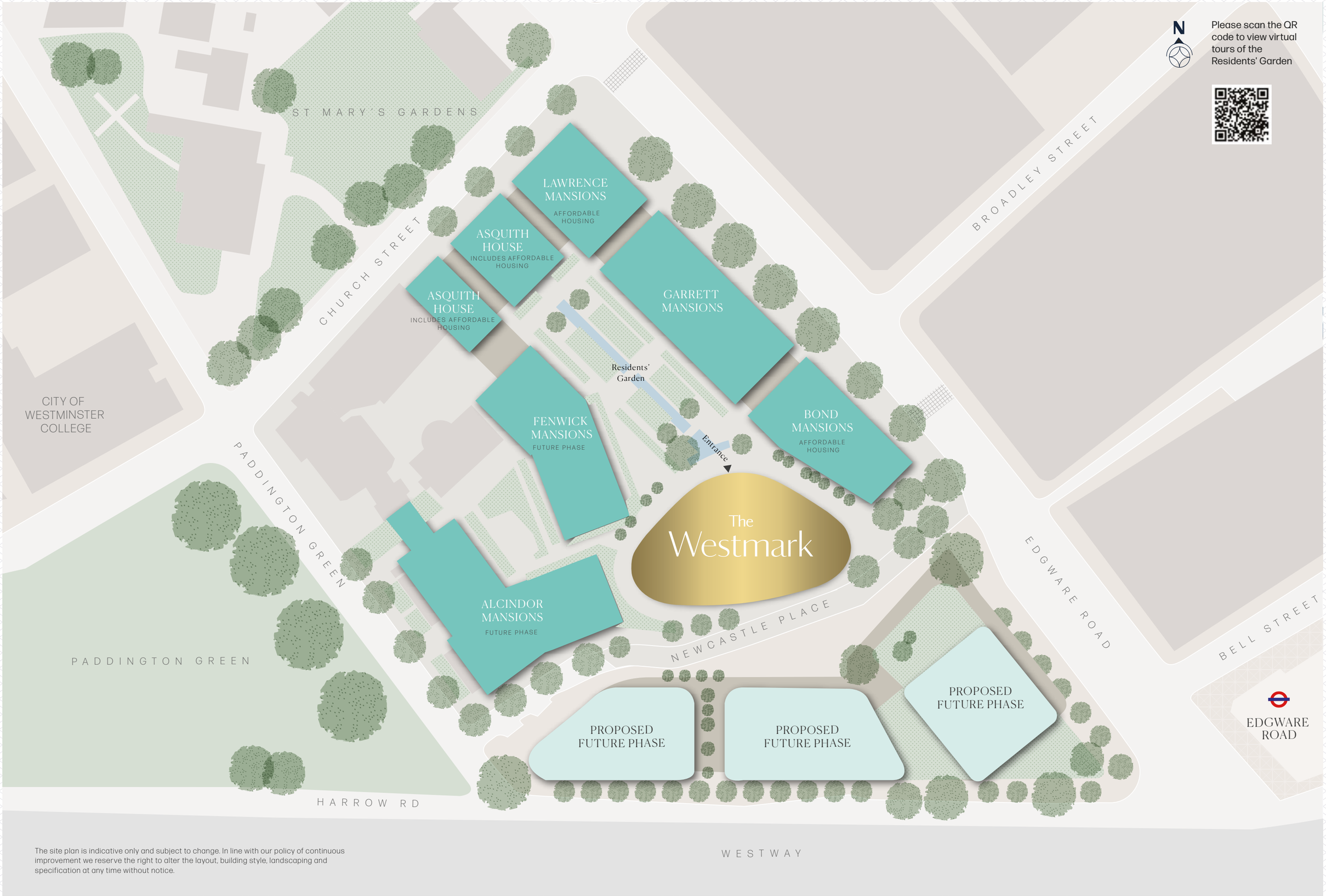
**Renowned educational institutions**

Photography of the Royal Academy of Music, London School of Economics and UAL: Central St Martins

# Beautifully crafted, innovative architecture

The Westmark

Photography of The Westmark




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

The Westmark
Photography of The Westmark

# A grand arrival

Overlooking the Residents' Garden, the entrance to The Westmark is via a sweeping drive that follows the curves of the tower and is beautifully paved with feature stones.

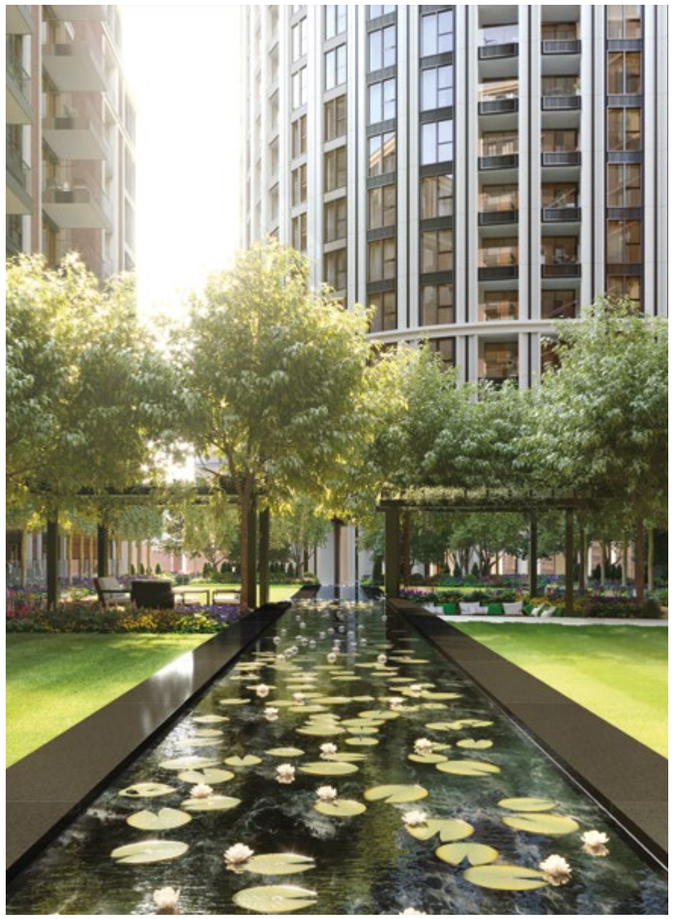
# Landscaped for living

The Residents' Garden

Computer Generated Image. For illustrative only.

# The height of natural living

Escape the bustle of city life by retreating into West End Gate's beautifully landscaped private garden. Framed by strands of greenery, a linear water feature flows through the square, tapering into a small cascade.



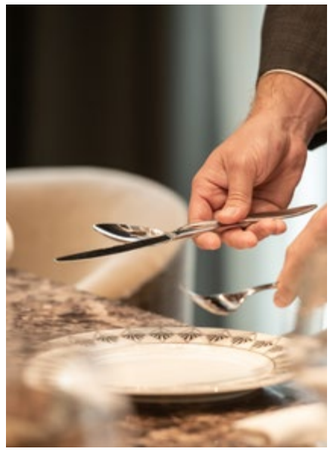
The Residents' Garden

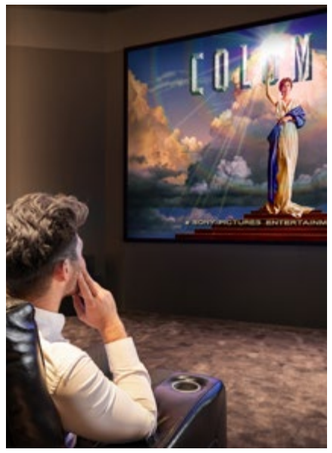
Computer Generated Images are indicative only

# Living at Westmark

The Westmark

Photography of The Westmark
Lobby & Concierge





# Entertainment & fine dining

Available to book at the Concierge, the private dining room offers ample space to entertain guests. It features views across the landscaped garden, as well as a kitchen where you or your caterers can create a culinary masterpiece. Next door, the private cinema room has everything you need for an evening's entertainment.

# Residents' Lounge

The reading room provides pockets of privacy, enhancing the transition from street to sanctuary. Just next door is the residents' business lounge and meeting rooms which are available to book via the Concierge.

**Residents' Lounge**
Photography of the Residents' Lounge

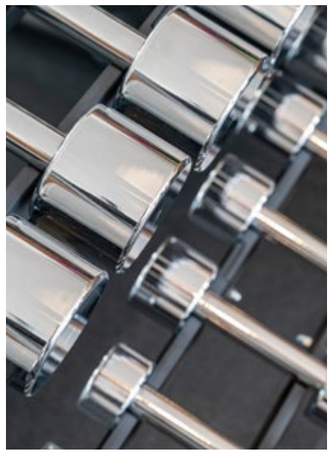
# Wellness & Relaxation

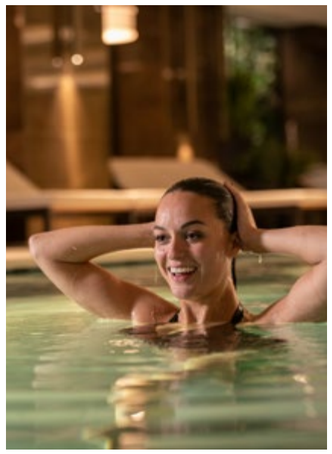
The Wellness Suite

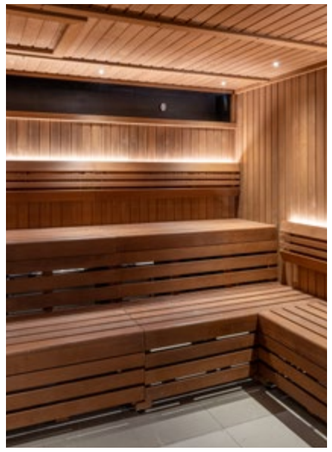
Photography of the swimming pool

**The Wellness Suite**

Photography of the gym, swimming pool, vitality pool and sauna







# Health, mindfulness & life balance

The state-of-the-art wellness suite, located on the ground floor and basement, features an expansive swimming pool, steam room, sauna, treatment suite, an elegantly designed gym and cycle studio.

The Westmark
Photography of a kitchen at the Westmark

## Kitchen

Custom fitted cabinets

Composite stone work surfaces

Porcelain splash back with stone effect

Under-mounted single or double bowl sink and worktop with carved drainer grooves

Single lever mixer tap with swivel spout

Engineered timber flooring to match living space

Pull-out pan and cutlery drawers to selected apartments in 2 and 3 bed apartments

Oven with pyrolytic cleaning, hob and a single combination microwave oven

Fully integrated appliances including a hob and a single oven with pyrolytic cleaning

Dishwasher, fridge freezer (undercounter in studios) and washer dryer (washer dryer typically located in hallway cupboard)

Chilled wine / drinks cabinet to selected apartments

## Interior Finishes

Lacquered entrance door

Solid internal painted doors including hallway cupboards and to laundry cupboards off bathrooms/ shower room

Fitted wardrobes to bedroom 1, internal fittings include a combination of rails, shelves, drawers and integrated lighting – door finish lacquered or equal/ Mirror

Full height entrance and living-room doors with standard height bedroom and bathroom doors

Engineered timber floor in reception room, hallway and kitchen

Carpet to bedroom floors

## Balconies/Terraces

Metal railings or glass balconies to selected apartments

Low level lighting to balconies

Porcelain flooring and low level lighting to all inset balconies

## Bathrooms

White enamelled steel bath in en-suite; large walk-in shower in family bathroom

Frameless glass shower screens to both showers and baths with overhead showers

Overhead and hand-held shower in all bathrooms (some over bath)

Large format tiles to selected walls and all floors with feature walls to bath and shower zones

White ceramic wall mounted WC with soft closing seat and dual flush

White ceramic wall mounted basin set into vanity unit

Chrome deck mounted basin mixer spout and controls

Thermostatically controlled mixer and 2 way control for en-suite shower and 3 way control for bath

Heated bars in all bathrooms

Bespoke wall mounted mirrored vanity unit with shaver socket and integrated feature lighting

Sensor activated low level lighting

Electric underfloor heating to bedroom 1, en-suite or family bathroom where applicable

## Electrical Fittings

Low energy LED lighting. Dimmer switches to living rooms and bedrooms

Under cabinet lighting to kitchen

5 amp lighting sockets for connecting table and floor lamps in reception room and bedrooms

Wiring only for motorised blinds / blind boxes to the living room

Master switch to turn all lighting off in apartment

## Heating/Cooling

Thermostatically controlled comfort cooling in living rooms and bedrooms via fan coil units

Whole house ventilation system incorporating heat recovery

## AV Telephone and Data

Media plate to all principal reception rooms and bedrooms for Satellite TV, digital TV, DAB and FM radio, Telephone and data services for media connectivity

Wiring only for speaker system in living/dining/ kitchen, bedroom 1 and bedroom 2 (locations identified) for installation of speakers by customer

Wiring only for future pendant lighting by purchaser to kitchen and principal reception room where indicated, pattressing to ceiling locations

## Fire/Security

Video entry system viewed by individual apartment handset/screen

Power and telephone point provided to all apartments for wireless intruder alarm to be fitted at a later date by purchaser

All apartments provided with mains supply smoke detectors, heat detectors and fitted with domestic sprinkler system (where required by regulation)

Multi-point locking and spy hole to apartment entrance doors

Hardwired doorbell to all apartments

24-hour concierge service and monitored CCTV

## Peace of Mind

Spy hole to front door

CCTV throughout scheme

999 year lease

All apartments benefit from a 10-year build warranty

## Lifts

Tiled floors, mirrors and panelling to match communal corridor finishes

Passenger lift/lifts serve each core and all levels (except mezzanine levels to selected individual apartments). Direct access to underground parking level

## Car Parking

A general right to park within the managed CCTV monitored parking area is available by separate negotiation

## Interior Designed Entrance Lobby

Glass doors to main entrance

Bespoke Concierge/Reception Desk

Feature floor and wall finishes

Feature lighting

Communal letterbox facility to each entrance lobby

Parcel store at Central concierge

## Lift Lobbies/ Communal Hallways

Carpet floor finishes

Walls generally painted to podium and levels above

Tiled floors and painted walls to car park levels

## Residents Leisure Suite

Bespoke Swimming Pool

Sauna and Steam room facilities

Gym facilities for personal training

Cinema screening room

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley Homes 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.

# APARTMENT LOCATOR

| Apartment | Type | Level | Aspect | Total area (Sq m) | Total area (Sq ft) | Page |
|---|---|---|---|---|---|---|
| ONE BEDROOM | | | | | | |
| 1.5.13 | JJ | 5 | North East | 55.51 | 598 | 44 |
| 1.6.12 | PP | 6 | North East | 50.94 | 548 | 47 |
| 1.6.13 | JJ | 6 | North East | 55.51 | 598 | 44 |
| 1.7.12 | PP | 7 | North East | 50.94 | 548 | 47 |
| 1.7.13 | JJ | 7 | North East | 55.51 | 598 | 44 |
| 1.8.13 | JJ | 8 | North East | 55.51 | 598 | 44 |
| TWO BEDROOMS | | | | | | |
| 1.9.11 | OO | 9 | North | 73.98 | 796 | 52 |
| 1.11.5* | TT | 11 | North West | 85.36 | 919 | 56 |
| 1.11.6* | SS | 11 | North West | 80.16 | 863 | 55 |
| 1.11.8 | OO | 11 | North | 73.98 | 796 | 52 |
| 1.11.9 | SS | 11 | North East | 80.16 | 863 | 55 |
| 1.11.10 | TT | 11 | North East | 85.63 | 922 | 56 |
| 1.12.5* | TT | 12 | North West | 85.36 | 919 | 56 |
| 1.13.5* | TT | 13 | North West | 85.36 | 919 | 56 |
| 1.13.6* | SS | 13 | North West | 80.16 | 863 | 55 |
| 1.17.7* | OO | 17 | North | 75.15 | 809 | 52 |
| 1.18.6* | SS | 18 | North West | 80.16 | 863 | 55 |
| 1.18.7* | OO | 18 | North | 75.15 | 809 | 52 |
| 1.18.8 | OO | 18 | North | 73.98 | 796 | 52 |
| 1.19.5* | TT | 19 | North West | 85.36 | 919 | 56 |
| 1.19.6* | SS | 19 | North West | 80.16 | 863 | 55 |
| 1.19.7* | OO | 19 | North | 75.15 | 809 | 52 |
| 1.20.7* | OO | 20 | North | 75.15 | 809 | 52 |
| 1.21.7* | OO | 21 | North | 75.15 | 809 | 52 |
| 1.22.7* | OO | 22 | North | 75.15 | 809 | 52 |
| 1.23.7* | OO | 23 | North | 75.15 | 809 | 52 |
| 1.26.3 | MMM | 26 | South | 91.06 | 980 | 59 |
| THREE BEDROOMS | | | | | | |
| 1.17.4* | LL | 17 | South West | 108.51 | 1,168 | 64 |
| 1.19.4* | LL | 19 | South West | 108.51 | 1,168 | 64 |
| 1.21.1 | LL | 21 | South East | 108.51 | 1,168 | 64 |
| 1.21.5* | QQ | 21 | North West | 112.30 | 1,209 | 68 |
| 1.21.10 | QQ | 21 | North East | 112.15 | 1,207 | 68 |
| 1.22.5* | QQ | 22 | North West | 112.30 | 1,209 | 68 |
| 1.22.10 | QQ | 22 | North East | 112.15 | 1,207 | 68 |
| 1.23.5* | QQ | 23 | North West | 112.30 | 1,209 | 68 |
| 1.23.10 | QQ | 23 | North East | 112.15 | 1,207 | 68 |
| 1.24.5* | QQ | 24 | North West | 112.30 | 1,209 | 68 |
| 1.24.8 | QQ | 24 | North East | 112.15 | 1,207 | 68 |
| 1.25.8 | QQ | 25 | North East | 112.15 | 1,207 | 68 |
| 1.26.4 | LLL | 26 | South West | 102.91 | 1,107.67 | 67 |
| 1.26.5 | QQQ | 26 | North West | 104.06 | 1,120 | 71 |
| 1.26.8* | QQQ | 26 | North East | 104.06 | 1,120 | 71 |
| 1.27.4 | LLL | 27 | South West | 102.91 | 1,107.67 | 67 |
| 1.27.5 | QQQ | 27 | North West | 104.06 | 1,120 | 71 |
| 1.27.6 | RRR | 27 | North West | 126.94 | 1,366 | 72 |
| 1.27.7* | RRR | 27 | North East | 126.94 | 1,366 | 72 |
| 1.27.8* | QQQ | 27 | North East | 104.06 | 1,120 | 71 |

* Mirrored apartment

# One Bedroom Apartments

The Westmark
Photography of Apartment 1613

# Living spaces

The well-appointed kitchen and living spaces feature light, bright finishes with pale marble effect splashbacks, open shelving and pale timber floors. The high quality materials continue in the bedroom and bathroom creating a sophisticated, cohesive palette.

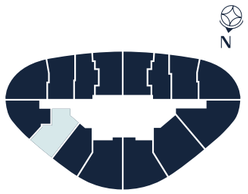
**The Westmark**
Photography of Apartment 16.13 and a typical bedroom

Touch here to view the apartment

# TYPE JJ

N

| | | |
|---|---|---|
| APARTMENT | 1.5.13, 1.6.13, 1.7.13, 1.8.13 | |
| LEVEL | 5, 6, 7, 8 | |
| LIVING ROOM | 6.11 x 4.62 m | 20'1" x 15'2" |
| KITCHEN | 2.53 x 2.45 m | 8'4" x 8'0" |
| BEDROOM | 5.26 x 2.88 m | 17'3" x 9'6" |
| TOTAL INTERNAL AREA | 55.51 m² | 598 FT² |




**Key**

W Wardrobe

- MP: Double switch USB outlet; 5 AMP Socket; Three way light switch
- ENT: Double switch; Triple switch; Video entry; Thermostat
- MP1: Double switch USB outlet; 5 AMP Socket; Double data point; Three way light switch
- MP4: Double switch outlet; 5 AMP Socket; Double data point
- MP2: Double switch; Double data points; One TV SAT point
- MP5: Double switch USB outlet; 5 AMP Socket
- MP3: Two double switch USB outlet; 5 AMP Socket; Two double data points; One TV SAT point
- MP6: Double switch USB outlet; 5 AMP Socket; Double data point
- 5: 5 AMP Socket
- T: Thermostat
- TR: Towel rail
- S2: Two way light switch
- SU: USB socket
- S3: Three way light switch
- SD2: Three way dimmable light switch

Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure. North arrow refers to site plan.

Photography of Apartment 1.6.13



ONE BEDROOM

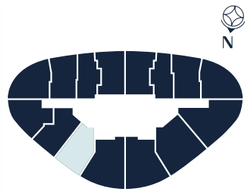
Photography of Apartment 1.6.12

Touch here to view the apartment

# TYPE PP

N

| | | |
|---|---|---|
| APARTMENT | 1.6.12, 1.7.12 | |
| LEVEL | 6, 7 | |
| LIVING ROOM | 3.33 x 7.54 m | 10'11" x 24'9" |
| KITCHEN | 2.98 x 1.91 m | 9'9" x 6'3" |
| BEDROOM | 2.96 x 3.97 m | 9'9" x 13'0" |
| **TOTAL INTERNAL AREA** | **50.94 m²** | **548 FT²** |




**Key**

**W** Wardrobe

**MP**
- Double switch USB outlet
- 5 AMP Socket
- Three way light switch

**ENT**
- Double switch
- Triple switch
- Video entry
- Thermostat

**MP1**
- Double switch USB outlet
- 5 AMP Socket
- Double data point
- Three way light switch

**MP4**
- Double switch outlet
- 5 AMP Socket
- Double data point

**MP2**
- Double switch
- Double data points
- One TV SAT point

**MP5**
- Double switch USB outlet
- 5 AMP Socket

**MP3**
- Two double switch USB outlet
- 5 AMP Socket
- Two double data points
- One TV SAT point

**MP6**
- Double switch USB outlet
- 5 AMP Socket
- Double data point

**5**
- 5 AMP Socket

**T**
- Thermostat

**TR**
- Towel rail

**S2**
- Two way light switch

**SU**
- USB socket

**S3**
- Three way light switch

**SD2**
- Three way dimmable light switch



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ONE BEDROOM

# Two Bedroom Apartments

Photography of Apartment 1.13.5

The Westmark

Photography of Apartment 1&11

# Heart of the home

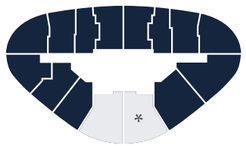
The soft layers of colour and seamless smooth surfaces create spaces that are inviting, elegant and ideal for effortless entertaining.

Touch here to view the apartment

# TYPE OO

N

| | | |
|---|---|---|
| APARTMENT | 1.9.11 , 1.11.8 , 1.17.7*, 1.18.7*, 1.18.8, 1.19.7*, 1.20.7*, 1.21.7*, 1.22.7*, 1.23.7* | |
| LEVEL | 9, 11, 17, 18, 19, 20, 21, 22, 23 | |
| LIVING ROOM | 5.11 x 3.46 m | 16'9" x 11'4" |
| KITCHEN | 2.83 x 1.97 m | 9'4" x 6'6" |
| BEDROOM 1 | 5.16 x 2.90 m | 16'11" x 9'6" |
| BEDROOM 2 | 3.51 x 3.37 m | 11'6" x 11'1" |
| **TOTAL INTERNAL AREA** | **73.98 m²** | **796 FT²** |
| **TOTAL INTERNAL AREA*** | **75.15 m²** | **809 FT²** |




Key

W Wardrobe

* Mirrored version of floorplan shown

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- MP1: Double switch USB outlet; 5 AMP Socket; Double data point; Three way light switch
- MP4: Double switch outlet; 5 AMP Socket; Double data point
- MP2: Double switch; Double data points; One TV SAT point
- MP5: Double switch USB outlet; 5 AMP Socket
- MP3: Two double switch USB outlet; 5 AMP Socket; Two double data points; One TV SAT point
- MP6: Double switch USB outlet; 5 AMP Socket; Double data point
- 5: 5 AMP Socket
- T: Thermostat
- TR: Towel rail
- S2: Two way light switch
- SU: USB socket
- S3: Three way light switch
- SD2: Three way dimmable light switch

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Photography of Apartment 1.6.11

TWO BEDROOM

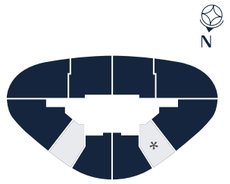
Digitally dressed photography of Apartment 1.18.6

Touch here to view the apartment

# TYPE SS

N

| | | |
|---|---|---|
| APARTMENT | 1.11.6*, 1.11.9, 1.13.6*, 1.18.6*, 1.19.6* | |
| LEVEL | 11, 13, 18, 19 | |
| LIVING ROOM | 4.49 x 6.36 m | 14'9" x 20'11" |
| KITCHEN | 2.31 x 2.40 m | 7'7" x 7'10" |
| BEDROOM 1 | 2.81 x 4.96 m | 9'3" x 16'3" |
| BEDROOM 2 | 3.50 x 3.10 m | 11'6" x 10'2" |
| TOTAL INTERNAL AREA | 80.16 m² | 863 FT² |




**Key**

| | |
|---|---|
| W | Wardrobe |
| * | Mirrored version of floorplan shown |

**MP**
- Double switch USB outlet
- 5 AMP Socket
- Three way light switch

**ENT**
- Double switch
- Triple switch
- Video entry
- Thermostat

**MP1**
- Double switch USB outlet
- 5 AMP Socket
- Double data point
- Three way light switch

**MP4**
- Double switch outlet
- 5 AMP Socket
- Double data point

**MP2**
- Double switch
- Double data points
- One TV SAT point

**MP5**
- Double switch USB outlet
- 5 AMP Socket

**MP3**
- Two double switch USB outlet
- 5 AMP Socket
- Two double data points
- One TV SAT point

**MP6**
- Double switch USB outlet
- 5 AMP Socket
- Double data point

**5**
- 5 AMP Socket

**T**
- Thermostat

**TR**
- Towel rail

**S2**
- Two way light switch

**SU**
- USB socket

**S3**
- Three way light switch

**SD2**
- Three way dimmable light switch



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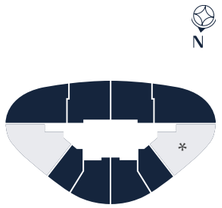
TWO BEDROOM

Touch here to view the apartment

# TYPE TT

N

| | | |
|---|---|---|
| APARTMENT | 1.11.5*, 1.11.10, 1.12.5*, 1.13.5*, 1.19.5* | |
| LEVEL | 11, 12, 13, 19 | |
| LIVING ROOM | 9.50 x 5.06 m | 31'2" x 16'7" |
| KITCHEN | 3.15 x 2.63 m | 10'4" x 8'8" |
| BEDROOM 1 | 4.50 x 2.86 m | 14'9" x 9'5" |
| BEDROOM 2 | 4.04 x 3.63 m | 13'3" x 11'11" |
| **TOTAL INTERNAL AREA** | **85.63 m²** | **922 FT²** |
| **TOTAL INTERNAL AREA*** | **85.36 m²** | **919 FT²** |




Key

W Wardrobe

* Mirrored version of floorplan shown

- MP: Double switch USB outlet; 5 AMP Socket; Three way light switch
- ENT: Double switch; Triple switch; Video entry; Thermostat
- MP1: Double switch USB outlet; 5 AMP Socket; Double data point; Three way light switch
- MP4: Double switch outlet; 5 AMP Socket; Double data point
- MP2: Double switch; Double data points; One TV SAT point
- MP5: Double switch USB outlet; 5 AMP Socket
- MP3: Two double switch USB outlet; 5 AMP Socket; Two double data points; One TV SAT point
- MP6: Double switch USB outlet; 5 AMP Socket; Double data point
- 5: 5 AMP Socket
- T: Thermostat
- TR: Towel rail
- S2: Two way light switch
- SU: USB socket
- S3: Three way light switch
- SD2: Three way dimmable light switch

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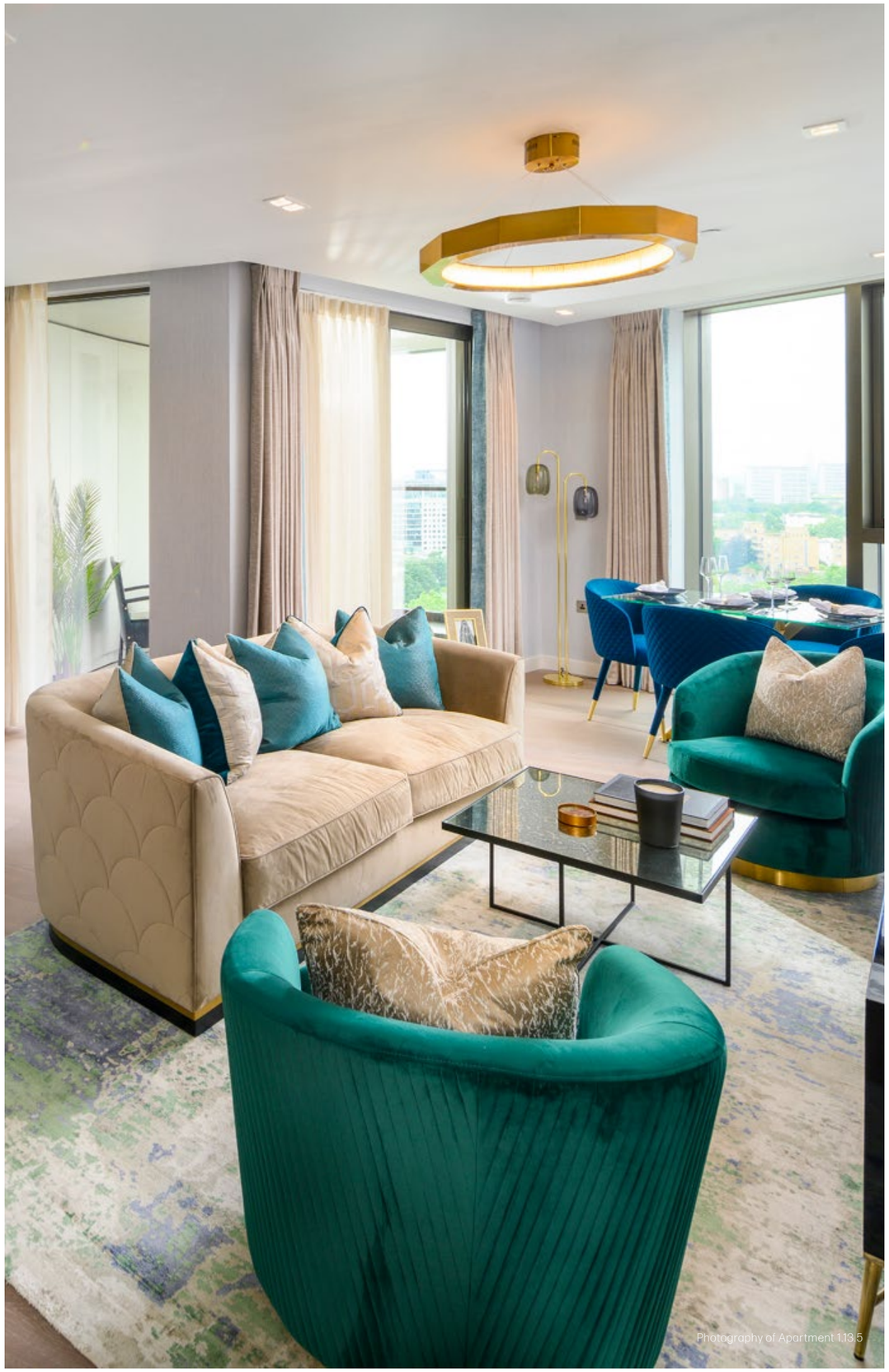
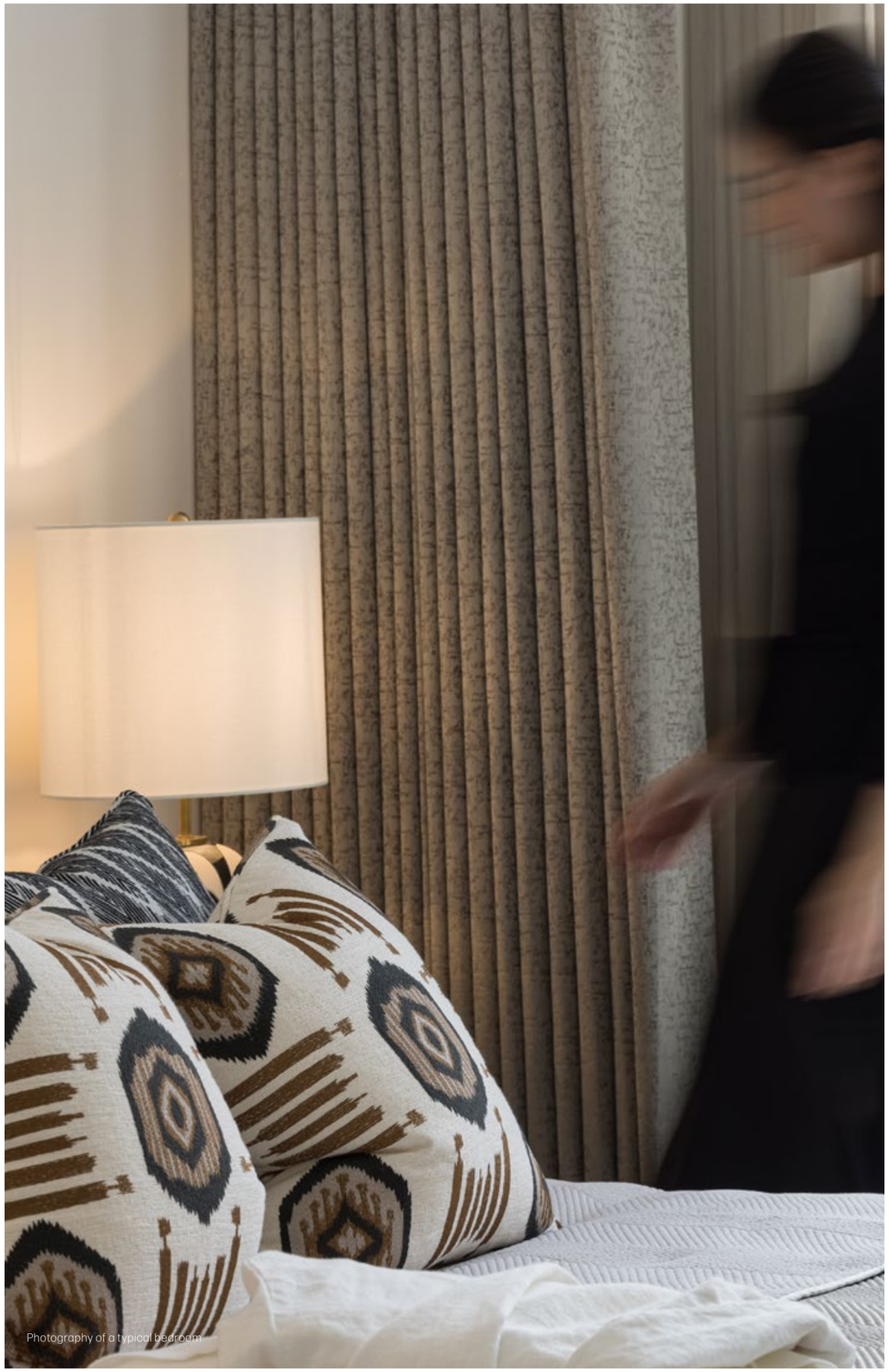


Photography of Apartment 1.13.5

TWO BEDROOM



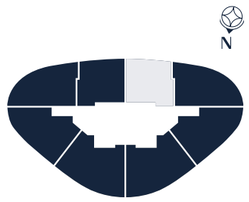
Photography of a typical bedroom

Touch here to view the apartment

# TYPE MMM

N

| | | |
|---|---|---|
| APARTMENT | 1.26.3 | |
| LEVEL | 26 | |
| LIVING ROOM | 7.42 x 4.81 m | 24'4" x 15'9" |
| KITCHEN | 2.87 x 3.89 m | 9'5" x 12'9" |
| BEDROOM 1 | 4.74 x 3.60 m | 15'7" x 11'10" |
| BEDROOM 2 | 3.69 x 2.90 m | 12'1" x 9'6" |
| **TOTAL INTERNAL AREA** | **91.06 m²** | **980 FT²** |




**Key**

W Wardrobe

- MP • Double switch USB outlet • 5 AMP Socket • Three way light switch
- ENT • Double switch • Triple switch • Video entry • Thermostat
- MP1 • Double switch USB outlet • 5 AMP Socket • Double data point • Three way light switch
- MP4 • Double switch outlet • 5 AMP Socket • Double data point
- MP2 • Double switch • Double data points • One TV SAT point
- MP5 • Double switch USB outlet • 5 AMP Socket
- MP3 • Two double switch USB outlet • 5 AMP Socket • Two double data points • One TV SAT point
- MP6 • Double switch USB outlet • 5 AMP Socket • Double data point
- 5 • 5 AMP Socket
- T • Thermostat
- TR • Towel rail
- S2 • Two way light switch
- SU • USB socket
- S3 • Three way light switch
- SD2 • Three way dimmable light switch



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TWO BEDROOM

# Three Bedroom Apartments

The Westmark
Photography of Apartment 12110

# Elevated views

Craftsmanship, carefully curated finishes and materials of the highest quality create an elevated lifestyle with a beautifully modern ambience.

The Westmark

Photography of Apartment 12110 and the view west

Touch here to view the apartment

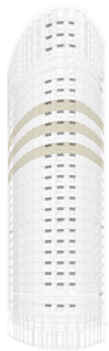
# TYPE LL

N

| | | |
|---|---|---|
| APARTMENT | 1.17.4*, 1.19.4*, 1.21.1 | |
| LEVEL | 17, 19, 21 | |
| LIVING ROOM | 4.09 x 6.16 m | 13'5" x 20'3" |
| KITCHEN | 2.93 x 4.04 m | 9'7" x 13'3" |
| BEDROOM 1 | 5.15 x 3.13 m | 16'11" x 10'3" |
| BEDROOM 2 | 4.47 x 3.11 m | 14'8" x 10'2" |
| BEDROOM 3 | 3.91 x 3.06 m | 12'10" x 10'1" |
| **TOTAL INTERNAL AREA** | **108.51 m²** | **1,168 FT²** |

**Key**

| | |
|---|---|
| W | Wardrobe |
| * | Mirrored version of floorplan shown |



- MP • Double switch USB outlet • 5 AMP Socket • Three way light switch
- ENT • Double switch • Triple switch • Video entry • Thermostat
- MP1 • Double switch USB outlet • 5 AMP Socket • Double data point • Three way light switch
- MP4 • Double switch outlet • 5 AMP Socket • Double data point
- MP2 • Double switch • Double data points • One TV SAT point
- MP5 • Double switch USB outlet • 5 AMP Socket
- MP3 • Two double switch USB outlet • 5 AMP Socket • Two double data points • One TV SAT point
- MP6 • Double switch USB outlet • 5 AMP Socket • Double data point
- 5 • 5 AMP Socket
- T • Thermostat
- TR • Towel rail
- S2 • Two way light switch
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- S3 • Three way light switch
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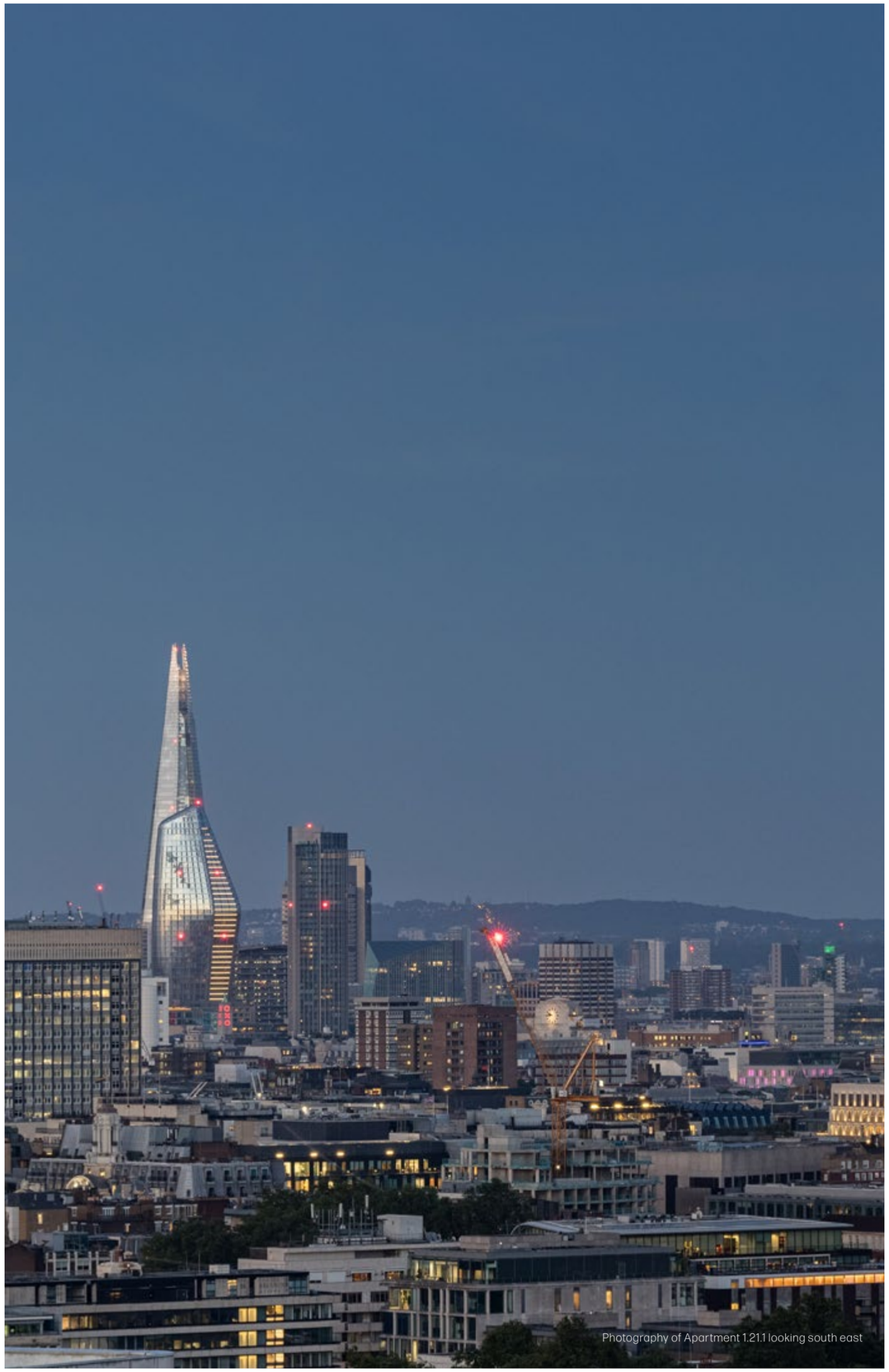


Photography of Apartment 1.21.1 looking south east

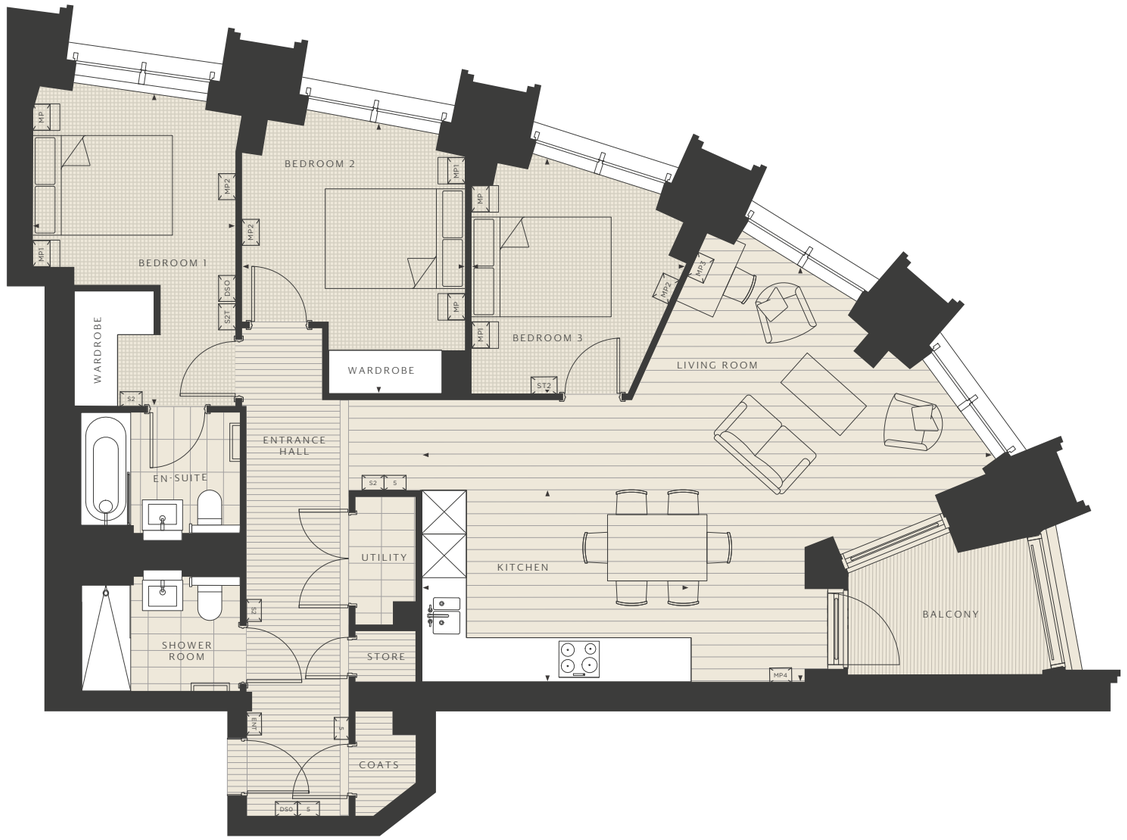
THREE BEDROOM

Photography of a typical kitchen

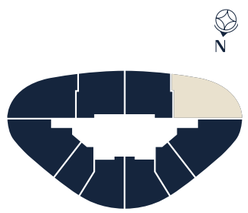
Touch here to view the apartment

# TYPE LLL

N




| | | |
|---|---|---|
| APARTMENT | 1.26.4, 1.27.4 | |
| LEVEL | 26, 27 | |
| LIVING ROOM | 6.25 x 8.59m | 20'6" x 28'2" |
| KITCHEN | 2.88 x 4.00 m | 9'5" x 13'2" |
| BEDROOM 1 | 4.81 x 3.04 m | 15'10" x 10'0" |
| BEDROOM 2 | 4.07 x 3.35 m | 13'4" x 11'0" |
| BEDROOM 3 | 3.54 x 3.21 m | 11'8" x 10'7" |
| **TOTAL INTERNAL AREA** | **102.91 m²** | **1,107.67 FT²** |




**Key**

W Wardrobe

**MP** • Double switch USB outlet • 5 AMP Socket • Three way light switch

**ENT** • Double switch • Triple switch • Video entry • Thermostat

**MP1** • Double switch USB outlet • 5 AMP Socket • Double data point • Three way light switch

**MP4** • Double switch outlet • 5 AMP Socket • Double data point

**MP2** • Double switch • Double data points • One TV SAT point

**MP5** • Double switch USB outlet • 5 AMP Socket

**MP3** • Two double switch USB outlet • 5 AMP Socket • Two double data points • One TV SAT point

**MP6** • Double switch USB outlet • 5 AMP Socket • Double data point

**5** • 5 AMP Socket

**T** • Thermostat

**TR** • Towel rail

**S2** • Two way light switch

**SU** • USB socket

**S3** • Three way light switch

**SD2** • Three way dimmable light switch



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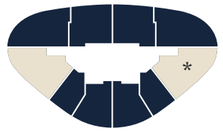
THREE BEDROOM

Touch here to view the apartment

# TYPE QQ

N

| | | |
|---|---|---|
| APARTMENT | 1.21.5*, 1.21.10, 1.22.5*, 1.22.10, 1.23.5*, 1.23.10, 1.24.5*, 1.24.8, 1.25.8 | |
| LEVEL | 21, 22, 23, 24, 25 | |
| LIVING ROOM | 5.89 x 3.96 m | 19'4" x 13'0" |
| KITCHEN | 2.02 x 3.15 m | 6'8" x 10'4" |
| BEDROOM 1 | 2.83 x 5.35 m | 9'4" x 17'7" |
| BEDROOM 2 | 3.24 x 4.08 m | 10'8" x 13'5" |
| BEDROOM 3 | 3.02 x 3.94 m | 9'11" x 12'11" |
| **TOTAL INTERNAL AREA** | **112.15 m²** | **1,207 FT²** |
| **TOTAL INTERNAL AREA*** | **112.30 m²** | **1,209 FT²** |




**Key**

W Wardrobe

* Mirrored version of floorplan shown

- MP: Double switch USB outlet; 5 AMP Socket; Three way light switch
- ENT: Double switch; Triple switch; Video entry; Thermostat
- MP1: Double switch USB outlet; 5 AMP Socket; Double data point; Three way light switch
- MP4: Double switch outlet; 5 AMP Socket; Double data point
- MP2: Double switch; Double data points; One TV SAT point
- MP5: Double switch USB outlet; 5 AMP Socket
- MP3: Two double switch USB outlet; 5 AMP Socket; Two double data points; One TV SAT point
- MP6: Double switch USB outlet; 5 AMP Socket; Double data point
- 5: 5 AMP Socket
- T: Thermostat
- TR: Towel rail
- S2: Two way light switch
- SU: USB socket
- S3: Three way light switch
- SD2: Three way dimmable light switch

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Photography of Apartment 1.21.10



THREE BEDROOM

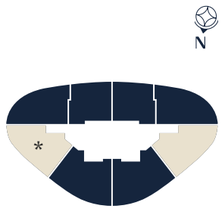
Photography of a typical bedroom

Touch here to view the apartment

# TYPE QQQ

N

| | | |
|---|---|---|
| APARTMENT | 1.26.5, 1.26.8*, 1.27.5, 1.27.8* | |
| LEVEL | 26, 27 | |
| LIVING ROOM | 2.62 x 8.62 m | 8'7" x 28'3" |
| KITCHEN | 1.94 x 3.30 m | 6'5" x 10'10" |
| BEDROOM 1 | 4.99 x 3.10 m | 16'5" x 10'2" |
| BEDROOM 2 | 3.41 x 3.70 m | 11'3" x 12'2" |
| BEDROOM 3 | 3.27 x 3.46 m | 11'0" x 11'4" |
| **TOTAL INTERNAL AREA** | **104.06 m²** | **1,120 FT²** |




**Key**

| | |
|---|---|
| W | Wardrobe |
| * | Mirrored version of floorplan shown |

- MP
  - Double switch USB outlet
  - 5 AMP Socket
  - Three way light switch
- ENT
  - Double switch
  - Triple switch
  - Video entry
  - Thermostat
- MP1
  - Double switch USB outlet
  - 5 AMP Socket
  - Double data point
  - Three way light switch
- MP4
  - Double switch outlet
  - 5 AMP Socket
  - Double data point
- MP2
  - Double switch
  - Double data points
  - One TV SAT point
- MP5
  - Double switch USB outlet
  - 5 AMP Socket
- MP3
  - Two double switch USB outlet
  - 5 AMP Socket
  - Two double data points
  - One TV SAT point
- MP6
  - Double switch USB outlet
  - 5 AMP Socket
  - Double data point
- 5
  - 5 AMP Socket
- T
  - Thermostat
- TR
  - Towel rail
- S2
  - Two way light switch
- SU
  - USB socket
- S3
  - Three way light switch
- SD2
  - Three way dimmable light switch



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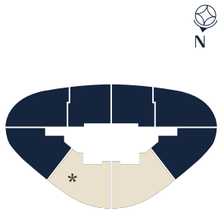
THREE BEDROOM

Touch here to view the apartment

# TYPE RRR

N

| | | |
|---|---|---|
| APARTMENT | 1.27.6, 1.27.7* | |
| LEVEL | 27 | |
| LIVING ROOM | 6.66 x 5.62 m | 21'10" x 18'5" |
| KITCHEN | 1.95 x 4.40 m | 6'5" x 14'5" |
| BEDROOM 1 | 4.50 x 3.32 m | 14'9" x 10'11" |
| BEDROOM 2 | 5.20 x 2.89 m | 17'1" x 9'6" |
| BEDROOM 3 | 4.40 x 3.43 m | 14'5" x 11'3" |
| TOTAL INTERNAL AREA | 126.94 m² | 1,366 FT² |




**Key**

W Wardrobe

* Mirrored version of floorplan shown

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- ENT • Double switch • Triple switch • Video entry • Thermostat
- MP1 • Double switch USB outlet • 5 AMP Socket • Double data point • Three way light switch
- MP4 • Double switch outlet • 5 AMP Socket • Double data point
- MP2 • Double switch • Double data points • One TV SAT point
- MP5 • Double switch USB outlet • 5 AMP Socket
- MP3 • Two double switch USB outlet • 5 AMP Socket • Two double data points • One TV SAT point
- MP6 • Double switch USB outlet • 5 AMP Socket • Double data point
- 5 • 5 AMP Socket
- T • Thermostat
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Photography of a typical bathroom



THREE BEDROOM

The Westmark
Photography of Apartment 121.10

# Designed for life

### 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.

### 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

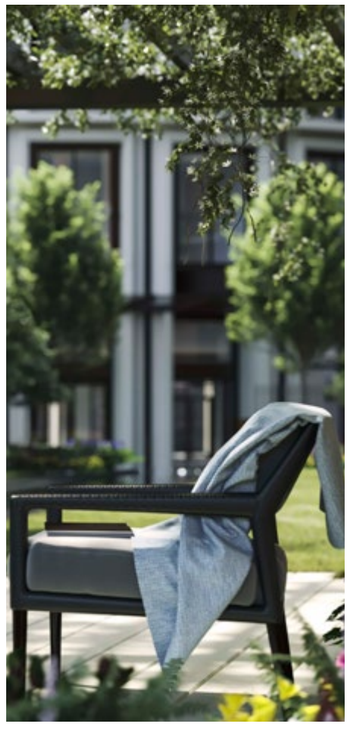
Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to 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

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.



Computer Generated Images are indicative only and subject to change

# This is how we are ensuring sustainability at West End Gate

### 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 West End Gate.

### NATURE AND BIODIVERSITY

Parkland, trees, flowers, green roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to net biodiversity gain on our developments. Within and around West End Gate, we have created natural habitats that encourage wildlife to flourish. We are working with Ramboll, Barton Wilmore and Farrer Huxley 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 5 integrated recycling bins within kitchen units to make it easier to separate and recycle waste.

### WATER EFFICIENCY

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

### ENERGY EFFICIENCY

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness, and have been fitted with mechanical ventilation units with heat recovery (MVHR). All lighting is low energy and kitchen appliances are between A - A++ rated.

### NOISE REDUCTION

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

### CLEAN AIR

It is hard to avoid polluted air, particularly in our cities. Throughout West End Gate we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we provide mechanical ventilation to filter the internal air as well as filters for nitrogen oxides (NOx) to improve indoor air quality.

### SUSTAINABLE TRANSPORT

We provide secure cycle parking and car charging points and a Santander cycle dock is also located near the development 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.

### STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with Lee Baron 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 what new innovative technologies we should use in our future designs.

Berkeley Group

Berkeley Designed for life · St Edward Designed for life · St George Designed for life · St James Designed for life · St Joseph Designed for life · St William Designed for life

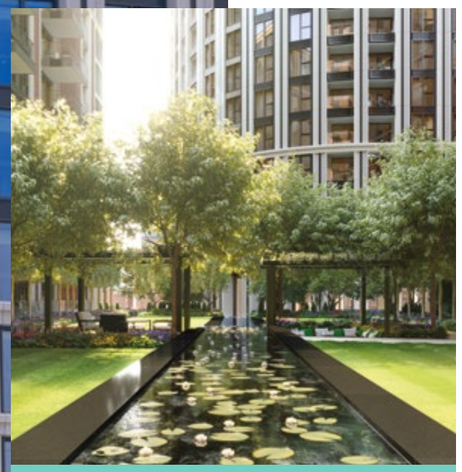
Some features are only applicable to specific developments. Please ask sales negotiator for further information.

# Transforming tomorrow

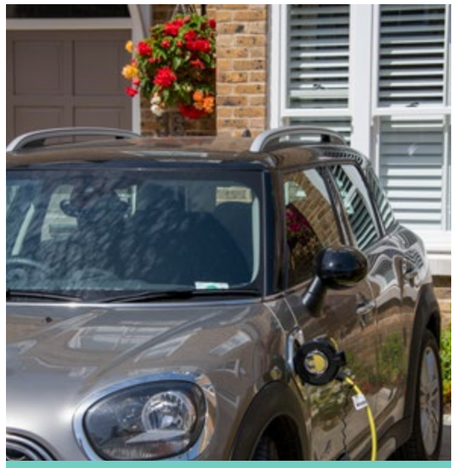
At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the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

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

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



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



**TRANSFORMING LIFESTYLES**
Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.

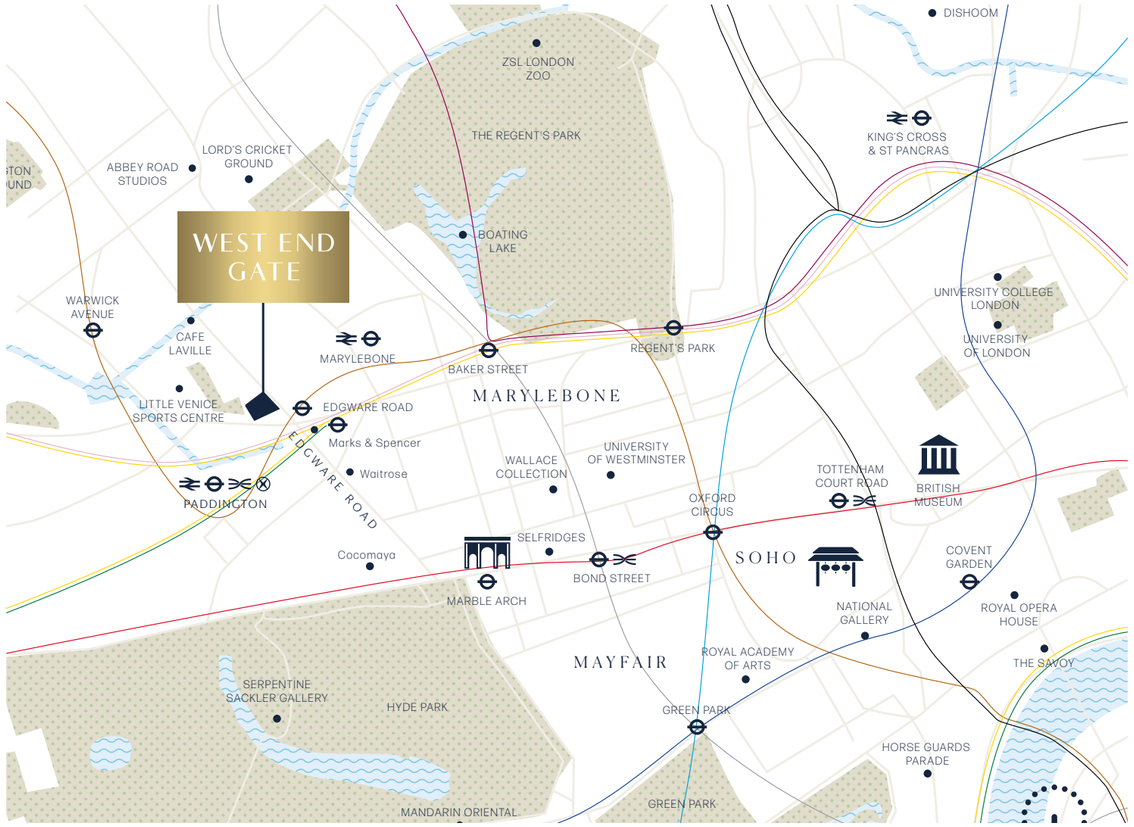
**TRANSFORMING NATURE**
Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.

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

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

OUR VISION 2030
TRANSFORMING TOMORROW

*The Westmark*
Photography of The Westmark & Computer Generated Images are indicative only and subject to change




Maps is not to scale and show approximate locations only.

## WEST END GATE
## SALES & MARKETING SUITE

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Berkeley Group

Proud to be a member of the Berkeley Group of Companies

Investor in Customers Gold 2020

GOLD AWARD

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

Berkeley
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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's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The Westmark is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. 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. Area measurements in this document are given as Gross Internal Area (GIA). Measurements include areas occupied by upstands, plinths, protrusions, ceiling bulkheads, glazing mullions for full-height glazing, (measured to the internal face of the glazing, not mullion), skirtings, plaster and other in situ wall finishes, cornices and the like. Where a wall is made up of both full-height glazing and other external walling structure, dimensions are taken to the surface of both structures. R137/CA23/0821

Photography of the view looking west from Apartment 1.13.5

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