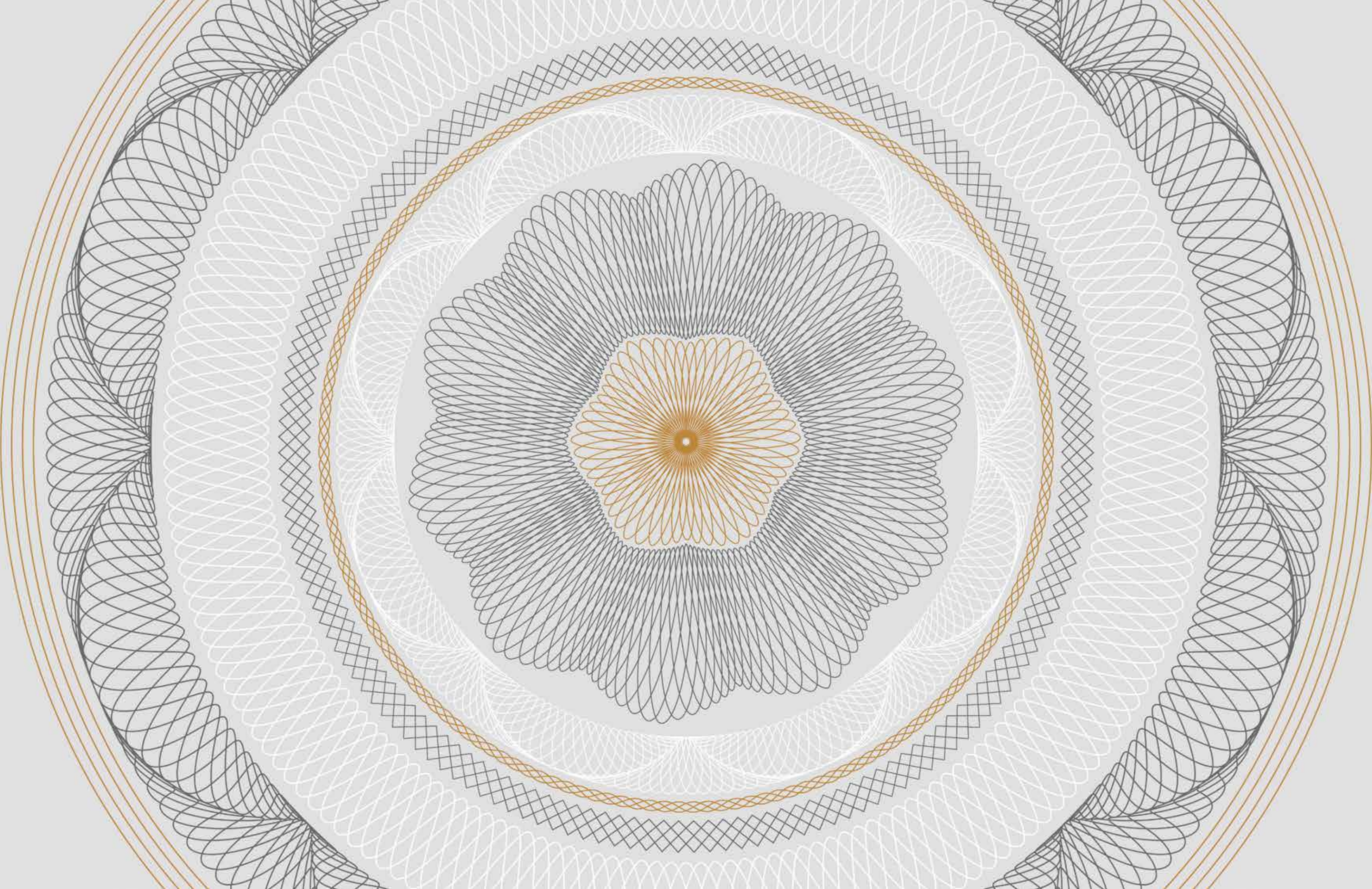




BREWERY
GATE

TWICKENHAM





WELCOME TO BREWERY GATE.
A COLLECTION OF LUXURY
FAMILY HOMES FROM
AWARD-WINNING
DEVELOPER ST JAMES

Perfectly located opposite Twickenham station, just 25 minutes by train from London Waterloo, Brewery Gate offers 28 luxurious four and five bedroom family homes.

Set within exclusive gated mews, each home has two private off-street parking spaces and benefits from a secluded private garden and balcony.

Nestling behind Brewery Wharf, with its new apartments, restaurants, piazza, cultural venue and riverside walk, Brewery Gate is just four minutes from Richmond by train and is adjacent to some of the best schools in the country.

The houses at Brewery Gate offer luxury modern living in a private setting with bespoke design and contemporary specification.

JUST MOMENTS
FROM THE ICONIC
RIVER THAMES



THE HOME OF ENGLAND RUGBY

Experience the exhilaration of an international match on the hallowed turf of Twickenham Stadium. Seating an impressive 82,000, the stadium also scores as an atmospheric venue for major international arts and events.



AT THE HEART OF TWICKENHAM



- 1 Brewery Gate 2 Brewery Wharf 3 Cultural Venue
- 4 Twickenham Stadium 5 Twickenham Rail Station
- 6 St Margarets Rail Station 7 York House
- 8 Marble Hill House 9 Ham House 10 The Cabbage Patch Public House 11 The White Swan Public House
- 12 Twickenham Rowing Club 13 Twickenham Yacht Club
- 14 Eel Pie Island 15 Passenger Ferry 16 St Richard Reynolds Catholic School 17 Radnor House School 18 Orleans Park School 19 Waitrose 20 Lulu's Coffee Shop

ENGLISH COUNTRY ELEGANCE

Exquisite mansions such as York House, Marble Hill House and Strawberry Hill House are a lasting reminder of Twickenham's elegant past.





OUTSTANDING EDUCATION OPPORTUNITIES

With its large number of excellent nursery, primary and secondary schools, Twickenham is highly sought-after by families. The new St Richard Reynolds Catholic School is within easy walking distance. Both private and state schools are well represented – many rated either outstanding or excellent by OFSTED or the Independent Schools Inspectorate. Nearby higher education institutions include Richmond-upon-Thames Community College, St Mary’s University or Kingston University.

NURSERIES

- 1 Bright Beginnings Day Nurseries**
Grosvenor House, Grosvenor Road, Twickenham, TW1 4AD
- 2 Bright Beginnings Day Nurseries**
1 Holly Road, Twickenham, TW1 4EA
- 3 Sunflower Montessori School**
8 Victoria Road, Twickenham, TW1 3HW
- 4 Teddies Nurseries**
3 March Road, Twickenham, TW1 1BW
- 5 Windsor Kindergarten**
Church Street, Twickenham, TW1 3NJ

SCHOOLS

- 6 St Richard Reynolds Catholic School**
Clifden Road, Twickenham, TW1 4LT
- 7 St Mary’s Church of England Primary School**
Strafford Road, Twickenham, TW1 3AD
- 8 Archdeacon Cambridge’s Church of England Primary School**
The Green, Twickenham, TW2 5TU
- 9 Orleans Primary School**
Hartington Road, Twickenham, TW1 3EN
- 10 Orleans Park School**
Richmond Road, Twickenham, TW1 3BB
- 11 Radnor House School**
Pope’s Villa, Cross Deep, Twickenham, TW1 4QG
- 12 St Catherine’s School**
Cross Deep, Twickenham, TW1 4QJ



Map is not to scale and shows approximate locations only.

EFFORTLESS
LIVING

Twickenham hosts temptations for all. From leisurely lunches at riverside eateries to elegant restaurants worth dressing up for, it's a great place for family and friends. Take a stroll along the river, or a picnic in the park. There's something for everyone in the eclectic boutiques along Church Street, while friendly gastro-pubs or artisan cafés beckon at every turn.



1 A wealth of fine dining 2 Coffee shops abound 3 The Eel Pie Pub provides award-winning beers 4 The White Swan Pub on the banks of the River Thames 5 Shopping on Church Street 6 Riverside walks 7 Cycling in Richmond Park

FROM POPULAR HIGH
STREET NAMES TO QUALITY
INDEPENDENT BOUTIQUES,
TWICKENHAM HAS IT ALL



EVERYDAY ESSENTIALS

Minutes from Brewery Gate, the vibrant high street hosts names like Marks & Spencer and Waterstones, while Twickenham also boasts a wealth of quality independent stores. Less than 250m from your front door, Waitrose is ideal for stocking up on fresh daily produce and life's little luxuries.

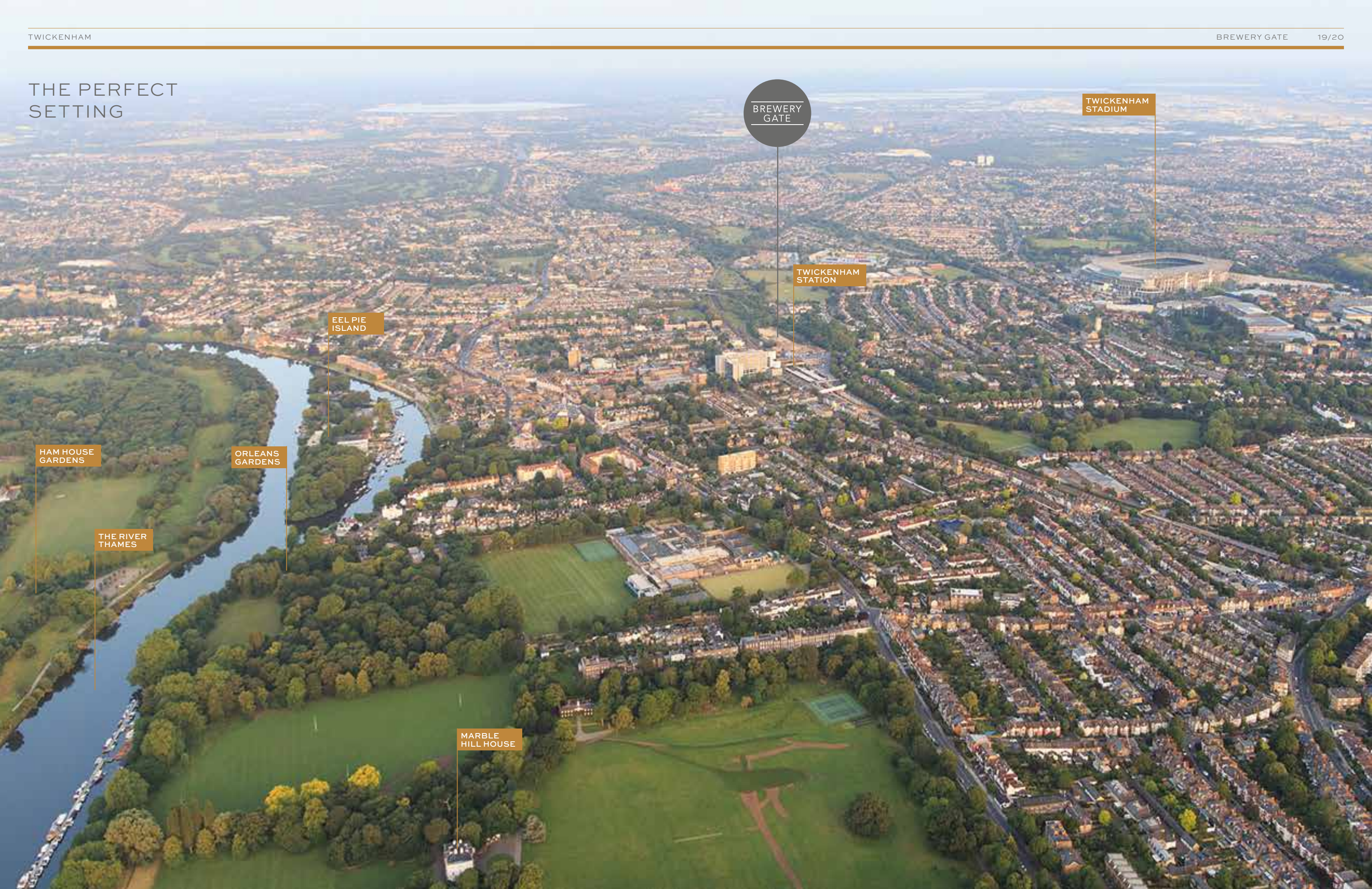


1 Ruben's Bakehouse provides the finest artisan baked goods **2** Waitrose, just minutes from Brewery Gate **3** A taste of childhood at Sweet Memories **4** Sandys Fishmongers, fresh produce sourced from UK suppliers **5** The Twickenham Farmers' Market



5

THE PERFECT SETTING



BREWERY GATE

TWICKENHAM STADIUM

TWICKENHAM STATION

EEL PIE ISLAND

HAM HOUSE GARDENS

ORLEANS GARDENS

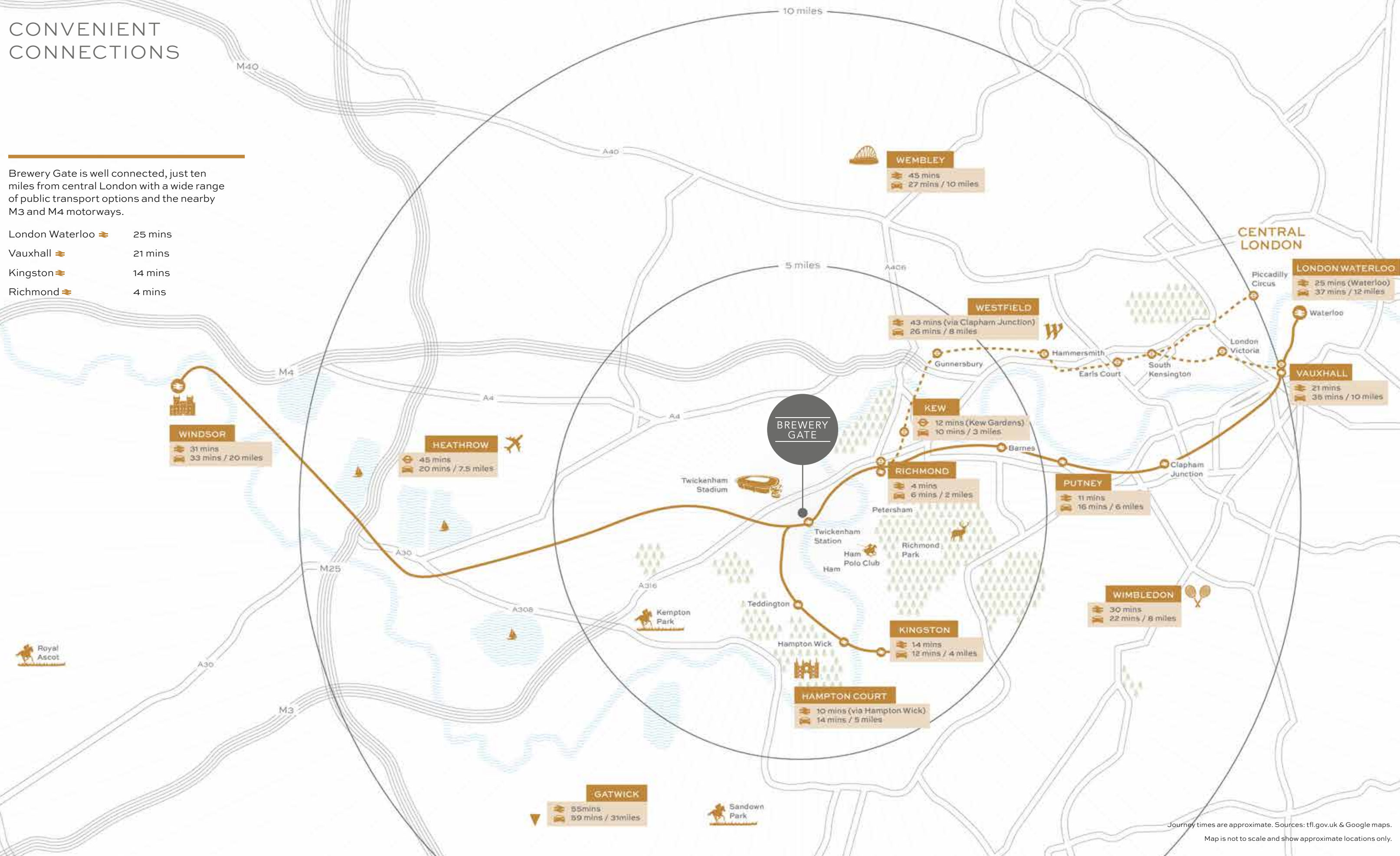
THE RIVER THAMES

MARBLE HILL HOUSE

CONVENIENT CONNECTIONS

Brewery Gate is well connected, just ten miles from central London with a wide range of public transport options and the nearby M3 and M4 motorways.

- London Waterloo ➡ 25 mins
- Vauxhall ➡ 21 mins
- Kingston ➡ 14 mins
- Richmond ➡ 4 mins



WINDSOR
 31 mins
 33 mins / 20 miles

HEATHROW
 45 mins
 20 mins / 7.5 miles

GATWICK
 55 mins
 59 mins / 31 miles

WEMBLEY
 45 mins
 27 mins / 10 miles

WESTFIELD
 43 mins (via Clapham Junction)
 26 mins / 8 miles

KEW
 12 mins (Kew Gardens)
 10 mins / 3 miles

RICHMOND
 4 mins
 6 mins / 2 miles

PUTNEY
 11 mins
 16 mins / 6 miles

WIMBLEDON
 30 mins
 22 mins / 8 miles

KINGSTON
 14 mins
 12 mins / 4 miles

HAMPTON COURT
 10 mins (via Hampton Wick)
 14 mins / 5 miles

CENTRAL LONDON

LONDON WATERLOO
 25 mins (Waterloo)
 37 mins / 12 miles

VAUXHALL
 21 mins
 35 mins / 10 miles

Journey times are approximate. Sources: tfl.gov.uk & Google maps. Map is not to scale and show approximate locations only.

GOING PLACES

The area surrounding Twickenham is spectacular. From national landmarks to sophisticated shopping, and from cultural hotspots to cosmopolitan cuisine, nearby Richmond, Kingston and Kew are a treasure trove of inspiration.



1



2



3



4

- 1 Just two miles away, Richmond Park is the largest of London's eight Royal Parks
- 2 The famous Kew Gardens are three miles away
- 3 Kingston offers superb shopping only four miles away
- 4 Discover the great restaurants, bars, boutiques and theatres of Richmond two miles away

CENTRAL LONDON
IS YOURS IN JUST
25 MINUTES*

Living at Brewery Gate, you are on the edge of a world-class city. Centuries of tradition and ancient landmarks blend effortlessly with 21st century architecture and cutting edge culture, while unparalleled shopping opportunities and cosmopolitan cuisine are available in equal measure.





BREWERY GATE

LUXURY AND
EXCLUSIVITY



A PLACE IN THE MAKING

Combining inspired architecture with innovative landscaping, this diverse new development is set to regenerate a key element of Twickenham town centre.



BREWERY GATE

These superb four and five bedroom gated houses combine the classic elegance of a traditional London mews with the ultimate in modern living. Benefiting from a private setting, these stylish family homes feature open plan spaces, luxury finishes and secluded gardens, with the added convenience of two allocated parking spaces.

BREWERY WHARF

This exceptional development offers stylish apartments along with two restaurants surrounding a vibrant piazza and attractive water feature. A new riverside walk and public space is being created, opening up the banks of the River Crane.

CULTURAL VENUE

With seating for up to 350 people, this is a fabulous new venue for touring theatre companies, film showings, business meetings and many other community arts projects.

A HOME DESIGNED FOR YOU

These bespoke designed houses offer exceptional comfort and quality. Behind the traditional façades and grand porticos, the houses at Brewery Gate are resolutely modern.

Large, tiled entrance hallways lead through to beautifully designed, fully integrated, contemporary kitchens with wide opening doors onto the garden. Efficient and intelligent space planning includes separate utility rooms*, studies and balconies, ensuring every convenience for contemporary family living.

Sleek, spa-like bathrooms bring together all the right elements: mirror, wood and polished chrome, creating beautiful yet practical spaces with bespoke cabinets, attractive feature lighting and dark wood furniture to the master ensuites.

Individually designed to meet your needs, these carefully considered floorplans continue through to the bedrooms with subtle lighting providing calm space to relax in. Ample storage is offered with wardrobes to all bedrooms and walk-in wardrobes to many of the master bedrooms. At the end of a busy day the homes at Brewery Gate will provide the ultimate refuge.

*Except Ester and Darwin.



Computer generated image is indicative only.

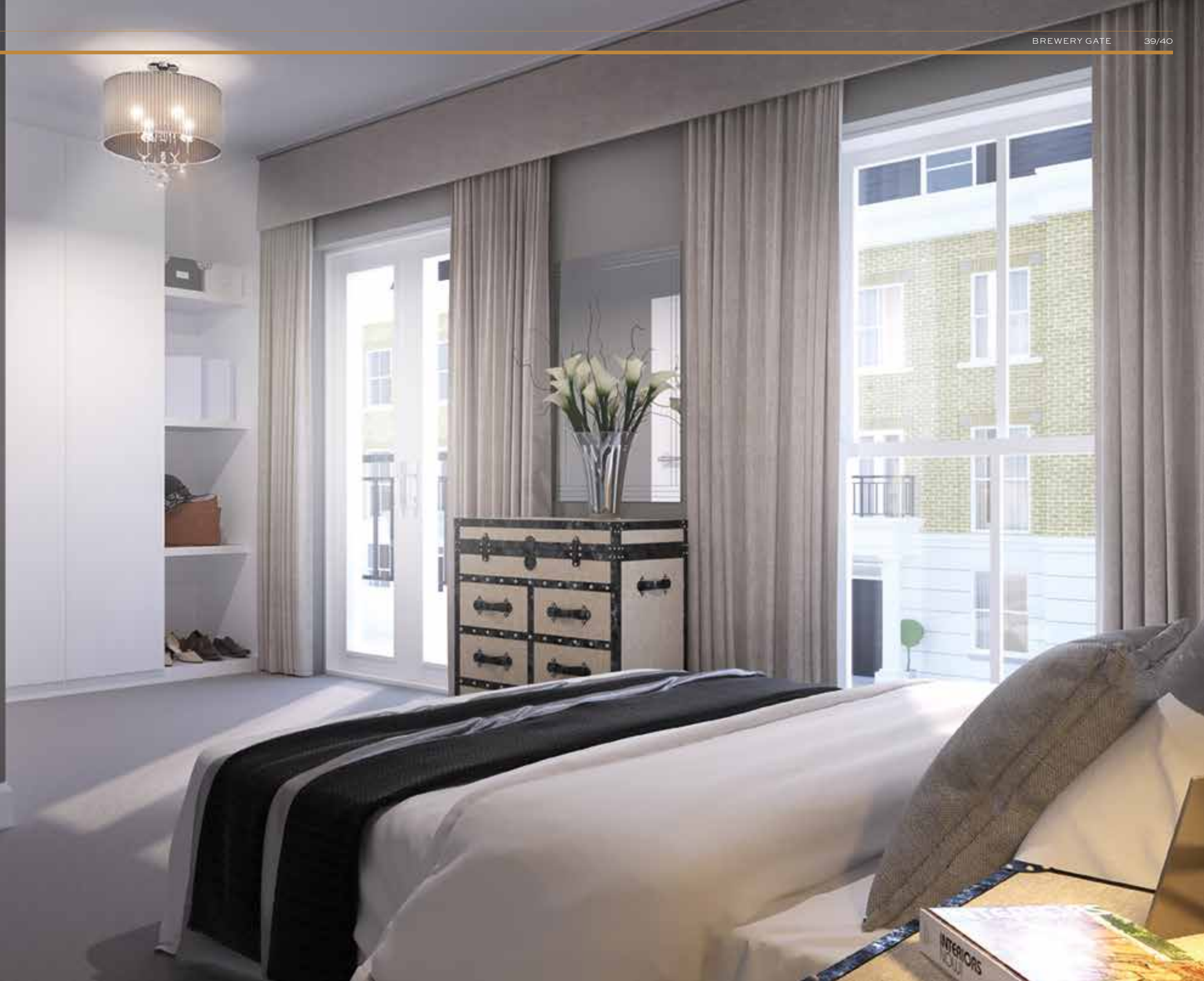
CONTEMPORARY
SPACES TO LIVE IN



TIMELESS
QUALITY



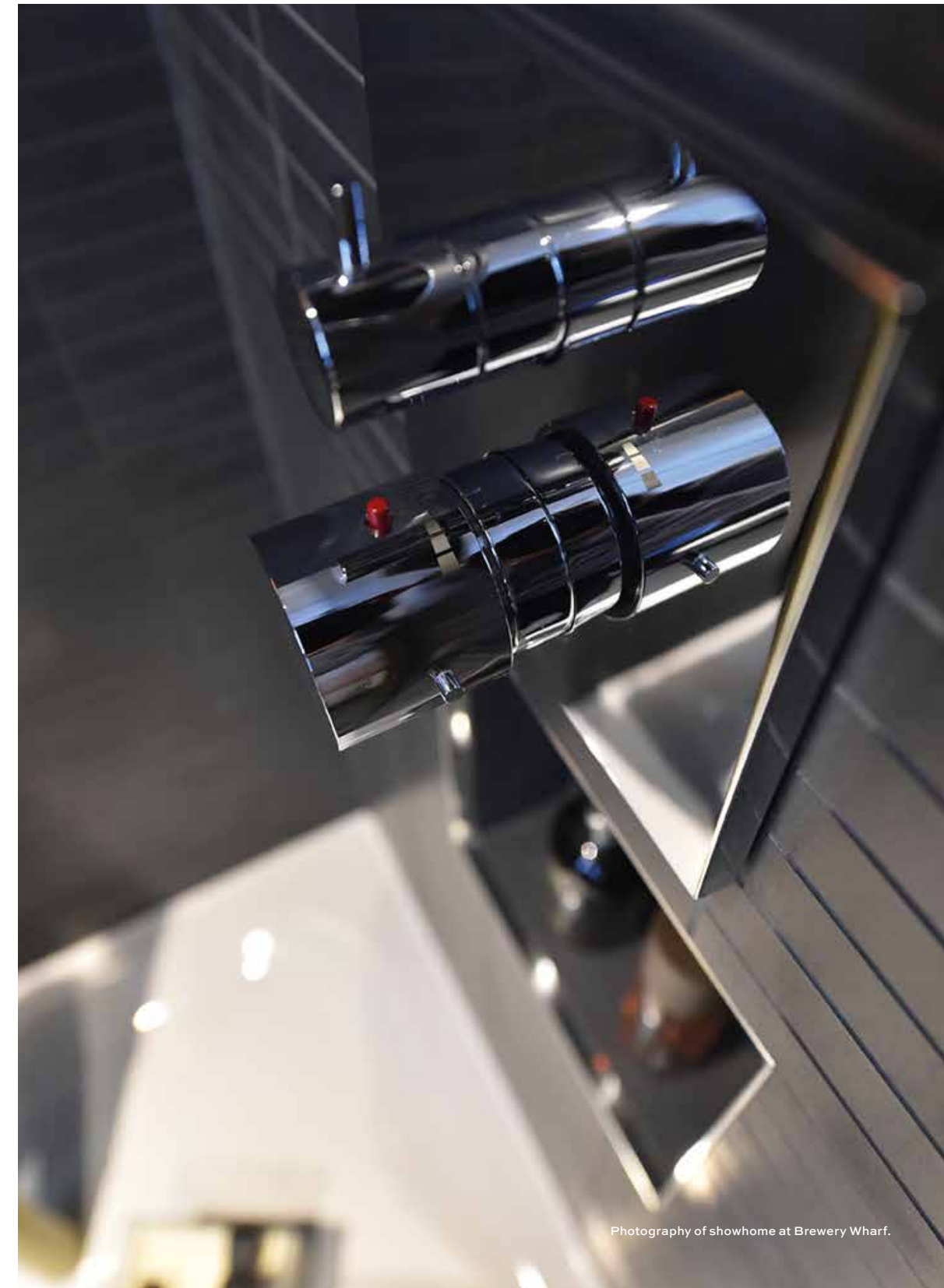
A TRANQUIL HAVEN



MODERN
ELEGANCE



Computer generated image is indicative only.



Photography of showhome at Brewery Wharf.

OUTSIDE LIVING



Computer generated images are indicative only.





SUPERB
SPECIFICATION

INTERIOR ARCHITECTURE BY DARLING ASSOCIATES

With a reputation for a consistently high level of design and detailing, and briefed to respond to the site's heritage, architect Kate Moore's team at Darling Associates have designed homes with superior room layouts and period architectural flourishes.

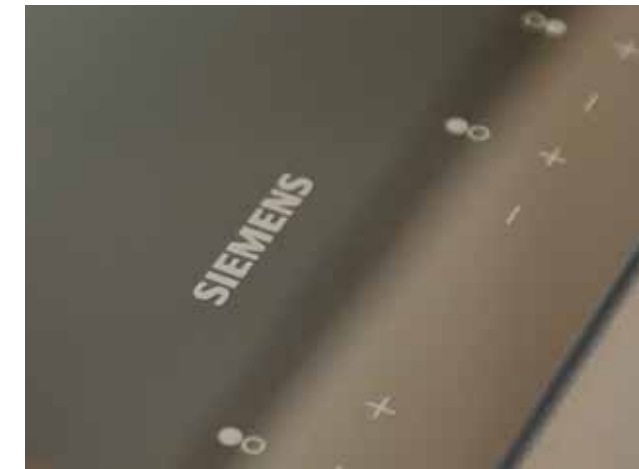
These beautifully appointed four and five bedroom houses lend themselves to open plan living, with bi-fold doors leading out to the fully enclosed gardens from the ground floor dining area. Wall and floor finishes have been carefully considered to introduce a subtle and sophisticated palette of complementary tones.



DEFINITIVE QUALITY



Computer generated image is indicative only.



KITCHENS

- Interior designed fitted kitchens
- Composite stone worktop
- White high gloss lacquer finish or dark timber veneer unit doors with modern handleless design and soft closers*
- White back painted glass or timber veneer full-height upstand*
- Siemens integrated appliances
 - Double oven with stainless steel finish
 - Microwave oven with stainless steel finish
 - 4-ring gas hob
 - Full-height fridge freezer
 - Dishwasher
- Stainless steel undermounted sink with Hansgrohe chrome mixer tap
- Extractor hood
- Feature lighting to underside of cabinet and open shelves

Optional upgrades*

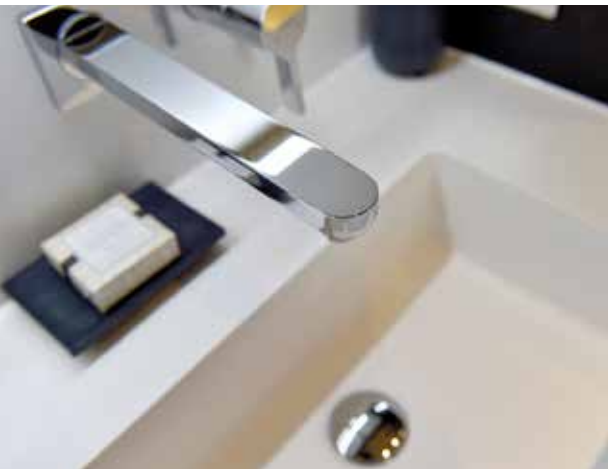
- Steam oven
- Coffee machine
- Warming drawers
- Wine cooler
- Audio visual options available

UTILITY ROOMS

- Utility room with Siemens washing machine and tumble dryer, house type dependent
- Utility room with fitted units, composite worktop and upstand and stainless steel sink, house type dependent
- Siemens washer dryer located in cupboard to ground floor if no utility room

*Options available subject to stage of construction and layout.
Photography of previous development by St James.

UNCOMPROMISING DESIGN



BATHROOM AND ENSUITES

- White basin mounted onto bespoke timber joinery to selected wet rooms otherwise wall mounted/semi-recessed basins
- White single ended bath to bathroom with semi-frameless glass bath screen with chrome fittings
- White shower tray with semi-frameless glass shower screen with chrome fittings to ensuites
- White wall mounted Vitra dual flush WC with concealed cistern and soft-close seat cover
- Porcelain tiles to walls and floors, with feature tiles to selected wet rooms*
- Chrome Hansgrohe wall or deck mounted tap, layout dependent
- Chrome Hansgrohe ceiling mounted Raindance shower head and hand held shower to showers and three piece bathrooms
- Principal bathroom with bespoke integrated storage cabinet with mirror doors
- Chrome electric heated towel rail
- Clothes hook to door
- Toilet roll holder
- Recessed shelf detail to shower and bath area

MASTER ENSUITE

- Free standing curved double ended bath**
- Floor mounted flush shower tray with Hansgrohe Raindance overhead shower and separate hand held baton
- White wall mounted dual flush Vitra WC with concealed cistern and soft-close seat cover
- Hansgrohe wall mounted chrome tap
- Bespoke integrated storage unit with mirror doors and feature lighting
- Bespoke timber open shelf cabinet below basin

WARDROBES

- Master bedroom wardrobe fully fitted with dark matt lacquer doors
- Second, third and fourth bedroom wardrobe with high level shelf with a hanging rail with white lacquer doors (subject to house type and layout)
- All wardrobe doors are sliding unless indicated otherwise on the layout plan
- Coats cupboard with high level shelf and hanging rail (upgrade available*)



*Options available subject to stage of construction.
**Except Darwin which is a 3 piece with shower only.

DISTINCTIVE DETAILING



WALL AND FLOOR FINISHES

- White painted internal doors with feature grooves
- White painted internal walls and ceilings
- Coving to ground floor principal rooms and main reception room on first floor
- Tiled flooring to ground floor including kitchen and study/snug
- Timber flooring to main reception on first floor*
- Carpet to stairs, bedrooms and landings*
- Full-height tiled finish to bathrooms and ensuites*
- Timber staircase with dark stained or white oak handrail* and grouped white painted spindles

EXTERNALS

- Paving and lawn to rear garden (customer options for hard landscape garden*)
- Paving to private first floor terrace (layout dependent)
- Concertina bi-fold doors to rear garden
- Lighting to patio and terrace
- Outside tap and power socket to rear garden
- External light to front entrance porch
- Black painted traditional style hardwood front door with multi-point locking system
- White vertical sliding sash windows
- White French doors to upper floor external areas
- Timber shed to rear garden with hardstanding
- Rear access gate to garden

IRONMONGERY

- Lever style handles to internal doors in polished chrome
- Multi-point locking system to front doors, letter plate and eye viewer in chrome
- Windows with chrome ironmongery

ELECTRICS AND LIGHTING

- Polished chrome switches and sockets at high level
- White switches and sockets at low level
- Wiring for Sky+ in reception and master bedroom, looped to other bedrooms
- Mixture of LED recessed downlights and pendants
- Feature pendant lighting to breakfast bar where applicable and bedside table locations to master bedroom
- Lighting to cupboards
- Home office facility with telephone and data points
- Fibre optic broadband enabled
- Shaver sockets to bathrooms and ensuites
- Video door entry system linked to courtyard gates where applicable
- Integrated photovoltaic roof tiles

HEATING / VENTILATION

- Gas fired boiler located in cupboard on upper level
- Underfloor heating with central control point and zonal control to ground, 1st & 2nd floors excluding bedrooms and landings**
- Classic column radiators with individual room thermostat controls elsewhere
- Mechanical ventilation with heat recovery system
- Hardwired smoke alarms and carbon monoxide detector

CAR PARKING

- Two allocated parking spaces in gated parking courtyard (house type dependent)***
- Gated entrance to private parking courtyards electronically operated via key fob (housetype dependent)

*Options available subject to stage of construction.

**Ground floor only to the Darwin and Ester.

***Parking for the Bramah houses five and six is off the access road.



FLOORPLANS

LOCATION PLAN

KEY

- The Amber
- The Bramah
- The Cooper
- The Darwin
- The Ester



TYPE	NUMBER	BEDS	AREA		PAGE
			SQ M	SQ FT	
The Amber	01	5	200	2,155	59
	02	5	209	2,252	61
	03	5	209	2,252	61
	04	5	207	2,237	63
The Bramah	05	5	213	2,296	65
	06	5	213	2,296	67
	15	5	213	2,296	69
	16	5	213	2,296	67
The Cooper	07	4	203	2,194	71
	08	4	205	2,213	73
	09	4	205	2,213	73
	10	4	197	2,128	75
	11	4	197	2,128	75
	12	4	205	2,213	73
	13	4	205	2,213	73
	14	4	203	2,194	71
	17	4	203	2,194	71
	18	4	205	2,213	73
The Darwin	19	4	205	2,213	73
	20	4	204	2,196	77
	21	4	147	1,589	79
	22	4	147	1,589	79
	23	4	141	1,521	81
	24	4	141	1,521	83
The Ester	25	4	147	1,589	85
	26	4	146	1,578	87
	27	4	181	1,949	89
	28	4	175	1,892	91

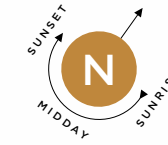
No. 01

THE AMBER 5 BEDROOM HOUSE

Total internal area: 200.2 sq m 2,155 sq ft

Outdoor space

Terrace	4.87m x 2.23m	16'0" x 7'4"
Balcony	1.97m x 0.70m	6'6" x 2'4"



GROUND FLOOR

Kitchen / Dining Room	4.82m x 3.43m	15'10" x 11'3"
Study	2.18m x 3.31m	7'2" x 10'11"



FIRST FLOOR

Living Room	4.82m x 3.85m	15'10" x 12'8"
Master Bedroom	2.82m x 4.08m	9'3" x 13'5"



SECOND FLOOR

Bedroom 2	4.12m x 2.86m	13'6" x 9'5"
Bedroom 4	2.63m x 3.75m	8'8" x 12'4"
Bedroom 5	2.09m x 2.60m	6'11" x 8'7"



THIRD FLOOR

Bedroom 3	3.02m x 3.60m	9'11" x 11'10"
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W Wardrobe SC Service Cupboard Measurement points
 C Cupboard U Utility Reduced ceiling height

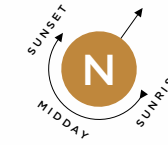
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Nos. 02 (HANDED) & 03

THE AMBER 5 BEDROOM HOUSE

Total internal area: 209.2 sq m 2,252 sq ft

Outdoor space		
Terrace	4.87m x 2.23m	16'0" x 7'4"
Balcony	1.97m x 0.70m	6'6" x 2'4"



GROUND FLOOR

Kitchen / Dining Room	4.82m x 6.44m	15'10" x 21'2"
Study	2.18m x 3.31m	7'2" x 10'11"



FIRST FLOOR

Living Room	4.82m x 3.85m	15'10" x 12'8"
Master Bedroom	2.82m x 4.08m	9'3" x 13'5"



SECOND FLOOR

Bedroom 2	4.12m x 2.86m	13'6" x 9'5"
Bedroom 4	2.63m x 3.75m	8'8" x 12'4"
Bedroom 5	2.09m x 2.60m	6'11" x 8'7"



THIRD FLOOR

Bedroom 3	4.12m x 3.82m	13'6" x 12'7"
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W Wardrobe SC Service Cupboard ◀▶ Measurement points
 C Cupboard U Utility — Reduced ceiling height

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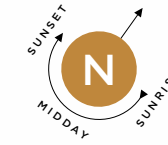
No. 04

THE AMBER 5 BEDROOM HOUSE

Total internal area: 207.8 sq m 2,237 sq ft

Outdoor space

Terrace	4.87m x 2.23m	16'0" x 7'4"
Balcony	1.97m x 0.70m	6'6" x 2'4"



GROUND FLOOR

Kitchen / Dining Room	4.82m x 6.44m	15'10" x 21'2"
Study	2.18m x 3.31m	7'2" x 10'11"



FIRST FLOOR

Living Room	4.82m x 3.85m	15'10" x 12'8"
Master Bedroom	2.82m x 4.08m	9'3" x 13'5"



SECOND FLOOR

Bedroom 2	4.12m x 2.86m	13'6" x 9'5"
Bedroom 4	2.63m x 3.75m	8'8" x 12'4"
Bedroom 5	2.09m x 2.60m	6'11" x 8'6"



THIRD FLOOR

Bedroom 3	4.12m x 3.82m	13'6" x 12'7"
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W Wardrobe SC Service Cupboard
 C Cupboard U Utility
 ▶ Measurement points
 — Reduced ceiling height

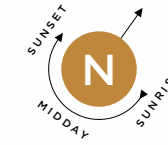
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No. 05

THE BRAMAH 5 BEDROOM HOUSE

Total internal area: 213.3 sq m 2,296 sq ft

Outdoor space		
Terrace	5.04m x 2.23m	16'7" x 7'4"
Balcony	2.20m x 0.83m	7'3" x 2'9"



GROUND FLOOR

Kitchen / Dining Room	5.07m x 5.80m	16'8" x 19'0"
Snug	5.52m x 2.78m	18'2" x 9'2"

FIRST FLOOR

Living Room	5.52m x 3.21m	18'2" x 10'7"
Master Bedroom	4.82m x 3.24m	15'10" x 10'8"

SECOND FLOOR

Bedroom 2	5.52m x 3.27m	18'2" x 10'9"
Bedroom 3	3.34m x 2.82m	11'0" x 9'3"
Bedroom 5 / Study	2.08m x 3.29m	6'10" x 10'10"

THIRD FLOOR

Bedroom 4	3.72m x 3.15m	12'3" x 10'4"
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W Wardrobe **SC** Service Cupboard **▶** Measurement points
C Cupboard **U** Utility **—** Reduced ceiling height

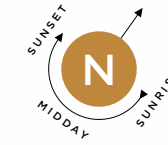
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Nos. 06 & 16

THE BRAMAH 5 BEDROOM HOUSE

Total internal area: 213.3 sq m 2,296 sq ft

Outdoor space		
Terrace	5.04m x 2.23m	16'7" x 7'4"
Balcony	2.20m x 0.83m	7'3" x 2'9"



GROUND FLOOR

Kitchen / Dining Room	5.07m x 5.80m	16'8" x 19'0"
Snug	5.52m x 2.78m	18'2" x 9'2"



FIRST FLOOR

Living Room	5.52m x 3.21m	18'2" x 10'7"
Master Bedroom	4.82m x 3.24m	15'10" x 10'8"



SECOND FLOOR

Bedroom 2	5.52m x 3.27m	18'2" x 10'9"
Bedroom 3	3.34m x 2.82m	11'0" x 9'3"
Bedroom 5 / Study	2.08m x 3.29m	6'10" x 10'10"



THIRD FLOOR

Bedroom 4	3.72m x 3.15m	12'3" x 10'4"
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W Wardrobe SC Service Cupboard ◀▶ Measurement points
 C Cupboard U Utility — Reduced ceiling height

House layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. House areas are provided as gross internal areas under the RICS measuring practice. All internal measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All terrace/balcony/garden dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design. Please note, to increase legibility these plans have been sized to fit the page. As a result this plan may not be at the same scale as those on other pages. Subject to planning. The flooring is indicative only and does not necessarily represent the correct orientation and scale of the pattern as this will vary from house to house.

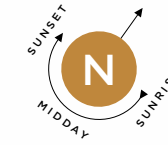
No. 15

THE BRAMAH 5 BEDROOM HOUSE

Total internal area: 213.3 sq m 2,296 sq ft

Outdoor space

Terrace	5.04m x 2.23m	16'7" x 7'4"
Balcony	2.20m x 0.83m	7'3" x 2'9"



GROUND FLOOR

Kitchen / Dining Room	5.07m x 5.80m	16'8" x 19'0"
Snug	5.52m x 2.78m	18'2" x 9'2"

FIRST FLOOR

Living Room	5.52m x 3.21m	18'2" x 10'7"
Master Bedroom	4.82m x 3.24m	15'10" x 10'8"

SECOND FLOOR

Bedroom 2	5.52m x 3.27m	18'2" x 10'9"
Bedroom 3	3.34m x 2.82m	11'0" x 9'3"
Bedroom 5 / Study	2.08m x 3.29m	6'10" x 10'10"

THIRD FLOOR

Bedroom 4	3.72m x 3.15m	12'3" x 10'4"
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W Wardrobe SC Service Cupboard ◀▶ Measurement points
 C Cupboard U Utility — Reduced ceiling height

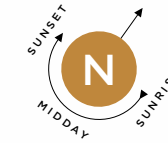
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Nos. 07, 14 (HANDED) & 17

THE COOPER 4 BEDROOM HOUSE

Total internal area: 203.8 sq m 2,194 sq ft

Outdoor space		
Terrace	5.55m x 1.67m	18'3" x 5'6"
Balcony	2.47m x 0.70m	8'2" x 2'4"



GROUND FLOOR

Kitchen	3.72m	12'3"
Family /Dining Room	5.50m x 6.28m	18'1" x 20'7"
Study	3.05m x 3.51m	10'0" x 11'6"



FIRST FLOOR

Living Room	5.50m x 3.82m	18'1" x 12'7"
Bedroom 3	4.80m x 3.30m	15'9" x 10'10"



SECOND FLOOR

Master Bedroom	3.40m x 3.41m	11'2" x 11'3"
Bedroom 2	3.20m x 3.30m	10'6" x 10'10"



THIRD FLOOR

Bedroom 4	4.38m x 3.06m	14'4" x 10'0"
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W Wardrobe SC Service Cupboard ◀▶ Measurement points
 C Cupboard U Utility — Reduced ceiling height

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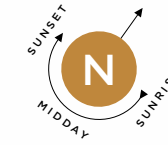
Nos. 08, 09 (HANDED), 12, 13 (HANDED), 18 & 19 (HANDED)

THE COOPER 4 BEDROOM HOUSE

Total internal area: 205.6 sq m 2,213 sq ft

Outdoor space

Terrace	5.55m x 1.67m	18'3" x 5'6"
Balcony	2.47m x 0.70m	8'2" x 2'4"



GROUND FLOOR

Kitchen	3.72m	12'3"
Family / Dining Room	5.50m x 6.28m	18'1" x 20'7"
Study	3.05m x 3.51m	10'0" x 11'6"



FIRST FLOOR

Living Room	5.50m x 3.82m	18'1" x 12'7"
Bedroom 3	4.80m x 3.30m	15'9" x 10'10"



SECOND FLOOR

Master Bedroom	3.40m x 3.41m	11'2" x 11'3"
Bedroom 2	3.20m x 3.30m	10'6" x 10'10"



THIRD FLOOR

Bedroom 4	4.38m x 3.06m	14'4" x 10'0"
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W Wardrobe SC Service Cupboard ◀▶ Measurement points
 C Cupboard U Utility — Reduced ceiling height

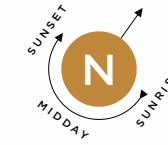
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Nos. 10 & 11 (HANDED)

THE COOPER 4 BEDROOM HOUSE

Total internal area: 197.7 sq m 2,128 sq ft

Outdoor space		
Terrace	5.55m x 1.67m	18'3" x 5'6"
Balcony	2.47m x 0.70m	8'2" x 2'4"



GROUND FLOOR

Kitchen	5.50m x 3.72m	18'1" x 12'3"
Family / Dining Room	5.50m x 6.28m	18'1" x 20'7"
Study	3.05m x 3.45m	10'0" x 11'4"



FIRST FLOOR

Living Room	5.50m x 3.72m	18'1" x 12'3"
Bedroom 3	4.80m x 3.40m	15'9" x 11'2"



SECOND FLOOR

Master Bedroom	3.40m x 3.41m	11'2" x 11'3"
Bedroom 2	3.20m x 3.24m	10'6" x 10'8"



THIRD FLOOR

Bedroom 4	3.27m x 2.93m	10'9" x 9'7"
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W Wardrobe **SC** Service Cupboard **▶** Measurement points
C Cupboard **U** Utility **—** Reduced ceiling height

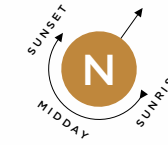
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No. 20

THE COOPER 4 BEDROOM HOUSE

Total internal area: 204.0 sq m 2,196 sq ft

Outdoor space		
Terrace	5.55m x 1.67m	18'3" x 5'6"
Balcony	2.47m x 0.70m	8'2" x 2'4"



GROUND FLOOR

Kitchen	3.72m	12'3"
Family / Dining Room	5.50m x 6.28m	18'1" x 20'7"
Study	3.05m x 3.51m	10'0" x 11'6"



FIRST FLOOR

Living Room	5.50m x 3.82m	18'1" x 12'7"
Bedroom 3	4.80m x 3.30m	15'9" x 10'10"



SECOND FLOOR

Master Bedroom	3.40m x 3.41m	11'2" x 11'3"
Bedroom 2	3.20m x 3.30m	10'6" x 10'10"



THIRD FLOOR

Bedroom 4	4.38m x 3.17m	14'4" x 10'5"
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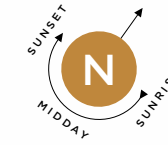
W Wardrobe SC Service Cupboard ◀▶ Measurement points
 C Cupboard U Utility — Reduced ceiling height

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Nos. 21 & 22

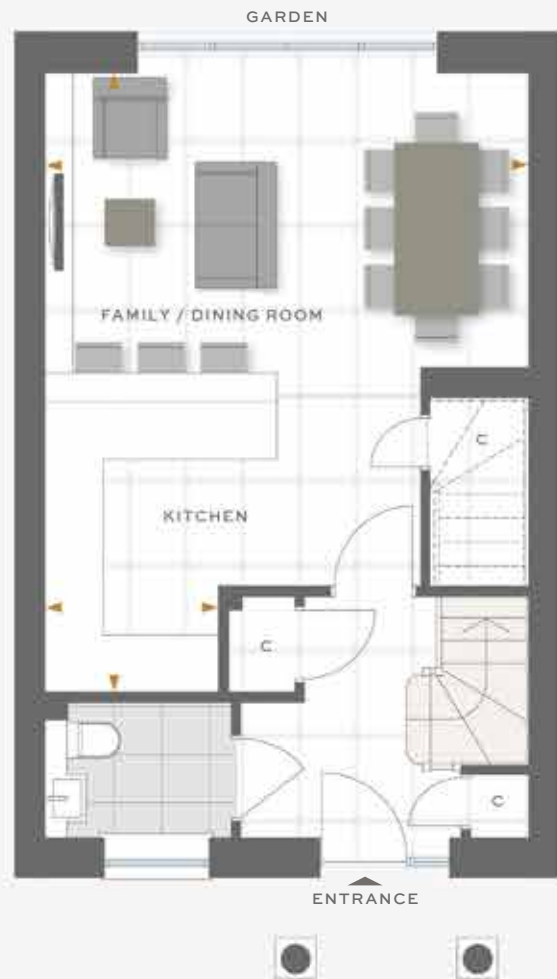
THE DARWIN 4 BEDROOM HOUSE

Total internal area:	147.6 sq m	1,589 sq ft
Outdoor space		
Balcony	1.54m x 0.70m	5'1" x 2'4"



GROUND FLOOR

Kitchen	1.80m	5'11"
Family / Dining Room	5.00m x 6.40m	16'5" x 21'0"



FIRST FLOOR

Living Room	5.00m x 3.25m	16'5" x 10'8"
Bedroom 4	2.70m x 2.41m	8'10" x 7'11"



SECOND FLOOR

Master Bedroom	3.00m x 3.25m	9'10" x 10'8"
Bedroom 3	2.75m x 2.84m	9'0" x 9'4"



THIRD FLOOR

Bedroom 2	3.88m x 3.13m	12'9" x 10'3"
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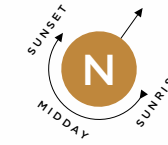
W Wardrobe **SC** Service Cupboard **▶▶** Measurement points
C Cupboard **U** Utility **—** Reduced ceiling height

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No. 23

THE DARWIN 4 BEDROOM HOUSE

Total internal area:	141.3 sq m	1,521 sq ft
Outdoor space		
Balcony	1.54m x 0.70m	5'1" x 2'4"



GROUND FLOOR

Kitchen	1.80m	5'11"
Family / Dining Room	5.00m x 6.40m	16'5" x 21'0"

FIRST FLOOR

Living Room	5.00m x 3.25m	16'5" x 10'8"
Bedroom 4	2.70m x 2.41m	8'10" x 7'11"

SECOND FLOOR

Master Bedroom	3.00m x 3.25m	9'10" x 10'8"
Bedroom 3	2.75m x 2.84m	9'0" x 9'4"

THIRD FLOOR

Bedroom 2	4.22m x 2.78m	13'10" x 9'2"
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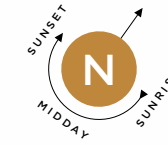
W Wardrobe **SC** Service Cupboard **▶** Measurement points
C Cupboard **U** Utility **—** Reduced ceiling height

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No. 24

THE DARWIN 4 BEDROOM HOUSE

Total internal area:	141.3 sq m	1,521 sq ft
Outdoor space		
Balcony	1.54m x 0.70m	5'1" x 2'4"



GROUND FLOOR

Kitchen	1.80m	5'11"
Family / Dining Room	5.00m x 6.40m	16'5" x 21'0"

FIRST FLOOR

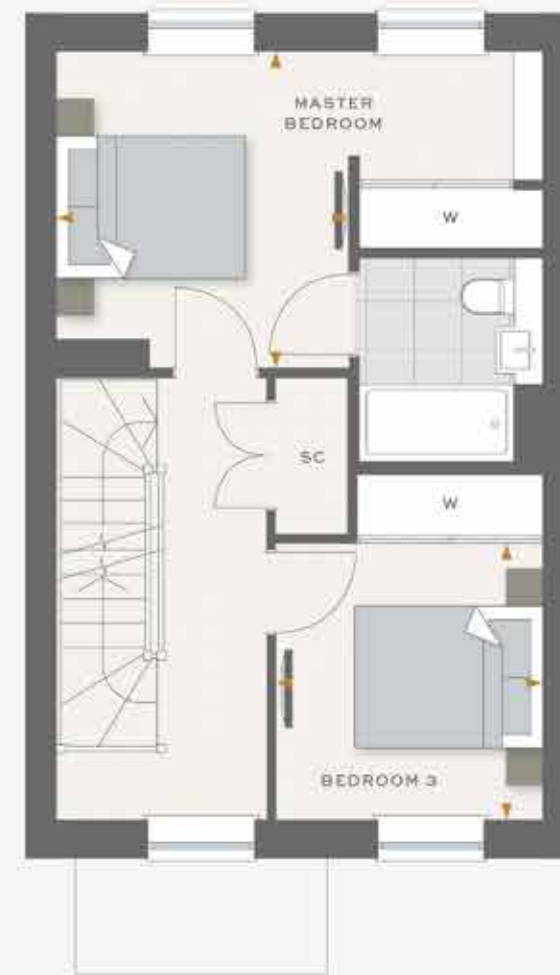
Living Room	5.00m x 3.25m	16'5" x 10'8"
Bedroom 4	2.70m x 2.41m	8'10" x 7'11"

SECOND FLOOR

Master Bedroom	3.00m x 3.25m	9'10" x 10'8"
Bedroom 3	2.75m x 2.84m	9'0" x 9'4"

THIRD FLOOR

Bedroom 2	2.78m x 4.22m	9'2" x 13'10"
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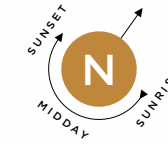
W Wardrobe **SC** Service Cupboard **▶** Measurement points
C Cupboard **U** Utility **—** Reduced ceiling height

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No. 25

THE DARWIN 4 BEDROOM HOUSE

Total internal area:	147.6 sq m	1,589 sq ft
Outdoor space		
Balcony	1.54m x 0.70m	5'1" x 2'4"



GROUND FLOOR

Kitchen	1.80m	5'11"
Family / Dining Room	5.00m x 6.40m	16'5" x 21'0"



FIRST FLOOR

Living Room	5.00m x 3.25m	16'5" x 10'8"
Bedroom 4	2.70m x 2.41m	8'10" x 7'11"



SECOND FLOOR

Master Bedroom	3.00m x 3.25m	9'10" x 10'8"
Bedroom 3	2.75m x 2.84m	9'0" x 9'4"



THIRD FLOOR

Bedroom 2	3.88m x 3.13m	12'9" x 10'3"
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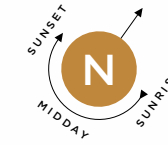
W Wardrobe **SC** Service Cupboard **▶** Measurement points
C Cupboard **U** Utility **—** Reduced ceiling height

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No. 26

THE DARWIN 4 BEDROOM HOUSE

Total internal area:	146.6 sq m	1,578 sq ft
Outdoor space		
Balcony	1.54m x 0.70m	5'1" x 2'4"



GROUND FLOOR

Kitchen	1.80m	5'11"
Family / Dining Room	5.00m x 6.40m	16'5" x 21'0"



FIRST FLOOR

Living Room	5.00m x 3.25m	16'5" x 10'8"
Bedroom 4	2.70m x 2.41m	8'10" x 7'11"



SECOND FLOOR

Master Bedroom	3.00m x 3.25m	9'10" x 10'8"
Bedroom 3	2.75m x 2.84m	9'0" x 9'4"



THIRD FLOOR

Bedroom 2	3.91m x 4.22m	12'10" x 13'10"
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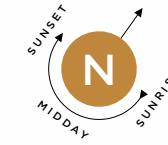
W Wardrobe **SC** Service Cupboard **▶** Measurement points
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No. 27

THE ESTER 4 BEDROOM HOUSE

Total internal area:	181.1 sq m	1,949 sq ft
Outdoor space		
Balcony	1.54m x 0.70m	5'1" x 2'4"



GROUND FLOOR

Kitchen	2.82m x 3.23m	9'3" x 10'7"
Family / Dining Room	6.99m x 3.76m	22'11" x 12'4"

FIRST FLOOR

Living Room	6.99m x 4.10m	22'11" x 13'5"
Bedroom 4	2.81m x 2.80m	9'2" x 9'3"

SECOND FLOOR

Master Bedroom	4.39m x 2.82m	14'5" x 9'3"
Bedroom 2	3.15m x 3.38m	10'4" x 11'1"

THIRD FLOOR

Bedroom 3	5.18m x 3.82m	17'0" x 12'7"
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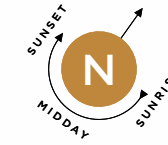
W Wardrobe SC Service Cupboard ◀▶ Measurement points
 C Cupboard U Utility — Reduced ceiling height

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No. 28

THE ESTER 4 BEDROOM HOUSE

Total internal area:	175.8 sq m	1,892 sq ft
Outdoor space		
Balcony	1.54m x 0.70m	5'1" x 2'4"



GROUND FLOOR

Kitchen	2.82m x 3.23m	9'3" x 10'7"
Family / Dining Room	6.99m x 3.76m	22'11" x 12'4"

FIRST FLOOR

Living Room	6.99m x 4.10m	22'11" x 13'5"
Bedroom 4	2.81m x 2.80m	9'2" x 9'3"

SECOND FLOOR

Master Bedroom	4.39m x 2.82m	14'5" x 9'3"
Bedroom 2	3.15m x 3.38m	10'4" x 11'1"

THIRD FLOOR

Bedroom 3	4.08m x 3.82m	13'5" x 12'7"
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W Wardrobe **SC** Service Cupboard **▶▶** Measurement points
C Cupboard **U** Utility **—** Reduced ceiling height

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DESIGNED
FOR LIFE



Lime Grove Mews, London, W12.

DESIGNED FOR LIFE

BUYING A HOME IS ONE OF THE MOST IMPORTANT DECISIONS YOU WILL EVER MAKE. THE QUALITIES THAT MAKE ST JAMES DIFFERENT MEAN THAT YOU CAN CHOOSE A NEW HOME FROM US WITH COMPLETE CONFIDENCE. WHEN YOU BUY A HOME FROM ST JAMES 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.

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 absolutely to your liking. Our homes also benefit from a ten year warranty, the first two years of which are covered by St James.

GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build.

Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

QUALITY IS AT THE HEART OF EVERYTHING WE DO

At St James, quality takes precedence, from choosing the right location and style of home, to the construction processes we follow, the materials we use and the specification we put into our homes. For extra peace of mind, in addition to the ten year warranty all new homes receive, St James operates a two 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 house builders, 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 James' homes and developments are not just built for today. They are designed to enhance the neighbourhoods 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 also 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.



Proud to be a member of the Berkeley Group of Companies

St James
Designed for life

St Edward
Designed for life

Berkeley
Designed for life

St George
Designed for life

London Evening Standard
NEW HOMES AWARDS 2013
WINNER

Lime Grove Mews Winner of the Grand Prix Award 2013 and Best Family Home

OUR COMMITMENT TO SUSTAINABLE LIVING

OVER THE PAST TEN YEARS, THE BERKELEY GROUP HAS TRANSFORMED ITS BUSINESS TO BECOME A LEADER IN SUSTAINABLE URBAN REGENERATION.

Sustainability is a key part of the Berkeley ethos, and its companies including St James have made a long-term commitment to create sustainable, vibrant communities that enhance the surrounding area while minimising any adverse environmental impact. These values lie at the heart of Brewery Wharf.

The Code for Sustainable Homes (CFSH) is an environmental rating system, setting new standards for resource efficiency. The new phases at Brewery Wharf will achieve Code Level 4 which is 35% more energy efficient than the applicable Building Regulations requirement. For householders, this means lower running costs, as well as the satisfaction of living a 'more sustainable' lifestyle.

HOMES AT BREWERY WHARF BENEFIT FROM:

- Photovoltaic tiles contribute to the development-wide 35% reduction in energy consumption
- Individual gas fired boilers
- Sustainable Urban Drainage System – development-wide Surface Water Management through permeable paving, soakaways and green roofs
- Achieves Code for Sustainable Homes Level 4
- Highly insulated building envelope
- Energy efficient appliances
- Recycling bins
- Dual flush toilets, restrictors and aerated taps to achieve 105l water usage per person per day
- 100% low energy lighting
- Mechanical Ventilation with Heat Recovery
- Cycle storage located in garden shed
- Site-wide ecological features such as bat and bird boxes
- Good transport links
- Provision for home office facilities
- Lifetime Homes standards
- Enhanced acoustic treatment above building regulations
- Sustainably resourced materials during the construction period



OUR VISION FOR YOUR FUTURE. SIMPLY A BETTER WAY OF LIVING

OUR VISION

OVER THE YEARS THE BERKELEY GROUP HAS WON MANY PRESTIGIOUS AWARDS FOR THE QUALITY, DESIGN AND SUSTAINABILITY OF OUR DEVELOPMENTS.

OUR VISION STRATEGY IS DESIGNED TO RAISE OUR STANDARDS HIGHER STILL, AND MEANS THAT YOU ARE BUYING A HOME FROM A SUSTAINABLE BUSINESS THAT TAKES ITS RESPONSIBILITIES TOWARDS THE ENVIRONMENT, ITS WORKFORCE AND THE COMMUNITIES IN WHICH IT WORKS, VERY SERIOUSLY.

AN EXCEPTIONAL CUSTOMER EXPERIENCE

Every customer benefits from our Berkeley Customer Satisfaction Commitment, with dedicated Sales Teams to provide exceptional service throughout the buying process, and Customer Service Teams to look after your needs after you have moved in.

GREENER, MORE ECONOMICAL HOMES

Our new homes are designed to use 26% less water and their CO2 emissions are 76% lower than an average home*, saving you significant amounts on your utility bills. We provide recycling bins in every home, space to set up a home office and a safe place to store bicycles.

CREATING SUSTAINABLE COMMUNITIES

We make sure the homes and places we create are safe and secure.

Our homes are also adaptable to meet the changing needs of individuals and families. We reduce the impact of the construction process on the local community by ensuring all of our sites are registered with the Considerate Constructors Scheme.

A COMMITMENT TO THE FUTURE

We set targets to reduce water use and CO2 emissions associated with our construction and business operations. We also aim to reuse or recycle a high proportion of our construction, demolition and excavation waste.

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 partly 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.



*Savings vary in every home. Figures based on a typical 3 bed St James home achieving Code for Sustainable Homes Level 3. For further details contact: sustainability@berkeleygroup.co.uk
Some features are only applicable to specific developments. Please ask sales consultant for further information.

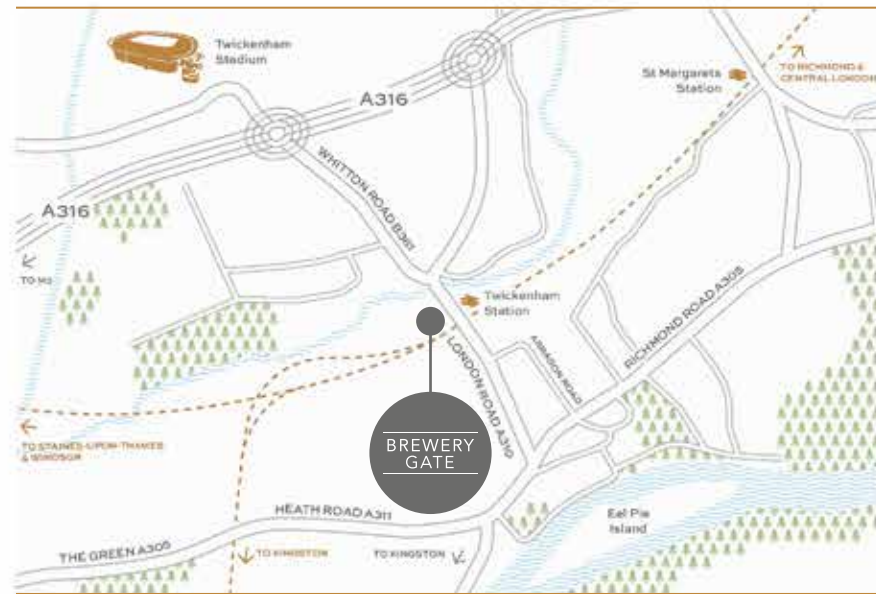


CONTACT

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 Twickenham
 TW11AA

Call **020 3002 9457**
 Email **sales.brewerywharf@stjames.co.uk**
 Or visit **www.brewery-wharf.co.uk**



DIRECTIONS

By car from the A316: From the Whitton Road roundabout take the exit onto B361, Whitton Road following signs for Twickenham. At traffic signals turn right onto the A310 London Road. Take the next right opposite Twickenham railway station into Brewery Lane where you will find Brewery Wharf.

By car from the A305 Richmond Road: Travelling from Richmond on the A305 Richmond Road, turn right at the traffic lights onto Arragon Road. Follow the road around to the next set of lights and turn right onto the A310 London Road. Immediately after the railway bridge, turn left into Brewery Lane where you will find Brewery Wharf.

By train: Exit Twickenham station via the London Road exit. Brewery Wharf is directly opposite.

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 accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. 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. Brewery Wharf and Brewery Gate are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact St James to ascertain the availability of any particular property.

D389/05CA/2014

