

WHITE
CITY
LIVING

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St James
Designed for life



3 Cinemas



Landscaping



Meeting Room



Rooftop Terrace



White City Living



Business Lounges



Water Garden Lounge



Firepit Residents' Lounge



Indoor Pool

White City Living offers an experience like no other. With over 2,500 new homes set in eight acres of parks and gardens, surrounded by world-class retail, entertainment, education, culture and commerce.

Adjacent to two Zone 2 Tube stations and less than 15 minutes from the West End.

An exclusive residents lifestyle club of more than 30 facilities and amenities are set within 8 acre of outdoor space.



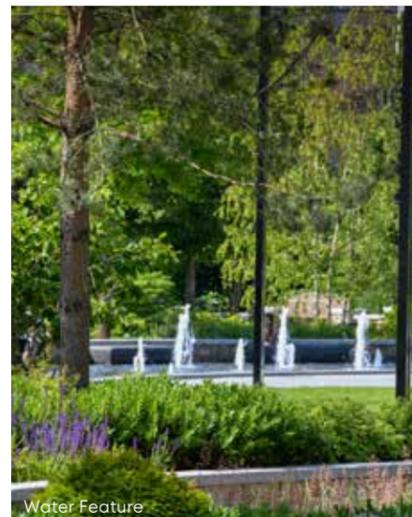
Rooftop Pool



Private Dining



Gym



Water Feature



Show Home

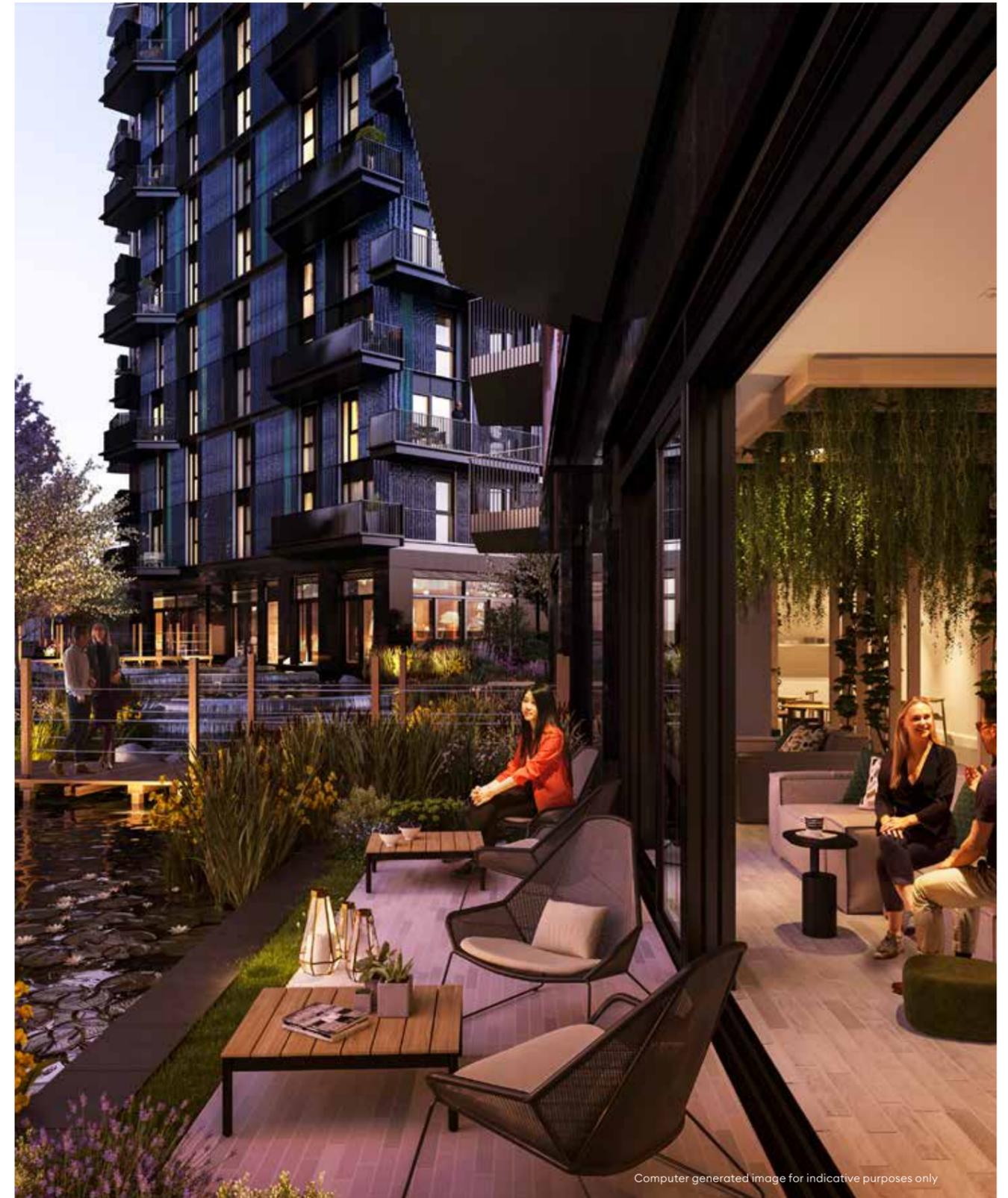


Olive Garden

Computer generated images for indicative purposes only. Photography of White City Living

DEVELOPMENT SUMMARY

LOCATION	Fountain Park Way, London, W12 7RQ
LOCAL AUTHORITY	London Borough of Hammersmith & Fulham
DEVELOPER	St James (Part of Berkeley Group)
TENURE	999 year Lease from January 2017
MASTERPLAN ARCHITECTS	Patel Taylor and Pilbrow & Partners
LANDSCAPE ARCHITECTS	Murdoch Wickham
INTERIOR DESIGNERS	Johnson Naylor
BUILDING WARRANTY	First 2 years by St James Customer Service thereafter NHBC 10-year warranty
CAR PARKING	Secure car parking (available for 2 bedroom apartments or larger) from £55,000
COMPLETION DATES	<ul style="list-style-type: none"> • Cassini J Q4 2023/Q1 2024 • Cascade One L Q1/Q2 2024 • Westmont T Q2/Q3 2024 • Westmont U Q4/Q1 2025
SERVICE CHARGE	Estimated £5.90 / sq ft / annum
WORLD-CLASS RESIDENTS' FACILITIES	<ul style="list-style-type: none"> • 39,000 sq ft of world class facilities • Water Garden Lounge with terraces overlooking the water's edge • Rooftop beach club and infinity pool on level 11 of The Westmont, with outdoor and indoor dining and bars • 17m indoor swimming pool with sauna, steam room and adjacent sun terrace located in Bowery • Fully equipped gym and workout studios • Cinema rooms and entertainment suite • Residents' lounges, conference room and private business booths • Private dining spaces • 24 hour concierge • Eight acres of landscaped gardens including a new five acre public park



Computer generated image for indicative purposes only

LONDON'S BRIGHTEST NEW DISTRICT

£8BN
REGENERATION OF WHITE CITY

20,000
NEW JOBS CREATED

6,000
NEW HOMES

5 ACRE
PUBLIC PARK

28M
PEDESTRIANS PER ANNUM
ACCESSING WESTFIELD

8.9M
USERS PER ANNUM THROUGH
WHITE CITY STATION

3.6M
USERS PER ANNUM THROUGH
WOOD LANE STATION



A NEW COMMERCIAL DISTRICT

Spread over 17 acres, White City Place is a new and growing commercial hub for creativity, technology and innovation, attracting leading fashion and media tenants including L’Oreal, Net-a-Porter and Ralph & Russo. ITV will also relocate its headquarters to Broadcast Centre in White City from 2022, bringing 2,000 ITV London staff to one place for the first time.

L’ORÉAL NET-A-PORTER RALPH & RUSSO **itv**

A HUB FOR EDUCATION AND INNOVATION

Directly north of White City Living, Imperial College is creating a 23 acre research campus which will host thousands of students, academics and researchers alongside established businesses and leading start-ups. The university is ranked as one of the world’s top 10 academic institutions with direct access to the ICL campus from White City Living development.

A WORLD-CLASS RETAIL OFFERING

Westfield, Europe’s largest shopping centre is right on your doorstep, home to over 300 stores including a Luxury Village hosting many of the world’s finest names, over 60 restaurants and bars and 20 state of the art cinema screens. Direct access to Westfield through the Wood Lane arches from White City Living.



WHY INVEST AT WHITE CITY LIVING?

SIGNIFICANT VALUE

OFFERED IN WHITE CITY COMPARED
TO NEIGHBOURING POSTCODES OF
NOTTING HILL AND HOLLAND PARK

GROWING RENTAL DEMAND

WITH WAITING LIST OF TENANTS
WANTING TO LIVE AT
WHITE CITY LIVING

EUROPE'S LARGEST SHOPPING DESTINATION

WESTFIELD ATTRACTS 28 MILLION
PEOPLE EVERY YEAR

WORLD CLASS EDUCATION

WITH 4 OF LONDON'S TOP 5
UNIVERSITIES WITHIN 30 MINUTES
AND ICL CAMPUS NEXT DOOR

8 ACRES OF LANDSCAPING

INCLUDING A NEW 5 ACRE
PUBLIC PARK

POSITIVE OUTLOOK

FOR PRICE GROWTH IN
WHITE CITY OVER NEXT 5 YEARS

£3 BILLION INVESTMENT

INTO NEW 23 ACRE IMPERIAL
COLLEGE CAMPUS NEXT DOOR

NEW COMMERCIAL HUB

TENANTS RELOCATING FROM
CENTRAL LONDON TO BE PART
OF NEW INNOVATION DISTRICT

EXCELLENT TRANSPORT LINKS

BE IN BOND STREET
IN 12 MINUTES

ATTRACTIVE SERVICE CHARGE

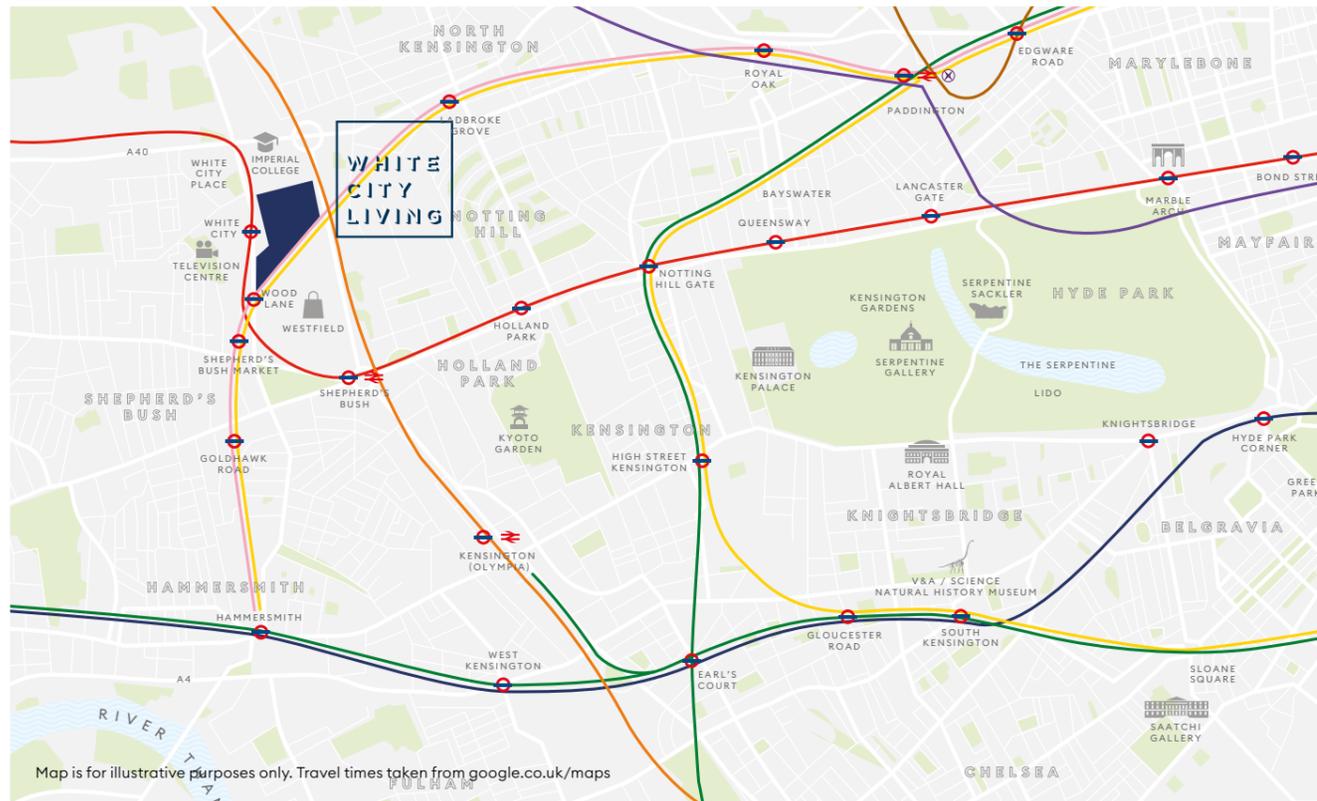
GIVEN THE EXTENSIVE AMENITY
OFFERING, ESTIMATED AT £5.90 SQ FT
ANNUM



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TRANSPORT

At the entrance to White City Living are two Underground stations with access to three Tube lines. The West End is less than 15 minutes away.



Map is for illustrative purposes only. Travel times taken from google.co.uk/maps

Line	Hammersmith	King's Cross	Liverpool Street
Hammersmith & City line Wood Lane station	05 mins	20 mins	30 mins
Circle line Wood Lane station	08 mins	18 mins	22 mins
Central line White City station	06 mins	12 mins	25 mins
National Rail Shepherd's Bush station	02 mins	16 mins	56 mins
	Paddington	High Street Kensington	Victoria
	08 mins	18 mins	22 mins
	Notting Hill Gate	Bond Street	Bank
	06 mins	12 mins	25 mins
	Kensington Olympia	Clapham Junction	Gatwick Airport
	02 mins	16 mins	56 mins

Underground
 Elizabeth line
 Heathrow Express
 Rail
 Eurostar

EDUCATION

Four of London's top five universities and 15 outstanding quality schools are within 30 minutes.

Higher Education

- Imperial College White City ⌚ 6 mins
- Royal College of Art White City ⌚ 6 mins
- University College London ⌚ 24 mins
- London School of Economics (LSE) ⌚ 26 mins
- Imperial College South Kensington ⌚ 31 mins
- King's College London ⌚ 33 mins
- Central Saint Martins ⌚ 38 mins
- City, University of London ⌚ 40 mins
- Queen Mary University of London ⌚ 45 mins

Secondary Education

- Godolphin and Latymer School ⌚ 10 mins
- St Paul's Girls School ⌚ 10 mins
- Latymer Upper School ⌚ 10 mins
- St Paul's Boys School ⌚ 16 mins
- Hill House Upper School ⌚ 26 mins
- Westminster School ⌚ 28 mins
- Harrow School ⌚ 29 mins
- Eton College ⌚ 39 mins

Primary Education

- St Stephen's C of E Primary School ⌚ 7 mins
- Notting Hill Prep School ⌚ 9 mins
- Bassett House School ⌚ 12 mins
- St John XXIII Catholic Primary School ⌚ 14 mins
- Tabernacle School ⌚ 14 mins
- Ark Burlington Danes Academy ⌚ 15 mins

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RENTAL VALUES

TYPE	ESTIMATED RENT £ PER MONTH
Studios	up to £2,400
1 beds	up to £2,700
2 beds	up to £3,500
3 beds	up to £5,500

**Whilst the above figures have been quoted with good faith and without prejudice, Savills cannot be held responsible whatsoever for the market conditions when the premises purchased is marketed on the open lettings market. This information is provided as advice at the time it is given and prior to the premises being marketed. It does not constitute a formal valuation and should not be relied upon for matrimonial, loan or security purposes. In a volatile market our advice can become outdated and accordingly we may wish to review our opinion over time.*

AVERAGE TIME TILL LET

1 bed	Within 1 week (frequently 1 or 2 days)
2 beds	Within 1 week (frequently 1 or 2 days)
3 beds	2 weeks

Timeframes provided by Benham & Reeves for Phase 1 at White City Living

RENTAL DEMAND

- › Rental yields up to 4% achieved
- › Rental premium of £75 - £100 per week achieved for landlords due to excellent facilities provided
- › Tenants are attracted by the extensive on site facilities, fantastic amenities in the local area and exceptional transport links
- › Strong tenant demand from both undergraduate and postgraduate students from next-door Imperial College Campus, as well as professionals working in nearby global businesses
- › Circa 32 applicants registering for every available home

Information source: Benham & Reeves



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St James' 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 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. White City Living is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St James White City to ascertain the availability of any particular property. Computer-generated images are indicative only. Show Home photography is indicative only. 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 anytime without notice. Maps are not to scale and show approximate locations only. Travel times from [tfl.gov.uk](https://www.tfl.gov.uk) and [google.co.uk/maps](https://www.google.co.uk/maps). From W12 7RQ or White City / Wood Lane stations. May 2023

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