

WHITE  
CITY  
LIVING

St James

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 bands, over 60 restaurants and bars and 20 state-of-the-art cinema screens.

Directly north, Imperial College 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 Endo at the Rotunda 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.



<b>Central line</b> White City Station	Notting Hill Gate 05 mins	Bond Street 12 mins Ⓜ	Bank 21 mins
<b>Hammersmith &amp; City</b> Wood Lane Station	Hammersmith 04 mins	King's Cross 19 mins Ⓜ Ⓧ	Liverpool Street 27 mins Ⓜ Ⓧ
<b>Circle line</b> Wood Lane Station	Paddington 07 mins Ⓜ Ⓧ Ⓜ	Euston Square 17 mins	Farringdon 22 mins Ⓜ Ⓧ
<b>Overground &amp; National Rail</b> 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  
🚶 7 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
- 39,000 sqft of resident amenities
- Home Club 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, 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 Amazon Fresh
- 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

## On-site Retail

White City Living offers a variety of amenities, from shops and cafés to a nursery and residents' clubs. Amazon Fresh provides a seamless, checkout-free shopping experience, allowing customers to pick up items and simply walk out. The on-site Tian Tian Market is an Asian supermarket offering 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.

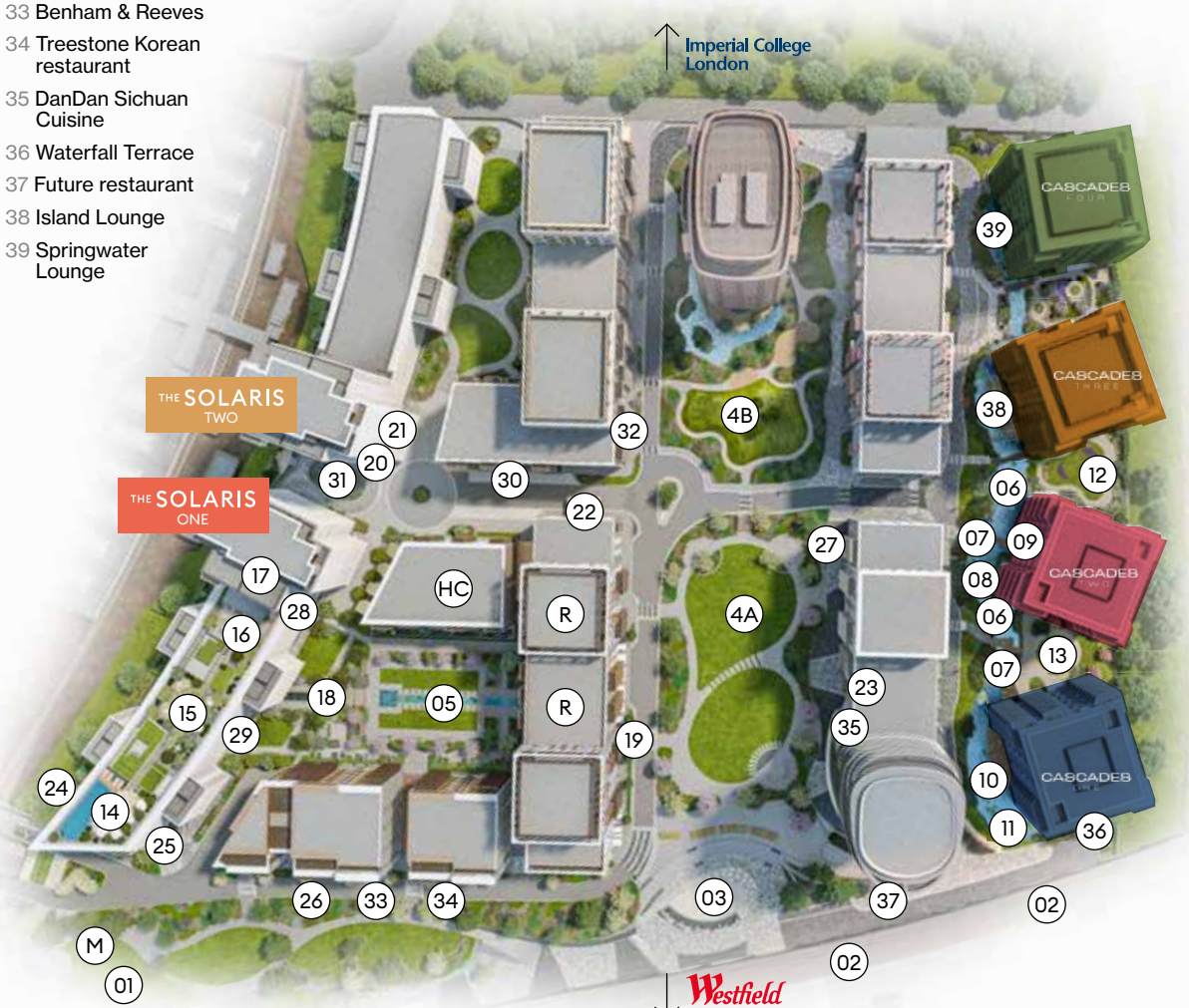


- |  |                                      |
|--|--------------------------------------|
| 01 Exhibition Park                                 | 24 Imperial College London entrance  |
| 02 Railway arches with shops, bars and restaurants | 25 Westmont Concierge                |
| 03 Centre Stage                                    | 26 Amazon Fresh                      |
| The Central Gardens:                               | 27 Tian Tian Market                  |
| 4A Spring Gardens                                  | 28 Outdoor dining and barbecue       |
| 4B Autumn Gardens                                  | 29 Azalea Lounge                     |
| 05 Residents' Magnolia Garden                      | 30 Kinderzimmer                      |
| 06 Water Gardens                                   | 31 Wellness studio & relaxation room |
| 07 Oriental bridges                                | 32 Brain Academy                     |
| 08 Water Garden Terrace                            | 33 Benham & Reeves                   |
| 09 Water Garden Lounge                             | 34 Treestone Korean restaurant       |
| 10 Aquatic planting                                | 35 DanDan Sichuan Cuisine            |
| 11 Waterfall                                       | 36 Waterfall Terrace                 |
| 12 Reflection Garden                               | 37 Future restaurant                 |
| 13 Oriental Garden                                 | 38 Island Lounge                     |
| 14 Beach & Pool                                    | 39 Springwater Lounge                |
| 15 Olive Grove                                     |                                      |
| 16 Sunset Bar                                      |                                      |
| 17 Sunset Lounge & Westmont Bar                    |                                      |
| 18 Azalea Garden                                   |                                      |
| 19 Urban Baristas Café                             |                                      |
| 20 Games Lounge                                    |                                      |
| 21 Cinema  |                                      |
| 22 Main Concierge & Estate Management              |                                      |
| 23 Cassini Concierge                               |                                      |

- 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 feature two clubs: 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 Westmont Concierge



Photography of the Magnolia Gardens



Photography of the hydro-pool



Photography of the Spa



Photography of the Firepit 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 and three 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.



### 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
<b>Total</b>	<b>88</b>		



### 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
<b>Total</b>	<b>94</b>		







CGI of The Sunset Lounge



Photography of the Concierge and lobby



Photography of the Showhome



Photography of the Showhome



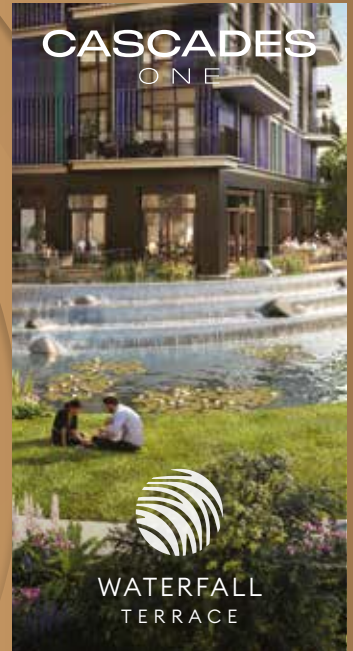
Photography of the Showhome



Photography of the Showhome



CGI of the Minus One Club



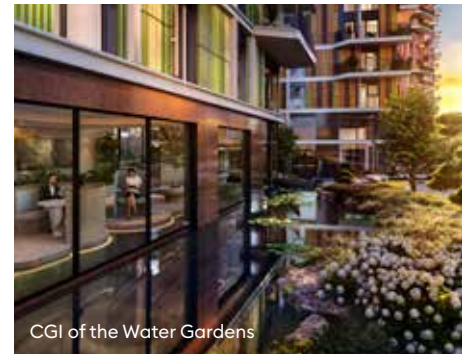
## The Cascades

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
<b>Total</b>	<b>99</b>		

### Apartment mix: Cascades Four

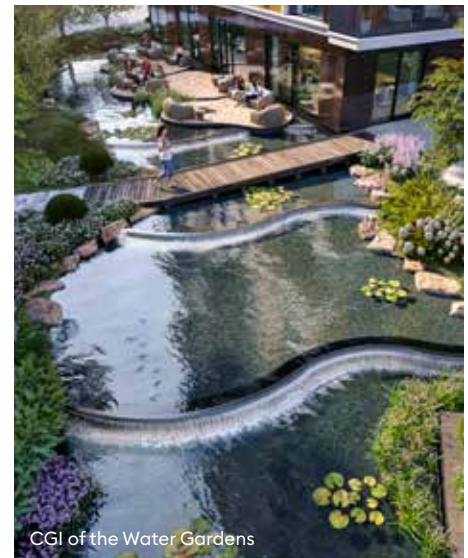
	Number	Size Range (Sq. Ft.)	Size Range (Sq. M)
1 Bedroom Suite	23	448 - 509	41.6 - 47.3
1 Bedroom	43	593 - 650	55.1 - 60.4
2 Bedrooms	29	777 - 933	72.2 - 86.7
3 Bedroom	11	1,047	97.3
3 Bedroom Penthouse	2	1,256 - 1,397	116.7 - 129.8
<b>Total</b>	<b>108</b>		



CGI of the bathroom



CGI of the 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.

## Landscape Architects

Murdoch Wickham.

## Interior Designers

Johnson Naylor.

## Managing Agent

Rendall & Rittner.

## Building Insurance

NHBC 10-year warranty.

## Car Parking

Secure car parking for 2, 3 and 4 bedroom apartments (by separate negotiation) from £55,000 (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 2025-26
H	£2,902.84

## 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 to be a member of the Berkeley Group of companies

**St James**  
Designed for life