Quality homes. Exemplary facilities.
The Essence of London Living.

Choose the Cornelia Apartments and relish the convenience, enjoyment and welcoming lifestyle that only North West London can offer.

The Apartments are set within Beaufort Park, a thriving new destination with a mix of shops, restaurants and existing residents who have made the area their home.

It is fantastically located. The nearest London Underground station is a short walk away and provides swift and convenient journeys to Central London. As part of the new 24-hr weekend service, it has never been easier to enjoy all the excitement of the capital.

Furthermore, North London’s urban hubs, Brent Cross and Hampstead, are easily accessible — Brent Cross shopping centre will soon be one of the capital’s best shopping and leisure destinations.
Choose from an exclusive selection of 1, 2 and 3 bedroom homes.

Beaufort Park itself is a beautiful place to be, with a wealth of carefully landscaped open spaces. In fact, everything is in place for you to experience as exciting or relaxing a lifestyle as you wish, at the Cornelia Apartments.

As a resident you will also enjoy access to a number of exclusive facilities, including Beaufort Square and its elegant bandstand—a great place to stroll or socialise. The resident-only gym and pool at The Spa is a welcoming place to either work out or unwind.
Everything close-at-hand

Beaufort Park is a thriving social and professional hub, conveniently providing you with a broad range of facilities.

In the morning you can grab a latte on-the-go at Coffee Affair and for groceries, there is a Tesco Express. There are great dining options during the day or after work, including the welcoming gastro pub The Beaufort and the best dim sum in England at Jun Ming Xuan.

Explore your creativity on your doorstep at the Vivo Music Centre and brand-new Rouge Dance Studios. Plus, there is the convenience of a Bright Horizons nursery.

The on-site business centre offers desk space, meeting rooms and office facilities — ideal if you work from home or for yourself. These are complemented by function suites to hold professional and community events, adding further personality to the neighbourhood’s bustling character.
Beaufort Park gives the perfect balance between village character and city living. Set amongst green landscaped gardens and exemplary facilities with everything you need at your fingertips. Colindale is situated nearby with outstanding underground links taking you into the heart of Central London within minutes and benefits from the new 24-hour weekend service.

The combination of bustling streets and green areas creates a thriving and fashionable place to live for people wanting to make the most of a London lifestyle.

Hampstead and Primrose Hill’s leafy streets and quaint pubs provide a village feel, even though the capital’s skyline is often in view.

In contrast, Brent Cross shopping centre and its multi-million pound redevelopment is a modern take on the more traditional high streets in Finchley.

Colindale is quickly becoming an exciting destination for foodies blending the best of London’s tradition and wider influences. The new Bang Bang Oriental Foodhall located closely to Beaufort Park brings the gastronomic thrills and energy of authentic Asian street food to the capital.

Further south, Regent’s Canal, with its colourful narrowboats, is a stunning place to stroll. It also leads into Camden, home to a vibrant market and famous music venues, such as the Roundhouse.
London is breathtaking in its scale. There is always a new area to discover, fashion to explore or event to experience.

Culture
World-renowned Tate galleries. Theatre at the Old and New Vics. Artists ranging from Coldplay and Adele to unsigned stars of the future. Architecture spanning from historic St. Paul’s to the 21st century building The Shard. The capital’s vast cultural scene provides for all of its 8.5 million plus residents.

Leisure
Restaurants cater for every taste, from three-Michelin-starred Alain Ducasse at the Dorchester to hip-Indian Dishoom and markets selling trendsetting street food. The shopping is globally renowned too, with Knightsbridge’s haute couture, Oxford Circus’ high streets, two giant Westfield malls, and Brick Lane and Brixton’s edgier stores.

Work
London is a key player on the world business stage. It is home to banks and financial services, and all kinds of media and technology firms. With a breadth and depth of opportunities rarely found elsewhere, it is the perfect place to start a career, gain cutting-edge experience or tackle industries’ biggest challenges.

A capital full of life
Colindale Underground, Beaufort Park’s nearest station, is just a short walk away. From there, it is less than half an hour to Central London. With its new 24-hour weekend service, TfL has also made the capital’s round-the-clock nightlife more accessible than ever.

The London Underground’s Victoria and Jubilee lines, and most of the Central, Jubilee and Northern lines, now run 24-hours on Fridays and Saturdays. Timings are approximate. Source: www.tfl.gov.uk
An inspiring learning environment

There is an exceptional selection of primary, secondary, college and university institutions near to Beaufort Park. Together with the large number of world-class universities in Central London, the Cornelia Apartments can give you the perfect base for an exceptional start in life.

Private schools
- The Haberdashers’ Aske’s Boys’ School
- Harrow School
- Keble Prep
- The Latymer School

London universities
- CASS Business School, City, University of London
- City, University of London
- Imperial College London
- King’s College London
- LSE – The London School of Economics & Political Science
- London School of Science and Technology
- Middlesex University London
- North Middlesex University Hospital
- University of the Arts London

- Mill Hill School Foundation
- Palmers Green High School
- Queenswood
- Queen Mary University of London
- Royal Free Hospital
- The Royal London Hospital
- Royal Veterinary College
- St Bartholomew’s Hospital
- UCL – University College London
- UCLH – University College London Hospital
- University of Westminster
A world away

A home-from-home for many of Beaufort Park’s residents. The Spa is an exclusive health and fitness destination. Its indoor pool is coupled with state-of-the-art exercise facilities.
A calming ambience

The Spa is also a great place to unwind. An indulgent jacuzzi, as well as steam and sauna rooms are complemented by a wide range of skin treatments, beauty therapies and massages. Whether it's working out in the fully equipped gymnasium or relaxing in the spa, residents really are spoiled for choice.
1. Show Apartments & Marketing Suite
2. The Spa
3. Jun Ming Xuan Chinese Restaurant
4. Italian Restaurant
5. Beaufort Park Dry Cleaners
6. Business/Community Rooms and Estate Management Suite
7. Coffee Affair
8. Tesco Express
9. The Beaufort — Bar & Restaurant
10. Bright Horizons
11. Hairven Hair & Beauty
12. Benham & Reeves Residential Lettings
13. Rouge Dance Studios
14. Middlesex University
15. Hannah London Hair & MediSpa
16. Maxwell Williams Designer Homewares
17. Vivo Music Centre
18. Chinese Medicine Research Centre
19. Beaufort Dental Clinic
20. Swan & Dale Solicitors
21. W Wedding
22. Landscaped Parkland

Further commercial opportunities, visit beaufortpark.co.uk

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. November 2017.
Ground floor apartments

**APARTMENTS**

<table>
<thead>
<tr>
<th>2462 – 1 Bedroom Apartment</th>
<th>56.1 sq m</th>
<th>189 sq ft</th>
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<tbody>
<tr>
<td>Living Space</td>
<td>8.51m x 3.10m</td>
<td>28' 0&quot; x 10' 2&quot;</td>
</tr>
<tr>
<td>Bedroom</td>
<td>5.19m x 2.75m</td>
<td>17' 0&quot; x 9' 0&quot;</td>
</tr>
<tr>
<td>Terrace</td>
<td>9.1 sq m</td>
<td>98.6 sq ft</td>
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<table>
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<th>189 sq ft</th>
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<tbody>
<tr>
<td>Living Space</td>
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<td>27' 6&quot; x 12' 3&quot;</td>
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<tr>
<td>Bedroom</td>
<td>4.56m x 2.75m</td>
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<td>Terrace</td>
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<table>
<thead>
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<th>178 sq ft</th>
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<tbody>
<tr>
<td>Living Space</td>
<td>8.21m x 3.25m</td>
<td>27' 0&quot; x 10' 8&quot;</td>
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<tr>
<td>Bedroom</td>
<td>3.64m x 2.91m</td>
<td>12' 0&quot; x 9' 6&quot;</td>
</tr>
<tr>
<td>Terrace</td>
<td>9.9 sq m</td>
<td>106.6 sq ft</td>
</tr>
</tbody>
</table>

Floor plans shown for The Cornelia Apartments are approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.

**KEY**
- Double switch socket
- Single switch socket
- USB port
- TRIPLEX UNIT (TV+FM+SAT+BT)
- Video entry phone
- Towel rail
- Bathroom"
APARTMENTS

2465 – 1 Bedroom Apartment
55.0 sq m  571 sq ft
Living Space  8.92m x 3.75m
Bedroom  4.52m x 2.70m
Balcony  4.44 m

2466 – 1 Bedroom Apartment
53.3 sq m  571 sq ft
Living Space  8.21m x 3.25m
Bedroom  3.70m x 2.91m
Balcony  4.87 sq m

2467 – 1 Bedroom Apartment
53.3 sq m  571 sq ft
Living Space  8.21m x 3.25m
Bedroom  3.64m x 2.75m
Balcony  4.87 sq m

2468 – 1 Bedroom Apartment
58.1 sq m  625 sq ft
Living Space  8.44m x 3.05m
Bedroom  5.51m x 2.75m
Balcony  4.84 sq m

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2nd floor
apartments

APARTMENTS

2469 – 2 Bedroom Apartment
75.4 sq m  822 sq ft
Living Space  7.10m x 3.31m  23' 3" x 10' 10"
Bedroom 1  4.11m x 2.55m  13' 6" x 8' 5"
Bedroom 2  3.02m x 2.57m  10' x 8' 5"
Terrace  33.0 sq m  353 sq ft

2470 - 1 Bedroom Apartment
53.0 sq m  571 sq ft
Living Space  6.36m x 3.95m  20' 9" x 12' 10"
Bedroom  4.14m x 2.95m  13' 7" x 9' 8"
Balcony  4.4 sq m  47.4 sq ft

2471 - 1 Bedroom Apartment
51.3 sq m  553 sq ft
Living Space  6.06m x 3.95m  20' 2" x 12' 10"
Bedroom  3.59m x 2.79m  11' 9" x 9' 2"
Balcony  4.4 sq m  47.4 sq ft

2472 – 1 Bedroom Apartment
51.3 sq m  553 sq ft
Living Space  6.06m x 3.95m  20' 2" x 12' 10"
Bedroom  3.59m x 2.79m  11' 9" x 9' 2"
Balcony  4.7 sq m  50.6 sq ft

2473 – 1 Bedroom Apartment
54.7 sq m  589 sq ft
Living Space  7.87m x 3.05m  25' 10" x 10' 0"
Bedroom  3.87m x 2.75m  12' 8" x 9' 0"
Balcony  4.4 sq m  47.4 sq ft

2474 – 2 Bedroom Apartment
78.9 sq m  850 sq ft
Living Space  9.11m x 3.10m  29' 10" x 10' 2"
Bedroom 1  4.15m x 2.85m  13' 7" x 9' 4"
Bedroom 2  3.64m x 2.75m  12' 0" x 9' 0"
Terrace  25.0 sq m  269 sq ft

Panel heater
Hot water cylinder with space for washing machine below
Cupboard
Wardrobe
Triplex Unit (TV+FM+SAT+BT)
BT master socket
Video entry phone
Towel rail
Double switched socket
Single socket high level
Single socket
USB port
Refuse

Views East over Caversham Road
Views West over Landscaped Courtyard
Views North East toward Landscape Parkland

Floor plans shown for The Cornelia Apartments are approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.
APARTMENTS

2475 – 2 Bedroom Apartment
- 77.8 sq m
- 837 sq ft

- Living Space: 23' 3" x 10' 10"
- Bedroom 1: 15' 6" x 13' 6"
- Bedroom 2: 12' 0" x 9' 0"
- Balcony: 66.7 sq ft

2476 – 1 Bedroom Apartment
- 53.0 sq m
- 571 sq ft

- Living Space: 23' 3" x 10' 10"
- Bedroom: 14' 3" x 9' 0"
- Balcony: 47.4 sq ft

2477 – 1 Bedroom Apartment
- 51.3 sq m
- 553 sq ft

- Living Space: 27' 0" x 10' 0"
- Bedroom: 12' 6" x 9' 0"
- Balcony: 50.6 sq ft

2478 – 1 Bedroom Apartment
- 51.3 sq m
- 553 sq ft

- Living Space: 27' 0" x 10' 0"
- Bedroom: 12' 0" x 9' 0"
- Balcony: 47.4 sq ft

2479 – 1 Bedroom Apartment
- 54.7 sq m
- 589 sq ft

- Living Space: 29' 0" x 10' 0"
- Bedroom: 12' 8" x 9' 0"
- Balcony: 50.6 sq ft

2480 – 2 Bedroom Apartment
- 80.0 sq m
- 862 sq ft

- Living Space: 29' 10" x 10' 2"
- Bedroom 1: 15' 2" x 9' 4"
- Bedroom 2: 12' 6" x 9' 0"
- Balcony: 66.7 sq ft

Panel heater
Hot water cylinder with space for washing machine below
Cupboard
Wardrobe
Triplex Unit (TV+FM+SAT+BT)
BT master socket
Video entry phone
Towel rail
Double switched socket
Single socket high level
Single socket
USB port
Refuse

Floor plans shown for The Cornelia Apartments are approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.
APARTMENTS

2481 – 2 Bedroom Apartment
77.8 sq m 837 sq ft
Living Space 7.10m x 3.31m
Bedroom 1 4.73m x 4.15m
Bedroom 2 3.92m x 2.75m
Balcony 6.3 sq m

2482 – 1 Bedroom Apartment
54.0 sq m 579 sq ft
Living Space 7.10m x 3.31m
Bedroom 1 4.36m x 2.75m
Balcony 4.4 sq m

2483 – 1 Bedroom Apartment
51.3 sq m 553 sq ft
Living Space 7.10m x 3.31m
Bedroom 1 3.66m x 2.91m
Balcony 4.7 sq m

2484 – 1 Bedroom Apartment
51.3 sq m 553 sq ft
Living Space 8.21m x 3.25m
Bedroom 1 3.64m x 2.75m
Balcony 4.4 sq m

2485 – 1 Bedroom Apartment
54.7 sq m 589 sq ft
Living Space 8.84m x 3.06m
Bedroom 1 3.87m x 2.75m
Balcony 4.4 sq m

2486 – 2 Bedroom Apartment
80.0 sq m 861 sq ft
Living Space 9.11m x 3.10m
Bedroom 1 4.62m x 2.85m
Bedroom 2 3.81m x 2.75m
Balcony 6.2 sq m
APARTMENTS

2487 – 2 Bedroom Apartment

- Living Space: 77.8 sq m, 837 sq ft
- Bedroom 1: 13.86 m x 4.65 m, 45’ 2” x 15’ 3”
- Bedroom 2: 13.86 m x 4.65 m, 45’ 2” x 15’ 3”
- Balcony: 6.2 sq m, 66.7 sq ft

2488 – 1 Bedroom Apartment

- Living Space: 53.0 sq m, 571 sq ft
- Bedroom: 4.19 m x 2.75 m, 13’ 9” x 9’ 0”
- Balcony: 4.4 sq m, 47.4 sq ft

2489 – 1 Bedroom Apartment

- Living Space: 51.3 sq m, 553 sq ft
- Bedroom: 4.01 m x 2.75 m, 13’ 2” x 9’ 0”
- Balcony: 4.4 sq m, 47.4 sq ft

2490 – 1 Bedroom Apartment

- Living Space: 54.7 sq m, 589 sq ft
- Bedroom: 4.58 m x 2.75 m, 15’ 0” x 9’ 0”
- Balcony: 4.7 sq m, 50.6 sq ft

2491 – 1 Bedroom Apartment

- Living Space: 80.0 sq m, 862 sq ft
- Bedroom 1: 4.54 m x 3.35 m, 14’ 11” x 11’ 0”
- Bedroom 2: 4.54 m x 2.85 m, 14’ 11” x 9’ 4”
- Balcony: 6.2 sq m, 66.7 sq ft

2492 – 2 Bedroom Apartment

- Living Space: 77.8 sq m, 837 sq ft
- Bedroom 1: 13.86 m x 4.65 m, 45’ 2” x 15’ 3”
- Bedroom 2: 13.86 m x 4.65 m, 45’ 2” x 15’ 3”
- Balcony: 6.2 sq m, 66.7 sq ft

KEY
- Double wadrobes
- Single wadrobes
- Shallow
- Balcony
- Panel heater
- Double switched socket
- Single socket high level
- Single socket
- USB port
- Balcony
- Panel heater
- Hot water cylinder with space for washing machine below
- Cupboard
- Wardrobe

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### ELITE APARTMENTS

#### 2493 – 2 Bedroom Elite Apartment
- Living Space: 71.6 sq m (773 sq ft)
- Bedroom 1: 43.8 sq m (472 sq ft)
- Bedroom 2: 30.2 sq m (326 sq ft)
- Balcony: 6.0 sq m (65 sq ft)

#### 2494 – 1 Bedroom Elite Apartment
- Living Space: 54.0 sq m (583 sq ft)
- Bedroom: 26.8 sq m (290 sq ft)
- Balcony: 4.7 sq m (50 sq ft)

#### 2495 – 1 Bedroom Elite Apartment
- Living Space: 82.0 sq m (882 sq ft)
- Bedroom: 44.0 sq m (470 sq ft)
- Balcony: 6.2 sq m (67 sq ft)

#### 2496 – 1 Bedroom Elite Apartment
- Living Space: 77.8 sq m (837 sq ft)
- Bedroom: 39.6 sq m (427 sq ft)
- Balcony: 6.4 sq m (69 sq ft)

#### 2497 – 2 Bedroom Elite Apartment
- Living Space: 51.3 sq m (553 sq ft)
- Bedroom 1: 29.7 sq m (319 sq ft)
- Bedroom 2: 23.8 sq m (255 sq ft)
- Balcony: 6.7 sq m (72 sq ft)

#### 2498 – 2 Bedroom Elite Apartment
- Living Space: 80.0 sq m (861 sq ft)
- Bedroom 1: 38.0 sq m (410 sq ft)
- Bedroom 2: 40.5 sq m (435 sq ft)
- Balcony: 6.2 sq m (67 sq ft)

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**Floor Plans:**
- **View East over Caversham Road**
- **View West over Landscaped Courtyard**
- **View North East toward Landscape Parkland**

**View West over Landscaped Courtyard**

**View East over Caversham Road**

**View North East toward Landscape Parkland**

**Key:**
- Double switch & bracketed
- Single switch/hardwired
- Single switch
- 15A switch
- TV (2 x 15A)
- FM (2 x 15A)
- SAT (2 x 15A)
- BT (15A)
- Double switch socket
- Single switch socket (high level)
- Single switch socket
- USB port
- Refuse

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**Notes:**
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## ELITE APARTMENTS

### 2499 – 2 Bedroom Elite Apartment
- Living Space: 7.10m x 3.31m (23' 3" x 10' 10")
- Bedroom 1: 4.11m x 2.71m (13' 6" x 8' 10")
- Bedroom 2: 4.11m x 2.71m (13' 6" x 8' 10")
- Balcony: 6.2 sq m (66.7 sq ft)
- Living Space: 77.8 sq m (837 sq ft)

### 2500 – 3 Bedroom Elite Apartment
- Living Space: 8.82m x 3.40m (29' 0" x 11' 10")
- Bedroom 1: 5.82m x 2.75m (19' 1" x 9' 1")
- Bedroom 2: 3.88m x 3.50m (12' 9" x 11' 6")
- Bedroom 3: 3.52m x 2.75m (11' 7" x 9' 0")
- Balcony: 9.1 sq m (98.0 sq ft)
- Living Space: 106.4 sq m (1,145 sq ft)

### 2501 – 3 Bedroom Elite Apartment
- Living Space: 8.84m x 3.68m (29' 0" x 12' 1")
- Bedroom 1: 5.81m x 2.96m (19' 1" x 9' 9")
- Bedroom 2: 5.31m x 2.75m (17' 6" x 9' 0")
- Bedroom 3: 3.49m x 2.75m (11' 6" x 9' 0")
- Balcony: 9.1 sq m (98.0 sq ft)
- Living Space: 108.3 sq m (1,166 sq ft)

### 2502 – 2 Bedroom Elite Apartment
- Living Space: 9.11m x 3.10m (29' 10" x 10' 2")
- Bedroom 1: 4.62m x 2.85m (15' 2" x 9' 4")
- Bedroom 2: 3.81m x 2.75m (12' 6" x 9' 0")
- Balcony: 6.2 sq m (66.7 sq ft)
- Living Space: 80.0 sq m (862 sq ft)

### Floor Plans
- View East over Caversham Road
- View West over Landscaped Courtyard
- View North East towards Landscape Parkland

### Key
- Double switched socket
- Single switched socket
- Single socket
- USB port
- Refuse bin
- Panel heater
- Cupboard
- Wardrobe
- Hot water cylinder with space for washing machine below
- Washer/Dryer
- Declared by

Floor plans shown for The Cornelia Apartments are approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.

### Views
- Sunrise
- Midday
- Sunset
PREMIER PENTHOUSES

2503 – 3 Bedroom Premier Penthouse

- Living Space: 111.8 sq m (1,419 sq ft)
- Bedroom 1: 4.85m x 3.85m (16' 0" x 12' 0"")
- Bedroom 2: 4.85m x 3.00m (15' 11" x 9' 10"")
- Bedroom 3: 4.65m x 2.80m (15' 5" x 9' 2"")
- Terrace: 10.1 sq m (108 sq ft)

2504 – 3 Bedroom Premier Penthouse

- Living Space: 110.0 sq m (1,410 sq ft)
- Bedroom 1: 4.42m x 3.00m (14' 6" x 9' 10"")
- Bedroom 2: 3.04m x 2.85m (10' 0" x 9' 4"")
- Bedroom 3: 3.27m x 2.80m (10' 9" x 9' 2"")
- Terrace: 8.7 sq m (93 sq ft)

**Details:**
- Double and triplex penthouses
- Single or double high level
- Single socket
- Light switch
- Fridge with ice maker
- WC master socket
- Video entry phone
- Towel rail
- Toilet and bidet
- Panel heater
- Exhaust fan
- Hot water cylinder with space for washing machine below
- Washer/dryer
- Double switched socket
- Single socket high level
- Single socket
- USB port
- Refuse bin

**Floor plans shown for The Cornelia Apartments are approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.

**Key:**
- Views East over Caversham Road
- Views West over Landscaped Courtyard
- Views North to Landscape Parkland
- Views East over Landscaped Courtyard
- Views West over Landscaped Courtyard

**Sunset, Sunrise, Midday markers**

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**NOTE:**
- Views West over Landscaped Courtyard
- Views East over Caversham Road
- Views North East toward Landscape Parkland
The Cornelia Apartments blend style and sophistication to create spaces that feel comfortable and chic.

The design of the kitchens, bathrooms and living spaces has been carefully considered at every stage. In particular, the apartments’ slick vanities, premium craftsmanship and eclectic mix of textures, patterns and materials have been chosen for their style and elegance.

The apartments’ slick vanities, premium craftsmanship and eclectic mix of textures, patterns and materials add to the sense of style and simple elegance. An ambience that yearns to be enjoyed.
General
• Feature architrave and skirting
• Double glazed windows
• Balcony or terraces to all apartments
• Wardrobe to bedroom 1
• Matt emulsion paint finish to walls and ceilings
• Managed residents’ gated car parking3
• 999 year lease from December 2005
• 2 year St George warranty
• 10 year insurance backed building warranty

Security
• Colour video entryphone system
• Mains operated smoke detectors to hallways and communal areas
• 24-hour estate management1
• Monitored CCTV security system3

Communal areas
• Landscaped public areas3
• Access to The Spa, residents’ health and fitness suite3
• Lifts to all floors
• Low level feature lighting to landscaped areas
• Interior designed entrance lobby with feature wall and timber panelling

1 Wardrobe with shelf and rail as standard.
2 Available at an additional cost.
3 Payable via the service charge.

Interior photography depicts Beaufort Park and is indicative only.
Kitchen
• Custom designed fitted kitchen with laminate kitchen worktop
• Feature tiled splashback
• Integrated SMEG fridge/freezer
• Integrated SMEG dishwasher
• Integrated SMEG oven and touch control induction hob
• Grade A energy efficient kitchen appliances
• Integrated extractor
• Stainless steel bowl sink with chrome mixer tap
• Stainless steel 1½ bowl sink with chrome mixer tap to 2 bedroom apartments
• Under wall unit LED lighting
• SMEG washer/dryer in hall cupboard

Electrical
• LED downlighters to living space, kitchen, bathrooms and hallway with dimmer switch to living space
• Additional high level socket for wall mounted TV in living space
• Satellite TV and FM terrestrial TV points to living space and all bedrooms
• Electric panel heaters
• Telephone point
• Digital media box and 1 year pre-paid Sky Q contract installed and operational
• USB charging points to living space, kitchen and bedroom
• Pendant light to bedrooms
• Brushed stainless steel sockets to kitchen, white sockets and switches to all other areas

Bathroom/En Suite & Shower Room
• Interior designed bathrooms & en suites with tiled floors and feature tiled wall
• Villeroy & Boch basin and toilet
• Vado chrome finished taps
• Glass screen above bath where no separate shower enclosure within the same bathroom
• Fixed screen to all separate showers
• Heated chrome towel rail
• Toilet roll holder
• Low level vanity cabinet

Flooring
• Wood effect flooring to living space, hallway and kitchen
• Carpet to bedrooms (wood effect flooring in Manhattan apartments)

3 Terms and conditions apply; please liaise with the Sales Consultants for further details.

Your attention is drawn to the fact that it may not be possible to obtain the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St George reserves the right to make these changes as required.
Make the Elite Upgrade

Enhance the specification of your apartment with a complete upgrade package

- Integrated wine cooler
- Integrated SMEG microwave
- Composite stone kitchen worktop
- Composite stone top to bathroom vanity cabinet
- Brushed stainless steel light switches and sockets throughout
- LED downlighters throughout
- Wardrobe with shelving, rail and drawer pack

Interior photography depicts Beaufort Park and is indicative only.

Your attention is drawn to the fact that it may not be possible to obtain the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St George reserves the right to make these changes as required.
The Premier Penthouses offer the finest in modern apartment living.

The quality specification has been created to suitably reflect their prime location within the Cornelia Apartments. From the custom designed fitted kitchens to the elegant porcelain tiled bathrooms and en suites, each detail speaks of quality and style.

Features such as dimmable lighting and an LED television in the living space further enhance the feeling of sophistication.

<table>
<thead>
<tr>
<th>General</th>
<th>Kitchen</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Comfort cooling to living space and bedrooms¹</td>
<td>• Custom designed fitted kitchen</td>
</tr>
<tr>
<td>• Balcony or terrace to all apartments</td>
<td>• Back painted glass splashbacks</td>
</tr>
<tr>
<td>• Built-in wardrobe to bedrooms 1 &amp; 2, with internal lighting and drawers</td>
<td>• Integrated Miele stainless steel oven, microwave and touch control induction hob</td>
</tr>
<tr>
<td>• 999 year lease from December 2005</td>
<td>• Integrated stainless steel extractor</td>
</tr>
<tr>
<td>• 2 year St George warranty</td>
<td>• Integrated wine cooler</td>
</tr>
<tr>
<td>• 10 year insurance backed building warranty</td>
<td>• Integrated Siemens fridge/freezer</td>
</tr>
<tr>
<td>• Double glazed windows</td>
<td>• Integrated Siemens dishwasher</td>
</tr>
<tr>
<td>• Managed residents’ gated car parking</td>
<td>• Stainless steel 1½ sink bowl with chrome mixer tap and waste disposal unit</td>
</tr>
<tr>
<td></td>
<td>• Full height storage cabinet²</td>
</tr>
<tr>
<td></td>
<td>• Corner carousel cabinet³</td>
</tr>
<tr>
<td></td>
<td>• Cutlery drawer inserts</td>
</tr>
<tr>
<td></td>
<td>• Composite stone kitchen worktops</td>
</tr>
<tr>
<td></td>
<td>• Siemens washer/dryer in hallway cupboard</td>
</tr>
</tbody>
</table>

¹ The comfort cooling system is designed to provide an ambient temperature within the apartment for the majority of external temperatures. This may not be achieved in extreme temperature conditions.

² Available at an additional cost.

³ Subject to kitchen design.
Bathroom / En Suite

- Interior designed bathrooms and en-suites, with large feature wall tiles and tiled floors
- Feature heated wall with chrome robe hooks and towel rail
- White oversized bath with chrome finished taps
- Vado chrome finished showering set to shower enclosure
- Feature mirrored wall cabinet
- Low level vanity unit with stone counter top and Vado chrome tap
- Demister mirror in bathrooms, en-suites and shower rooms
- Toilet roll holder

Flooring

- Engineered timber flooring to living space, kitchen and hallway
- Carpet to bedrooms
- Underfloor heated tiling to bathroom and en-suite(s)

Electrical

- LED downlighters throughout with dimmer switches to living space and bedrooms 1, 2 & 3
- Samsung 50" 4K LED smart TV to living space
- Digital media box and 1 year pre-paid contract installed and operational¹
- USB charging points to living space, kitchen and bedroom 1
- Telephone points to living space and all bedrooms
- Brushed stainless steel sockets and switches throughout ²

¹ Terms and conditions apply, please liaise with the Sales Consultants for further details.
² Where concealed behind appliances or within cupboards, sockets and switches are white.

Your attention is drawn to the fact that it may not be possible to obtain the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St George reserves the right to make these changes as required.

Photography depicts Beaufort Park and is indicative only.
Designed for life

Buying a home is one of the most important decisions you will ever make. The qualities that make St George different mean that you can choose a new home from us with complete confidence. When you buy a home from St George you can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

Award winning and royally recognised

In addition to receiving numerous awards for quality, design and customer service, the Berkeley Group was granted the 2014 Queen’s Award for Enterprise in Sustainable Development and in 2012 they won Britain’s Most Admired Company award. These awards recognise and reward outstanding achievements in business performance.

Customer service is our priority

We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care Teams will contact you shortly after you complete, to ensure that everything in your new home is built to your satisfaction. Our homes also benefit from a ten year warranty, the first two years of which are covered by St George.

Quality is at the heart of everything we do

At St George, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, St George operates a 2 year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

Unparalleled choice of homes in the most sought after locations

As one of the UK’s leading housebuilders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain’s most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast - we build in the locations you want to live.

A commitment to creating sustainable communities

St George’s homes and developments are not just built for today. They are designed to enhance the neighbourhood in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.

A commitment to the future

Over the years, The Berkeley Group has been recognised for its quality, design and sustainability of its developments. Our vision is Berkeley’s plan for the business, designed to raise standards higher still. Our goal is to be a world class company, creating successful, sustainable places where people aspire to live.

We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously. Our plan for the business has five areas of focus: Customers, Homes, Places, Operations and Our People.

FIVE FOCUS AREAS

An exceptional customer experience

We aim to put customers at the heart of our business. Dedicated sales teams will provide exceptional service throughout the buying process, and tenants will manage the customer relationship throughout the leasing process until completion, delivery of the new home and after occupancy.

High quality homes

When you buy a new home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has films broadband infrastructure.

Great places

We work to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and activities. These are places where people choose to live, work and spend their time and which strongly encourage people’s well being and quality of life.

Efficient and considerate operations

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

A commitment to people and society

Safety is a high priority on all of our construction sites. We also strive to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.

Berkeley takes social responsibility very seriously. In 2011 we set up The Berkeley Foundation, with the aim of supporting Britain’s young people and their communities.

We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

We have set a goal for The Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.

www.berkeleyfoundation.org.uk  www.berkeleygroup.co.uk
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Open:
10am – 6pm Daily
10am – 8pm Thursday

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The Essence of London Living
beaufortpark.co.uk