WHITE CITY LIVING

Berkeley
Designed for life

White City Living offers a truly unique lifestyle experience. Featuring over 2,500 new homes nestled within eight acres of landscaped parks, gardens, and tranquil oriental water gardens, it offers a harmonious blend of nature and city living. Surrounded by world-class retail, entertainment, education and cultural institutions, this vibrant community is perfectly positioned just steps from two Zone 2 Tube stations and under 15 minutes from the West End. At its heart, Club Living offers more than 39,000 sq ft of outstanding residents' facilities, delivering an array of premium amenities designed to elevate daily life and provide residents with inviting spaces to unwind and connect.



Live bright.

Computer generated imagery is indicative only.

The location

Located in West London, White City Living is surrounded by a vibrant collection of shops, bars, restaurants, leisure facilities and education opportunities.

Right on your doorstep is Europe's largest shopping centre. Westfield is home to over 300 stores, including a Luxury Village that is home to many of the world's finest brands, over 60 restaurants and bars and 20 state-of-the-art cinema screens.

Directly north, Imperial College London is creating a 23 acre research campus. The university is constantly ranked as one of the world's top 10 academic institutions and is at the cutting edge in a host of scientific fields. The new White City campus will be host to thousands of students, academics and researchers, alongside established businesses and start ups, pushing the boundaries of science and technology.

White City Place is a 17-acre business campus with global companies and innovators including L'Oréal bringing over 1,000 employees to the area.

Television Centre, the home of BBC Worldwide, forms a major new business district dedicated to the creative industries including a 45-room hotel, White City House by Soho House and the Electric Cinema among others.

Transport links

White City Living is just minutes away from Central London and perfectly positioned for access to international transport hubs via a range of direct links including two Underground stations (White City and Wood Lane) at the entrance to White City Living.

- Located in Zone 2.
- Convenient high-frequency travel via Underground and bus.
- Three Underground lines and the Overground provide swift access around London.
- Westfield 2 mins.
- Imperial College White City 6 mins.



Central line White City Station	Notting Hill Gate 05 mins	Bond Street 12 mins	Bank 21 mins
Hammersmith & City line Wood Lane Station	Hammersmith 04 mins	King's Cross 19 mins	Liverpool Street 27 mins
Circle line Wood Lane Station	Paddington 07 mins	Euston Square 17 mins	Farringdon 22 mins
Overground & National Rail Shepherd's Bush Station	Kensington (Olympia) 02 mins	West Brompton 05 mins	Clapham Junction 12 mins



Map for illustration purposes only, not to scale. Travel times from tfl.gov.uk and google.co.uk.maps













Primary Education

St Stephen's C of E Primary School
12 mins

Notting Hill Prep School
13 mins

Ark White City Primary Academy
11 mins

St John XXIII Catholic Primary School
16 mins

Ark Bentworth Primary Academy
17 mins

Bassett House School
17 mins

Hill House
23 mins

Secondary Education

Godolphin and Latymer School
11 mins

St Paul's Girls' School
11 mins

Latymer Upper School
13 mins

Ark Burlington Danes Academy
16 mins

St Paul's Boys' School
22 mins

Westminster School
38 mins

Harrow School
33 mins

Eton College
45 mins

Higher Education

Imperial College White City
11 mins

Royal College of Art White City
11 mins

University College London
26 mins

Imperial College South Kensington
31 mins

London School of Economics (LSE)
33 mins

UAL: Central St Martins
35 mins

King's College London
40 mins



Learn more in our Education Guide.

The Development

- Over 2,500 homes
- Suites, 1, 2, 3 and 4 bedroom apartments and penthouses
- 11 acre development in the heart of west London
- Eight acres of landscaped gardens including a new five acre park
- Over 39,000 sq ft of resident amenities
- Club Living with concierge, swimming pool with sun terrace, therapeutic hydro-pool, gym, treatment and massage rooms, dining room and private kitchen, two 12-seat private cinemas, business lounge, meeting rooms, Firepit Lounge, café and entertainment suite
- Beach Club on level 11 of Westmont Club Residences with beach, heated pool, Olive Grove, outdoor private dining with bar and barbecue, open air Sunset Bar and indoor lounge & bar
- Water Garden Lounge with terraces overlooking the water's edge, Island Lounge with piano and bar and Springwater Lounge with water flowing inside and out
- New cafés and shops including Tian Tian Market, Urban Baristas and Sainsbury's Local
- Secure car parking for 2 and 3 bedroom apartments (by separate negotiation)
- 90,000 sqft of mixed-use commercial space
- 2,900 cycle spaces, 586 car parking spaces
- Part of £8bn White City Regeneration Area
- Design inspired by the area's heritage of large-scale international exhibitions
- 63% biodiversity net gain over three phases to date

Up to
20%
capital growth achieved

Since launch in 2017
(excluding penthouses)

Average increase
41%
Total rental growth from 2020-2025

Please note this is based on figures from 2020 to August 2025, this represents the average rental growth. Figures provided by Benham & Reeves*

Reasons to buy

2 tube stations at development entrance with Bond Street just 12 minutes away

Westfield
Europe's largest shopping centre

Next to Imperial College London's new 23 acre campus

World-class residents' facilities

In a thriving commercial district

Eight acres of landscaped park & gardens including a five acre public park


Photography of White City Living

















Photography of White City Living

On-site Retail

White City Living offers a variety of amenities, from shops and cafés to a nursery and residents' clubs. There are 2 on-site supermarkets, a Sainsbury's Local and Tian Tian Market with a wide range of groceries and street food from over 25 countries. For specialty coffee and light bites, visit Urban Baristas, which overlooks the Spring Garden. Kinderzimmer is a creative nursery space for children, offering engaging activities that foster creativity and learning.

Join a residents club or celebrate key moments throughout the year at one of the pop-up events. With more retail opportunities to come, this is an exciting and bright new place to live.



Tian Tian Market




CGI of the Waterfall Terrace



Urban Baristas

01 Exhibition Park
02 Railway arches with shops, bars and restaurants
03 Centre Stage

The Central Gardens:
4A Spring Gardens
4B Autumn Gardens

05 Residents' Magnolia Garden
06 Water Gardens
07 Oriental bridges
08 Water Garden Terrace
09 Water Garden Lounge
10 Aquatic planting
11 Waterfall
12 Reflection Garden
13 Oriental Garden
14 Beach & Pool
15 Olive Grove
16 Sunset Bar
17 Sunset Lounge & Westmont Bar
18 Azalea Garden
19 Urban Baristas
20 Games Lounge
21 Cinema
22 Main Concierge & Estate Management
23 Cassini Concierge
24 Imperial College London entrance
25 Westmont Concierge
26 Sainsbury's Local
27 Tian Tian Market
28 Outdoor dining and barbecue
29 Azalea Lounge
30 Kinderzimmer
31 Wellness studio & relaxation room
32 Brain Academy
33 Benham & Reeves
34 Treestone Korean restaurant
35 DanDan Sichuan Cuisine
36 Waterfall Terrace
37 Future restaurant
38 Island Lounge
39 Springwater Lounge
40 Club Suites
41 Pilates by Ang
42 Capillus Barbers
43 XYZ Beauty Lab
44 Bergamot Cafe
45 Scooperb
46 Fency Beef Noodles
47 Eat my Pizza
48 Solaris Lounge

HC 1908 Health Club
– Indoor Swimming Pool
– 1908 Health Club Gym
– Personal Training Rooms
– Spa Rooms
– Sun Terrace

R Residents' Facilities
– Business Lounge
– Meeting Room
– Firepit Lounge
– Private Dining Room
– Entertainment Suites
– Cinema Rooms

M Marketing Suite



Club Living

Spanning over 39,000 sq ft, Club Living is London's ultimate lifestyle experience offering luxury and diverse amenities. Residents can relax by the Firepit Lounge, swim in the pool and spa, work out in the gym, or enjoy films in the private cinema. For entertaining or work, there's a private dining room and business lounge.

Westmont Club Residences features three clubs: the Westmont Club with the Azalea Lounge and Solaris Lounge, the Beach Club with a heated pool, outdoor dining, Sunset Bar, and indoor lounge; and the Minus One Club, combining social spaces with games, cinema, and wellness facilities like a studio, salon, and treatment rooms.

At the Cascades, three lounges and a restaurant* line the Water Gardens, each seamlessly blending with the water both inside and out. Each lounge has its own distinct character, designed as both a retreat and an inspiring extension of your home, tailored to every mood.


Photography of the gym

*Restaurant is subject to final tenant.


Photography of the Concierge


Photography of the Beach Club


Photography of the hydro-pool


Photography of the Spa


CGI of the Solaris Lounge


Photography of the Private Dining Room


CGI of Minus One Club


CGI of the Minus One Cinema


CGI of Hair & Nail Salon

Westmont & Solaris

Welcome to the Westmont Club Residences, an extraordinary lifestyle club that you can call home featuring a collection of suites, one, two, three and four bedroom apartments.

Featuring an extensive array of unique, luxury amenities, including a private Mediterranean inspired rooftop Beach Club exclusively for residents'.

Each home is crafted with innovative space planning and the highest standards of interior design.


Photography of the Olive Grove



Apartment mix: Solaris One

	Number	Size Range (Sq. Ft.)	Size Range (Sq. M)
Suites	9	419	38.9
1 Bedroom	39	542 - 621	50.3 - 57.7
2 Bedrooms	20	789 - 822	73.6 - 76.4
2 Beds + Study	10	1001 - 1004	93 - 93.3
3 Bedrooms	4	1142 - 1447	106.1 - 134.4
4 Bedrooms	4	1618 - 1642	150.3 - 152.5
Sky Villas	2	2080 - 2201	193.2 - 204.4
Total	**88**		


Photography of the Westmont Bar

Apartment mix: Solaris Two

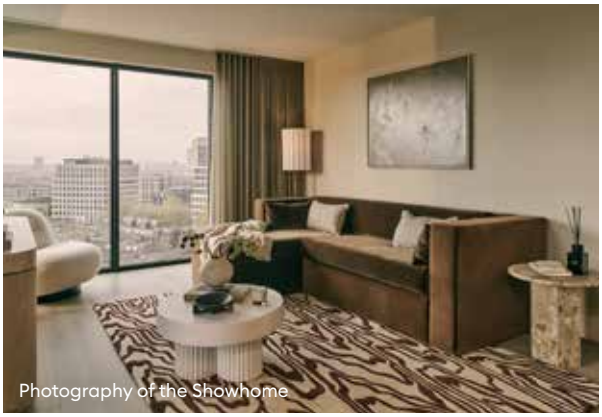
	Number	Size Range (Sq. Ft.)	Size Range (Sq. M)
Suites	10	398 - 506	36.9 - 47.0
1 Bedroom	16	580 - 594	53.9 - 55.2
2 Bedrooms	58	725 - 798	68.5 - 74.1
3 Bedrooms	6	1547 - 1576	143.8 - 146.4
4 Bedrooms	2	1392 - 1407	129.3 - 130.7
Sky Villas	2	2093 - 2149	194.45 - 199.63
Total	**94**		


CGI of Westmont Club Residences



Photography of the Sunset Lounge


Photography of the Concierge and lobby


Photography of the Showhome


Photography of the Showhome


Photography of the Showhome


Photography of the Showhome


Photography of the Showhome



CGI of the Minus One Club










CGI of the island seating at Cascades Three


CGI of the Island Lounge in Cascades Three


CGI of the Springwater Lounge in Cascades Four

The Cascades

The elegant Cascades buildings sit in a tranquil part of White City Living next to the oriental water gardens. Connected by bridges spanning across reflecting pools and cascading waterfalls.

Featuring a collection of suites, one, two and three bedroom apartments across four buildings. The fresh, bright living areas extend onto private balconies, providing each home with its own piece of outdoor living.

Three distinct lounges and a restaurant line the cascades path, each seamlessly blending with the water both inside and out. Bask in the uplifting atmosphere of the Springwater Lounge, or unwind in the moody, intimate embrace of the Island Lounge as evening settles in. For moments of focus and creativity, the Water Garden Lounge provides a peaceful setting.

Beside the final cascade, the Waterfall Terrace offers a vibrant dining experience.


CGI of the Water Gardens

Apartment mix: Cascades Three

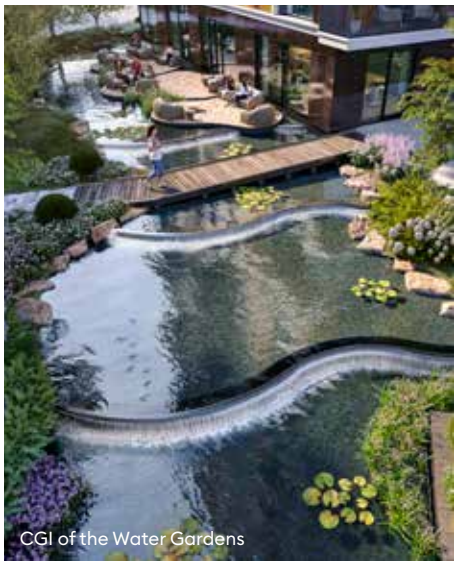
	Number	Size Range (Sq. Ft.)	Size Range (Sq. M)
1 Bedroom Suite	4	465	43.2
1 Bedroom	31	583 - 647	54.2 - 60.1
2 Bedrooms	52	794 - 936	73.8 - 87.0
2 Bedrooms + Study	3	1,051	97.6
3 Bedrooms	7	1,053 - 1,110	97.8 - 103.1
3 Bedroom Penthouse	2	1,258 - 1,345	116.9 - 125.0
Total	**99**		

Apartment mix: Cascades Four

	Number	Size Range (Sq. Ft.)	Size Range (Sq. M)
1 Bedroom Suite	23	448 - 509	41.6 - 47.3
1 Bedroom	43	593 - 650	55.1 - 60.4
2 Bedrooms	29	777 - 933	72.2 - 86.7
3 Bedroom	11	1,047	97.3
3 Bedroom Penthouse	2	1,256 - 1,397	116.7 - 129.8
Total	**108**		


CGI of the bathroom


Photography of the Showhome kitchen.


CGI of the Water Gardens


CGI of the island seating in Cascades Three

Location
54 Wood Lane, London W12 7RQ.

Local Authority
London Borough of Hammersmith & Fulham.

Tenure
999-year lease from 1st January 2019.

Masterplan Architects
Patel Taylor.

Westmont Architects
Pilbrow & Partners.

Landscape Architects
Murdoch Wickham.

Interior Designers
Johnson Naylor.

Managing Agent
Rendall & Rittner.

Building Insurance
NHBC 10-year warranty.

Car Parking
Secure car parking for selected 2, 3 and 4 bedroom apartments (by separate negotiation) from £75,000 (Right to park).

Completion
Westmont Club Residences: Completed

The Solaris One: Q4 2025 - Q2 2026
The Solaris Two: Q4 2026 - Q2 2027

Cascades One: Completed
Cascades Two: Completed
Cascades Three: Q3 - Q4 2027

Cascades Four: Q4 2027 - Q1 2028

Service Charge
Estimated £6.99 psf per annum.

The service charge covers the cost of the concierge, staffing, security, maintenance of systems, lifts, communal spaces, resident amenities, CCTV, internal communal and external repairs, window cleaning, communal water and electricity, cleaning and landscaping of communal areas, building insurance, reserve fund and professional fees

Car park space estimated £883.15 per annum

Recommended Solicitors
- Riseam Sharples
- Quastels
- Tiong & Partners

Reservation fee
- £500k - £1.5m: £5,000
- £1.5m - £3m: £10,000
- £3m+ (or bespoke): £15,000

Payment terms
Exchange of contracts 28 days from reservation

If completion estimated within 12 months:

- 15% of purchase price (less reservation fee) on exchange of contracts
- 85% balance on legal completion

If more than 12 months to estimated legal completion:

- 10% of purchase price (less reservation fee) on exchange of contracts
- 10% stage payment 12 months from exchange
- 80% balance on legal completion

Required documents
- Signed reservation agreement
- Original current passport or identity card for each buyer
- Current utility bill (not mobile phone) and bank statement showing each buyers name and home address to be dated within the last 3 months

Your solicitor will require written evidence of the source of your deposit monies accumulating in your account

Each buyers occupation to be confirmed

Original or certified copies required for all buyers. Information provided must match the details given on the reservation agreement.

Council Tax
Your council tax is based on the valuation band of your property. Each property is valued and placed in one of eight council tax bands by the Valuation Office Agency, part of HMRC.

Band	Council Tax payable 2026-27
H	£3,039.02

Stamp Duty
Rates for a single property

You pay SDLT at these rates if, after buying the property, it is the only residential property you own. You usually pay 5% on top of these rates if you own another residential property.

Property or lease premium or transfer value	SDLT rate
Up to £125,000	Zero
The next £125,000 (the portion from £125,001 to £250,000)	2%
The next £675,000 (the portion from £250,001 to £925,000)	5%
The next £575,000 (the portion from £925,001 to £1.5 million)	10%
The remaining amount (the portion above £1.5 million)	12%

Rates if you're not a UK resident: If you're not present in the UK for at least 183 days (6 months) during the 12 months before your purchase you are 'not a UK resident' for the purposes of SDLT.

You'll usually pay a 2% surcharge if you're buying a residential property in England.

Estimated Rentals*
Studios: £2,550 to £2,700 per month

One beds: £3,100 to £3,600 per month

Two beds: £4,000 to £4,200 per month

Three beds: £6,000 - £9,000 per month

*This is the average amount achieved.
Source: JLL/Benham and Reeves

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OUR VISION 2030 TRANSFORMING TOMORROW

Berkeley Group
Proud member of the Berkeley Group

50 YEARS Berkeley Designed for life

Disclaimer: Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation. Computer generated images are indicative only. Details correct at time of send.