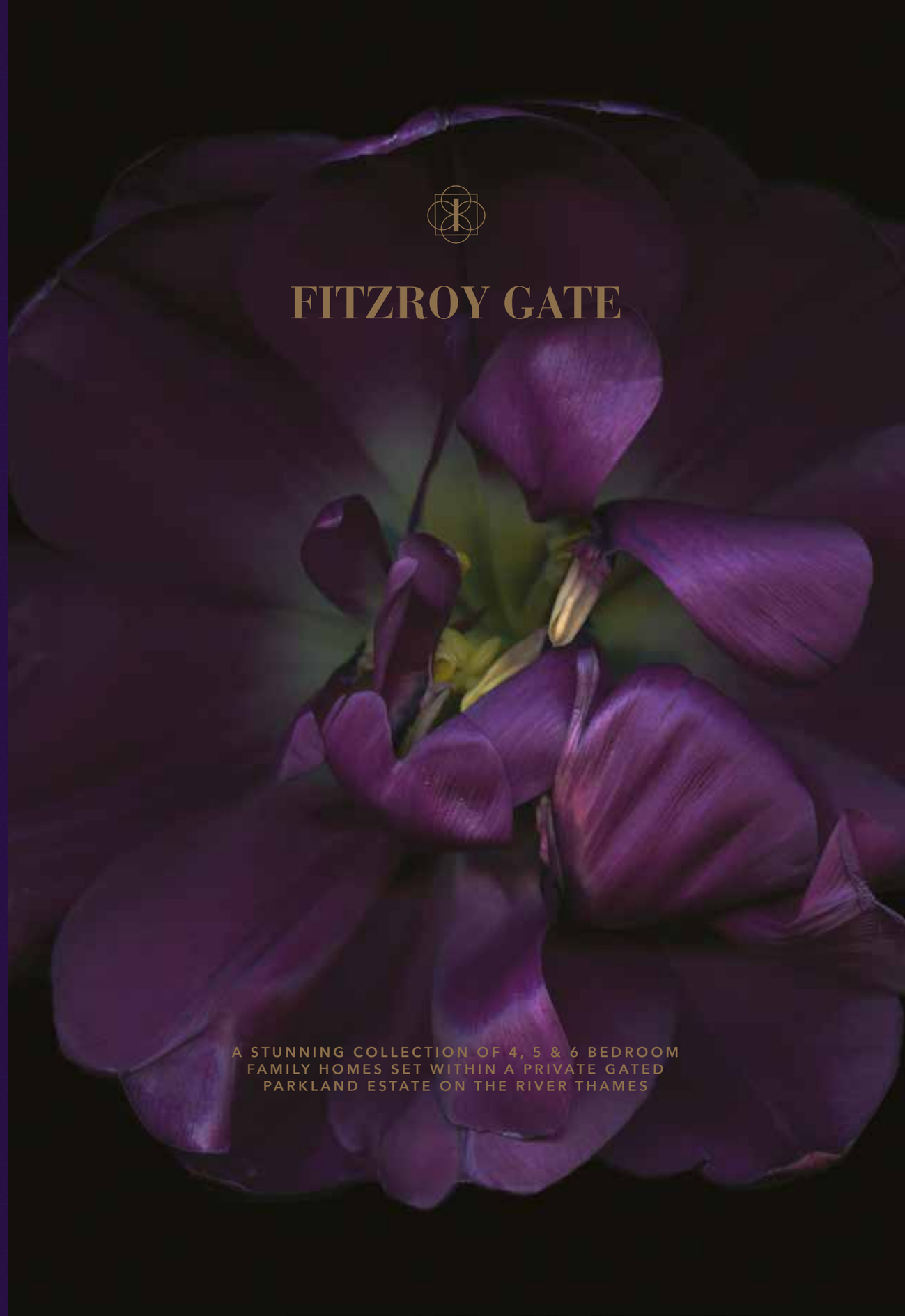
FITZROY GATE

RICHMOND ROAD TW7

St James
Designed for life


FITZROY GATE
A STUNNING COLLECTION OF 4, 5 & 6 BEDROOM
FAMILY HOMES SET WITHIN A PRIVATE GATED
PARKLAND ESTATE ON THE RIVER THAMES

A RARE OPPORTUNITY

Fitzroy Gate is a collaboration between St James – part of the Berkeley Group – and Beechcroft Developments.

Fitzroy Gate will transform this seven acre site on the banks of the River Thames into a gated estate with Beechcroft converting the Grade II listed buildings into 15 two and three bedroom apartments and 8 mews houses. St James will create 39 stunning four, five and six bedroom houses, together with a care home for the elderly.

The beautifully restored grounds provide a private mature parkland setting, enclosed by the original estate walls set behind the refurbished entrance gates.

Less than a mile from Richmond and within easy access of Central London, Fitzroy Gate offers a rare opportunity to live in a gated community in West London.

THE ST JAMES DIFFERENCE

St James is a design conscious residential developer with a proven track record for delivering fantastic homes in amazing places, utilising world class architecture, cultural initiatives, landscape and interior design to create a unique sense of place.

St James prides itself on adding value through the design, quality of homes and level of service it provides to its customers.

Computer-generated image is indicative only.

A BIRD'S EYE VIEW OF THIS

PRIVATE ESTATE

EXCLUSIVE LIVING

Behind the impressive gated entrance on Richmond Road and enclosed by the original estate walls, Fitzroy Gate is an exclusive development, positioned in a unique, historic setting on the River Thames.

Computer-generated image is indicative only.

ISLEWORTH HOUSE

This desirable riverside manor was built as a home for Edward Blore, George III's physician, in 1832. This grand building, known locally as The White House, is where the privileged from the King's court would be invited to visit on the weekend to admire its manicured lawns, on-site chapel and large stable block.

Computer-generated image is indicative only.

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NEIGHBOURING DELIGHTS

TAKE SOME TIME TO INDULGE A LITTLE....

FEAST ON

There is an abundance of choice when it comes to eating out, from Artisan coffee shops to Michelin-starred restaurants. Enjoy a riverside view whilst dining on modern British quality food at The Bingham in Richmond or head to the brasserie regarded as 'the little corner of Paris in Twickenham' for fabulous rustic French food at Brula.

For a local pub offering a friendly atmosphere with all creature comforts – roaring fires, sofas and hearty pies - you cannot go wrong with a visit to The Crown in St Margaret's.

CAFÉ CULTURE

The beautiful Syon Coffee House delivers a homely oasis where you can enjoy a relaxing cappuccino and pastry. For a waterside treat, seek out Tide Tables, a café hidden in a converted arch beneath Richmond Bridge where you can enjoy a wholesome breakfast and a cup of tea.

"ENJOY A RIVERSIDE VIEW WHILST DINING ON MODERN BRITISH QUALITY FOOD"

THE BINGHAM, RICHMOND

RETAIL THERAPY

Richmond's cobbled lanes have a plethora of cute boutiques and antique shops. Browse the high street style leaders Anthropologie and Whistles or pick up a one-off at Feather and Stitch. From the fine chocolates of William Curley to the designer brands of House of Fraser, Fitzroy Gate is perfectly placed to enjoy all that the local area has to offer.

ALL ON YOUR DOORSTEP

For a more traditional experience, Armstrong's Family Butchers in St Margaret's is an ideal way to stock up the pantry. This family run business has been established for over 30 years, and supplies fine rare breed meats, alongside delicious homemade pies, jams and chutneys.

Each Saturday, Richmond Farmers' Market comes to town, offering a selection of fresh vegetables, organic local meat and artisan cheese.

A WEALTH OF CULTURE AND RELAXATION AWAITS

ENJOY A NIGHT AT THE THEATRE

Watch much loved musicals and ballets at the beautiful Victorian Richmond Theatre, or for a more intimate experience, the cosy Orange Tree Theatre, just opposite the station, is a must for serious theatre goers.

There are three cinemas in Richmond. Movie buffs will love the award-winning Curzon cinema for its regular digital screenings of art-house and independent films.

LOOK GOOD, FEEL GREAT

Rejuvenate your mind, body and soul with an afternoon at one of the local spas. For a touch of luxury go for a VIP treatment at the Kallima Spa at The Hilton in Syon House. Those wanting a more upbeat tempo can join a class there or visit nearby Richmond Hill Health Club.

THE HOME OF ENGLAND RUGBY

Twickenham stadium is the largest rugby union stadium in the world. Experience the electric atmosphere of match day alongside 82,000 other excited spectators at England's hallowed turf.

HAM POLO CLUB

Ham Polo Club is the last remaining polo club in Greater London. Founded in 1926, the club has an established and distinguished reputation. Known for excellent playing and social facilities, combined with a relaxed family atmosphere the club is well worth a visit.

RIVER LIFE

See the River Thames from a totally different perspective – on the water. Twickenham Rowing Club offers the chance for everyone, from kids to top class athletes, to exercise on London's most beautiful stretch of the river.

TWICKENHAM LAWN TENNIS CLUB

The club offers a great family-friendly atmosphere – including a junior tennis programme through to competitive tennis, for players of all standards, as well as regular social events for members.

ROYAL RESIDENCES

This stretch of the River Thames is home to a series of royal landmarks. King George II's Marble Hill Palace, the 17th Century Ham House and one of the most famous royal residences of all time, Hampton Court Palace, all nestle into these banks. Beautiful big mansions such as Osterley House and Syon House also serve as a reminder to the area's heritage.

Fitzroy Gate is just a short stroll from Richmond Lock, where you can cross the water and find the Royal Botanical Gardens at Kew. With over 30,000 different plant species, this horticultural centre is now a World Heritage Site.

AT ALMOST 2,500 ACRES, NEARBY RICHMOND PARK IS THE LARGEST OF THE CAPITAL'S EIGHT ROYAL PARKS

For hundreds of years, deer herds have roamed these historic landscapes. Richmond Park, a National Nature Reserve, is home to 650 roaming Red and Fallow deer, providing a wonderful place in which to enjoy the wildlife and while away the summer days with friends and family.

Soak up the heritage at Marble Hill, offering 66 acres of outstanding riverside parkland, or discover Syon Park and its enchanted woodland and ornamental lake.

AN ACADEMIC NEIGHBOURHOOD

OPPORTUNITIES FOR EDUCATION

With many well-represented private and state schools within walking distance, Fitzroy Gate is ideally located for families. Established in 1630, The Blue School Primary is one of the country's oldest Church of England schools and classified 'Outstanding' by Ofsted.

There are two exceptional secondary school in the neighbourhood. Both the Green School and Gunnersbury Catholic School have topped the local league tables with their 90% plus record of five or more A* - C GCSE results.

St Mary's University, in nearby Twickenham, offers one of the UK's most distinguished places to train as a teacher. Just a short distance away, the highly reputed Kingston University has over 23,000 students enrolled at its five campuses.

PRIMARY SCHOOLS

THE BLUE SCHOOL COFE PRIMARY
0.2 miles

WORPLE PRIMARY SCHOOL
0.2 miles

ST MARY'S CATHOLIC PRIMARY SCHOOL, ISLEWORTH
0.5 miles

ISLEWORTH TOWN PRIMARY SCHOOL
0.6 miles

ST STEPHEN'S COFE PRIMARY SCHOOL
0.9 miles

IVYBRIDGE PRIMARY SCHOOL
1.0 miles

THE SMALLBERRY GREEN PRIMARY SCHOOL
1.1 miles

MARLBOROUGH PRIMARY SCHOOL
1.1 miles

ASHTON HOUSE SCHOOL
1.5 miles

SECONDARY SCHOOLS

GUMLEY HOUSE CONVENT SCHOOL
0.7 Miles

THE GREEN SCHOOL
1.1 miles

ISLEWORTH AND SYON SCHOOL FOR BOYS
1.5 miles

BRENTFORD SCHOOL FOR GIRLS
1.8 miles

RADNOR HOUSE INDEPENDENT PREP SCHOOL
2.1 miles

GUNNERSBURY CATHOLIC SCHOOL
2.4 miles

ST MARK'S CATHOLIC SCHOOL
2.7 miles

WALDEGRAVE SCHOOL FOR GIRLS
2.8 miles

HAMPTON SCHOOL
4.5 miles

EVERYTHING ON YOUR DOORSTEP

GREEN OPEN SPACES

01 SYON HOUSE & PARK
02 OLD DEER PARK
03 MARBLE HILL HOUSE & PARK
04 RICHMOND PARK
05 KEW GARDENS

LEISURE

06 RICHMOND THEATRE
07 RICHMOND CINEMA
08 TWICKENHAM RUGBY STADIUM
09 RICHMOND CANOE CLUB
10 ROYAL MID SURREY GOLF COURSE

HEALTH & FITNESS

11 RICHMOND HILL HEALTH CLUB
12 FIT TECH GYM
13 ST MARY'S TENNIS CLUB

SCHOOLS

14 THE BLUE SCHOOL
15 GUMLEY HOUSE CONVENT SCHOOL
16 ISLEWORTH & SYON BOYS SCHOOL
17 THE GREEN SCHOOL, BUSCH CORNER
18 WORPLE PRIMARY SCHOOL

FOOD RETAIL

19 WAITROSE
20 WHOLE FOOD MARKET

OSTERLEY
GREAT WEST RD
A4
SYON LANE
A315
OSTERLEY
HOUNSLOW EAST
HOUNSLOW CENTRAL
A315
ISLEWORTH
TWICKENHAM RD
RIVER THAMES
KEW RD
KEW GARDENS
ISLEWORTH
LOWER RICHMOND RD
A316
TWICKENHAM RD
RICHMOND RD
RICHMOND
RICHMOND GREEN
SHEEN RD
ST MARGARETS
A316
CHERTSEY RD
A316
CHERTSEY RD
ST MARGARETS
LONDON RD
TWICKENHAM
RICHMOND HILL
TWICKENHAM

Maps are not to scale and show approximate locations only.

WELL CONNECTED

Life at Fitzroy Gate is one that promises comfort and peace of mind, all within a location that offers convenient transport connections. Isleworth and St Margaret's stations are both less than a mile away.

Nearby main roads such as the M3, M4 and the M25 connect Fitzroy Gate to the whole of London and further afield. Jetting off is easy too, as Heathrow airport can be reached in less than half an hour.

TRAVELLING FROM ST MARGARETS RAILWAY STATION	TRAVELLING BY CAR
2 MINS BY TRAIN TO TWICKENHAM	**09** MINS TO THE M4 (3 MILES)
20 MINS BY TRAIN TO CLAPHAM JUNCTION	**11** MINS TO THE M3 (6.1 MILES)
26 MINS BY TRAIN TO VAUXHALL	**16** MINS TO THE M25 (12.1 MILES)
30 MINS BY TRAIN TO CHISWICK	**17** MINS TO HEATHROW AIRPORT (6.3 MILES)
32 MINS BY TRAIN TO LONDON WATERLOO	**45** MINS TO GATWICK AIRPORT (43.6 MILES)

All of the above are fastest journey (with no changes) taken from National Rail Enquiries website on 1st October 2015. The road distances were calculated from TW7 7BS via Google Maps accessed on 1st October 2015 to the closest part of the motorways/areas/places and timings reflect journey time without traffic.

ENTRANCE HALL

The exclusive London interior designer Laura Hammett has brought an opulent, sophisticated feel to the interiors of every home, with precise attention to detail and the use of natural, contemporary tones.

Computer-generated image is indicative only.

RECEPTION

Computer-generated image is indicative only.

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ENTERTAINMENT ROOM

Computer-generated image is indicative only.

Computer-generated image is indicative only.

STUNNING SPECIFICATION

KITCHEN

- Bespoke fitted handleless kitchens with gloss and textured finishes to doors
- Feature lighting to underside of wall units
- Full height mirrored splash back
- Composite stone worktop
- Stainless steel under mount sink
- Polished chrome monoblock mixer
- Fully integrated appliances including:
  - Extractor
  - 5-ring gas hob*
  - Double oven including combination steam oven (Honywood houses)
  - Coffee machine (Honywood houses)
  - Microwave (Honywood houses)
  - Combination microwave/oven (Turner houses)
  - Single oven (Turner houses)
  - Fridge/freezer
  - Wine cooler
  - Dishwasher
  - Warming drawer
- Siemens branded appliances to Turner houses
- Miele branded appliances to Honywood houses

*Please refer to plot specific data sheet and floor plans

Computer-generated image of ensuite is indicative only.

BATHROOMS & ENSUITES

- White wall mounted dual flush WC
- Polished chrome dual flush button
- White double basin to master ensuite*
- White single basin to master ensuite (to remaining plots)
- White countertop or under mount basin to all remaining bathrooms and shower rooms
- White bath with bath screen or white shower tray with shower screen to bathrooms
- Combination of stone vanity and bath surround to master ensuite*
- Porcelain tiles to walls and floors with feature wall to bathrooms and shower rooms
- White bath with timber effect side panel to all remaining bathrooms*
- Flush shower tray to master ensuite (Honywood houses)
- Hansgrohe polished chrome brassware including basin mixer, bath/shower mixer, ceiling mounted showerhead and handheld shower
- Polished chrome robe hooks and toilet roll holder
- Polished chrome heated towel radiator*
- Mirrored cabinet with feature lighting and shaver socket to master bathroom, master ensuite and bedroom 2 ensuite*
- Mirrored bathroom cabinet to all remaining bathrooms

UTILITY ROOM

- Utility room with fitted cupboards including sink*
- Washing machine and tumble dryer (located in utility room*)
- Combination washer dryer (Plots 16,17, 21, 22, 23, 24)

WARDROBE

- Walk in wardrobe to master bedroom with drawers, shelves, hanging rails and LED strip lighting
- Timber effect doors to secondary bedrooms with high level shelf, hanging rail and LED strip lighting*
- All secondary bedrooms with fitted wardrobes (Honywood houses)
- Only bedroom 2 and 3 with fitted wardrobes (Turner houses)
- Chrome finish ironmongery where applicable

FINISHES / JOINERY

- White painted internal walls and ceilings
- Timber and porcelain tiling to ground floor
- Carpet to upper floors
- Timber finished staircase including treads, hand rail to ground floor and carpet to upper floors
- Painted front entrance and internal doors with groove detail
- Glazed door to kitchen*
- Cornice to entrance hall, living room, dining room and kitchen

COAT CUPBOARDS

- High level shelf with hanging rail and light*

EXTERNALS

- Glazed bi-folding doors to rear garden patio
- White French doors to upper floors*
- White sliding sash or casement windows
- Lighting to patio and terraces*
- External tap and outdoor power socket to rear garden
- Turfed garden and paving to external areas*

*Please refer to plot specific data sheet and floor plans

Computer-generated image of bedroom is indicative only.

IRONMONGERY

- Chrome finish lever handles to internal doors

ELECTRICS / LIGHTING

- Chrome finish to light switches and visible kitchen sockets
- White plastic switch and sockets at low level to other locations
- Home office facility with telephone and data points
- Wiring for Virgin Television in reception and master bedroom
- High and low level HDMI to reception and master bedroom
- High level TV point to reception and master bedroom
- LED downlights throughout
- Provision for pendant lighting to hall, kitchen breakfast bar and main reception room*

STRUCTURE

- Enhanced acoustic performance with concrete floors and staircase (with applied finishes)

HEATING / VENTILATION

- Gas fireplace to reception (Honywood houses only)
- Underfloor heating throughout (Honywood houses only)
- Underfloor heating to ground floor and radiators to bedrooms (Turner houses only)
- Gas fired boiler

SECURITY

- Gated development accessed by key fob
- Door entry system panel linked from each house to main entrance gates

CAR PARKING

- 2 parking spaces per house*
- Garages or Car Barns*

OTHER

- Timber sheds to rear gardens*
- Rear access to all gardens

CUSTOMER UPGRADES

- Intruder alarm
- Bespoke joinery to reception*
- Timber flooring to first floor reception room*
- Tall wine cooler*
- Bespoke coat and storage joinery to ground floor service cupboard*
- Bespoke joinery with integrated fridge to entertainment room*
- Timber flooring to entertainment room*
- Widescreen television to reception*

*Please refer to plot specific data sheet and floor plans

A LUXURY RIVERSIDE LOCATION

KEY

- THE HONYWOOD COLLECTION
- THE TURNER COLLECTION
- COOPER HOUSE, EXTRA CARE APARTMENTS
- THE BEECHCROFT COLLECTION

RIVER THAMES

RIVER WALK

PRIVATE PARKLAND

POND

SALES & MARKETING SUITE

EXISTING RESIDENTIAL

COOPER HOUSE

1 2 3 4 5 6 7 8 9

10 11 12 13 14 15 16 17

18 19 20

ISABELLA HOUSE

THE WHITE HOUSE

THE MEWS

THE CHAPEL

21 22 23 24

25 26 27 28 29

30 31 32 33 34 35 36 37 38 39

CEMETERY

GATED ENTRANCE

TO ISLEWORTH

TO RICHMOND

RICHMOND ROAD

SUNRISE

N

SUNSET

EXISTING RESIDENTIAL

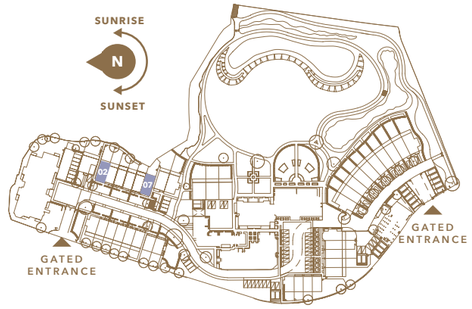
The site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.

THE TURNER COLLECTION

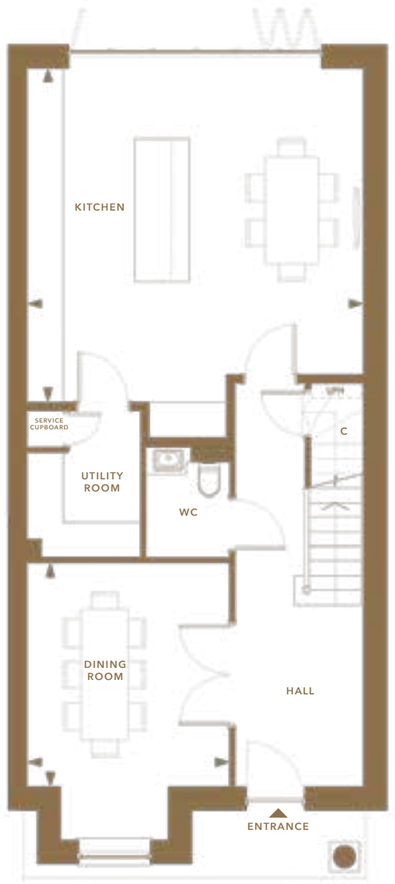
4 & 5 BEDROOM HOUSES

5 BEDROOM HOUSES

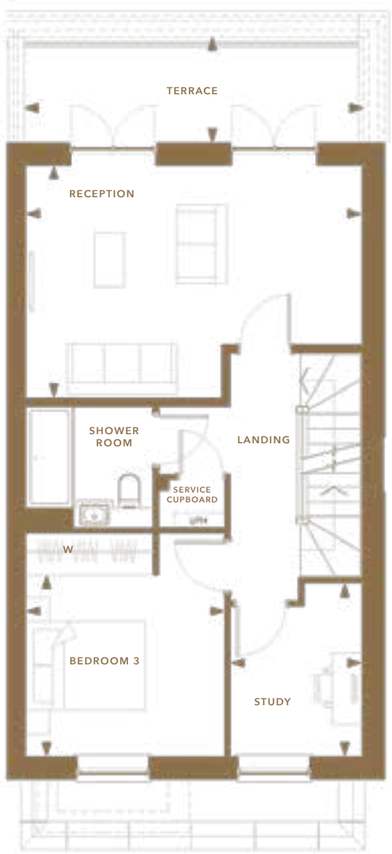
PLOT NO. 02* & 07



C CUPBOARD
W WARDROBE
--- OPTIONAL WARDROBE
◄► MEASUREMENT POINTS
UFH UNDERFLOOR HEATING

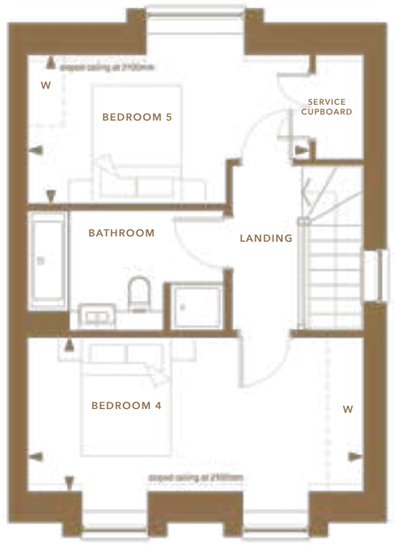


GROUND FLOOR



FIRST FLOOR

SECOND FLOOR



THIRD FLOOR

TOTAL AREA	224.5M²	2417FT²

GROUND FLOOR

KITCHEN	5.635m x 5.605m	18'6" x 18'5"
DINING ROOM	3.750m x 3.390m	12'4" x 11'2"

FIRST FLOOR

RECEPTION	5.635m x 3.900m	18'6" x 12'10"
STUDY	2.910m x 2.205m	9'7" x 7'3"
BEDROOM 3	3.335m x 3.045m	10'11" x 10'0"
TERRACE	5.680m x 1.785m	18'8" x 5'10"

SECOND FLOOR

MASTER BEDROOM	3.405m x 3.000m	11'2" x 9'10"
BEDROOM 2	3.500m x 2.910m	11'6" x 9'7"

THIRD FLOOR

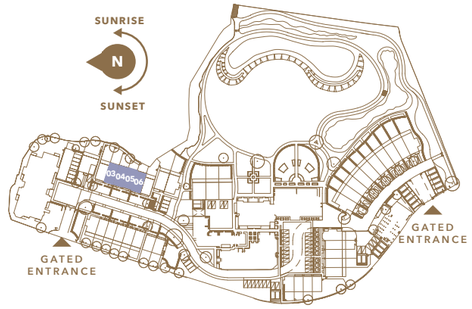
BEDROOM 4	5.635m x 2.590m	18'6" x 8'6"
BEDROOM 5	4.735m x 2.520m	15'7" x 8'3"

* Homes are handed

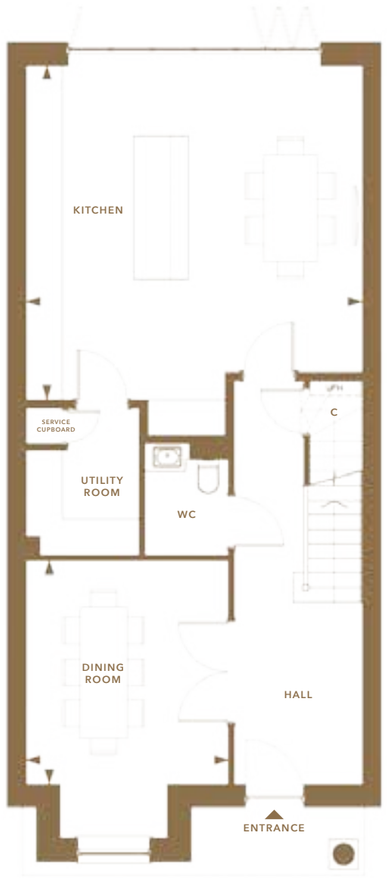
House layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. House areas are provided as gross internal areas under the RICS measuring 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.

5 BEDROOM HOUSES

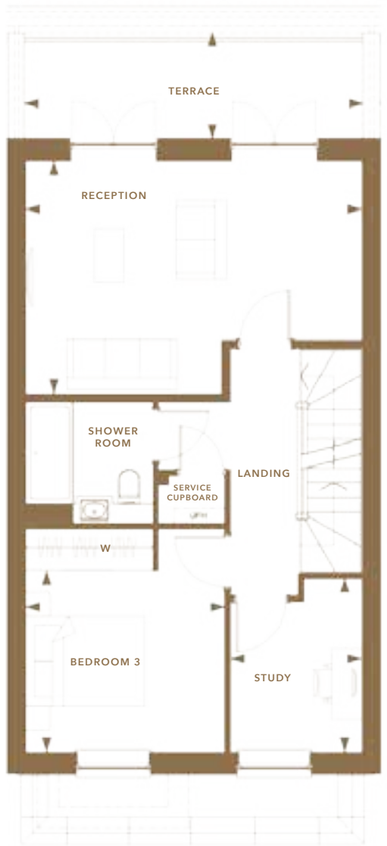
PLOT NO. 03*, 04, 05* & 06



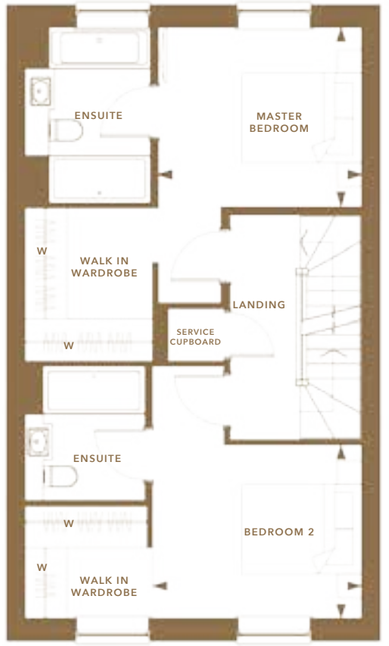
C CUPBOARD
W WARDROBE
--- OPTIONAL WARDROBE
◄► MEASUREMENT POINTS
UFH UNDERFLOOR HEATING



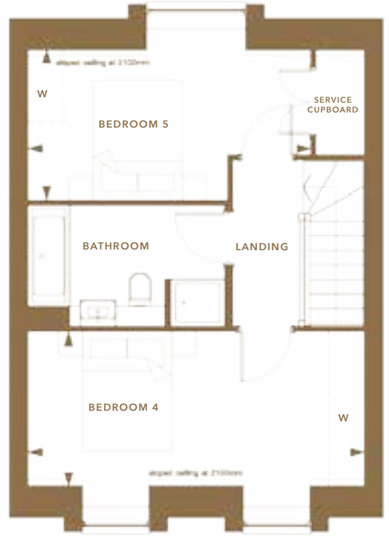
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

TOTAL AREA	224.5M²	2417FT²

GROUND FLOOR

KITCHEN	5.635m x 5.605m	18'6" x 18'5"
DINING ROOM	3.750m x 3.390m	12'4" x 11'2"

FIRST FLOOR

RECEPTION	5.635m x 3.900m	18'6" x 12'10"
STUDY	2.910m x 2.205m	9'7" x 7'3"
BEDROOM 3	3.335m x 3.045m	10'11" x 10'0"
TERRACE	5.685m x 1.785m	18'8" x 5'10"

SECOND FLOOR

MASTER BEDROOM	3.405m x 3.000m	11'2" x 9'10"
BEDROOM 2	3.500m x 2.910m	11'6" x 9'7"

THIRD FLOOR

BEDROOM 4	5.635m x 2.590m	18'6" x 8'6"
BEDROOM 5	4.735m x 2.520m	15'7" x 8'3"

* Homes are handed

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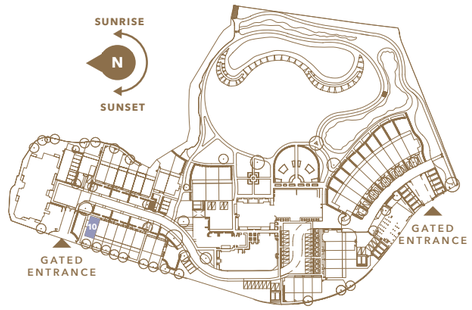
5 BEDROOM HOUSE

PLOT NO. 10



C CUPBOARD
W WARDROBE
--- OPTIONAL WARDROBE
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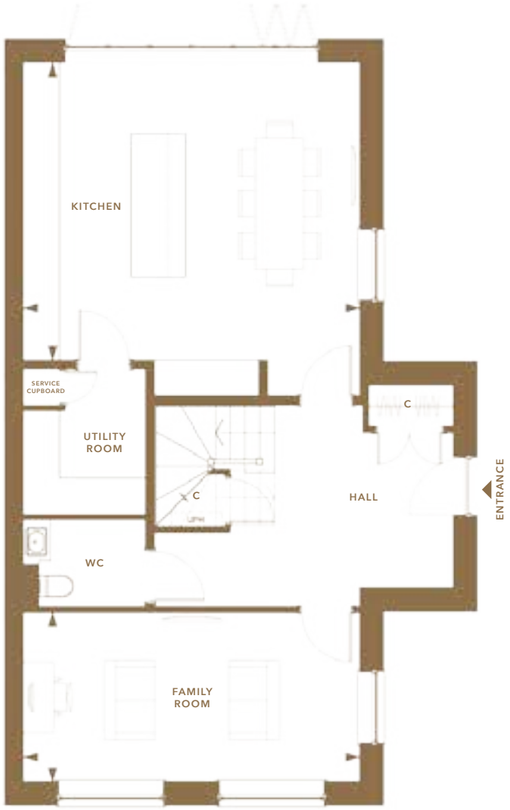

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

TOTAL AREA	233.3M²	2511FT²

GROUND FLOOR

KITCHEN	5.635m x 4.985m	18'6" x 16'4"
FAMILY ROOM	5.635m x 2.840m	18'6" x 9'4"

FIRST FLOOR

RECEPTION	5.635m x 3.445m	18'6" x 11'4"
MASTER BEDROOM	4.395m x 2.785m	16'2" x 9'2"
TERRACE	5.685m x 1.785m	18'8" x 5'10"

SECOND FLOOR

BEDROOM 2	3.455m x 3.445m	11'4" x 11'4"
BEDROOM 3	4.935m x 3.005m	16'2" x 9'10"

THIRD FLOOR

BEDROOM 4	3.565m x 2.715m	11'8" x 8'11"
BEDROOM 5	5.635m x 2.205m	18'6" x 7'3"

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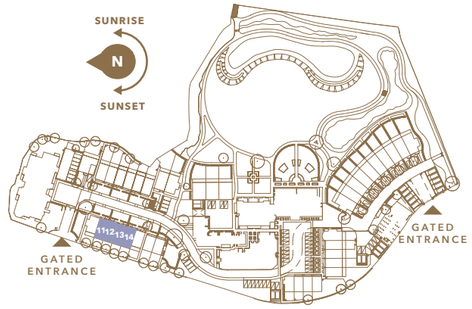
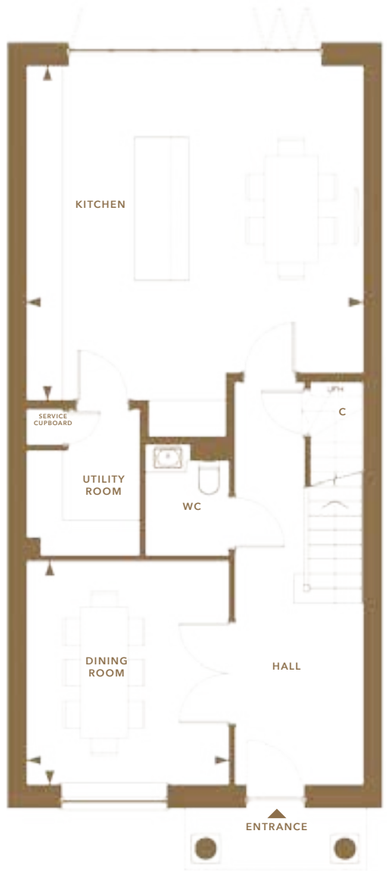
5 BEDROOM HOUSES

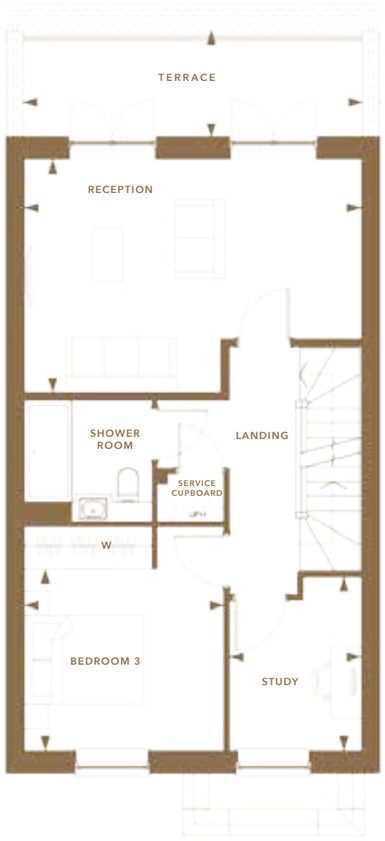
PLOT NO. 11, 12*, 13 & 14*



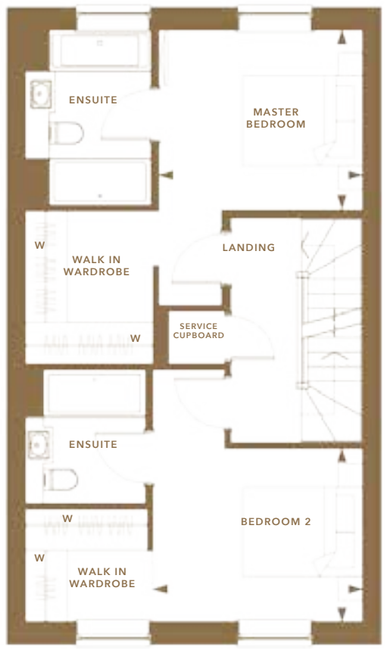
C CUPBOARD
W WARDROBE
--- OPTIONAL WARDROBE
◄► MEASUREMENT POINTS
UFH UNDERFLOOR HEATING



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THIRD FLOOR

TOTAL AREA	222.8M²	2398FT²

GROUND FLOOR

KITCHEN	5.635m x 5.605m	18'6" x 18'5"
DINING ROOM	3.750m x 3.390m	12'4" x 11'2"

FIRST FLOOR

RECEPTION	5.635m x 3.900m	18'6" x 12'10"
STUDY	2.910m x 2.205m	9'7" x 7'3"
BEDROOM 3	3.335m x 3.045m	10'11" x 10'0"
TERRACE	5.685m x 1.785m	18'8" x 5'10"

SECOND FLOOR

MASTER BEDROOM	3.405m x 3.000m	11'2" x 9'10"
BEDROOM 2	3.500m x 2.910m	11'6" x 9'7"

THIRD FLOOR

BEDROOM 4	5.635m x 2.590m	18'6" x 8'6"
BEDROOM 5	4.735m x 2.520m	15'7" x 8'3"

* Homes are handed

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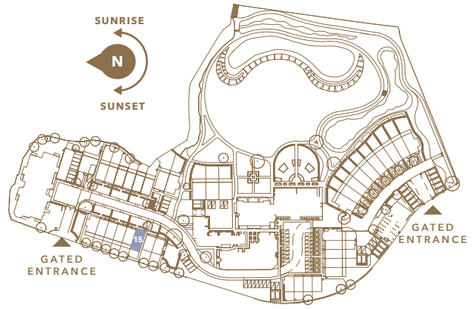
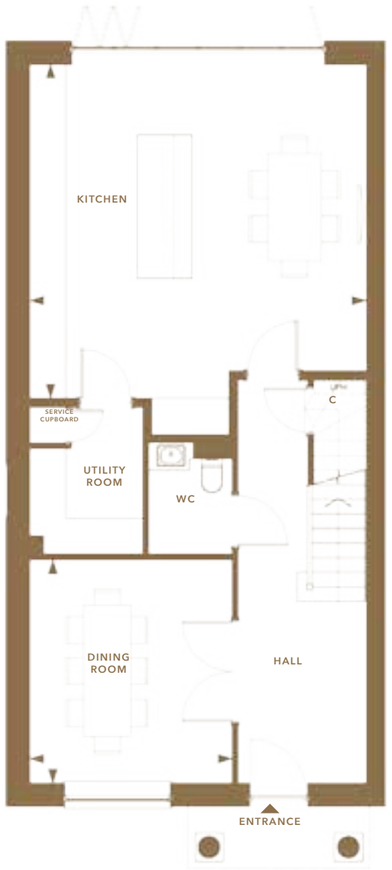
5 BEDROOM HOUSE

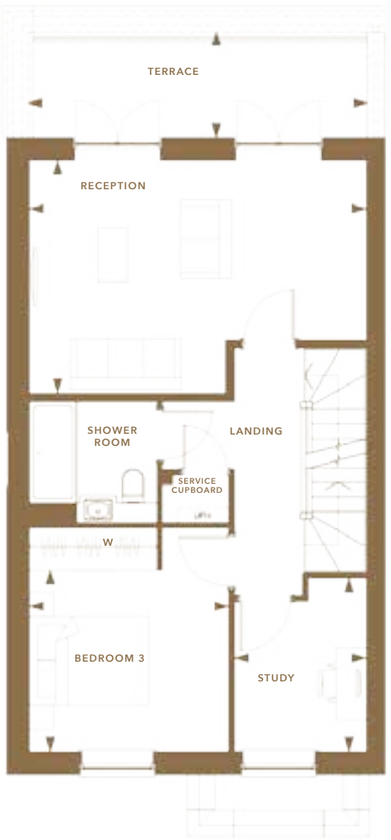
PLOT NO. 15



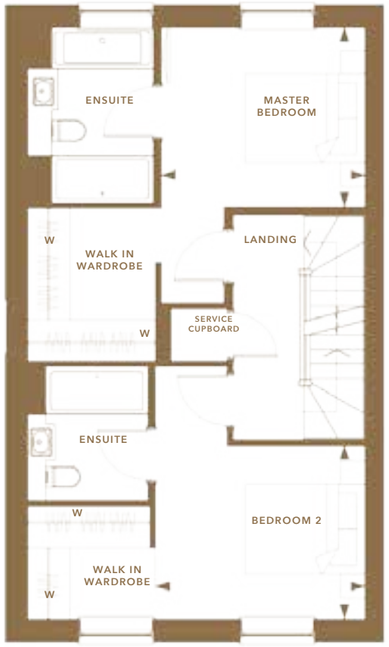
C CUPBOARD
W WARDROBE
--- OPTIONAL WARDROBE
◄► MEASUREMENT POINTS
UFH UNDERFLOOR HEATING



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THIRD FLOOR

TOTAL AREA	222.8M²	2398FT²

GROUND FLOOR

KITCHEN	5.635m x 5.605m	18'6" x 18'5"
DINING ROOM	3.750m x 3.390m	12'4" x 11'2"

FIRST FLOOR

RECEPTION	5.635m x 3.900m	18'6" x 12'10"
STUDY	2.910m x 2.205m	9'7" x 7'3"
BEDROOM 3	3.335m x 3.045m	10'11" x 10'0"
TERRACE	5.685m x 1.785m	18'8" x 5'10"

SECOND FLOOR

MASTER BEDROOM	3.405m x 3.000m	11'2" x 9'10"
BEDROOM 2	3.500m x 2.910m	11'6" x 9'7"

THIRD FLOOR

BEDROOM 4	5.635m x 2.590m	18'6" x 8'6"
BEDROOM 5	4.735m x 2.520m	15'7" x 8'3"

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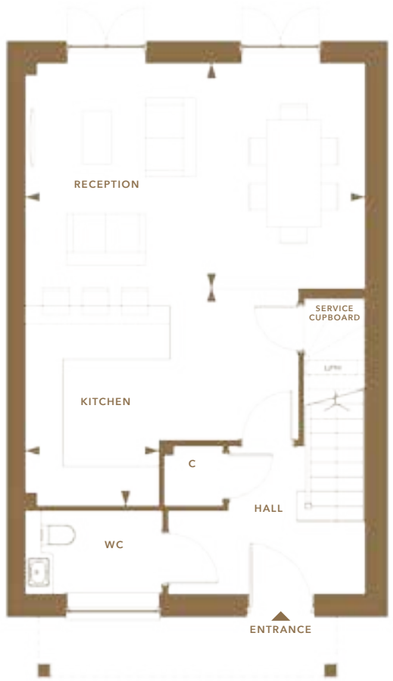
4 BEDROOM HOUSE

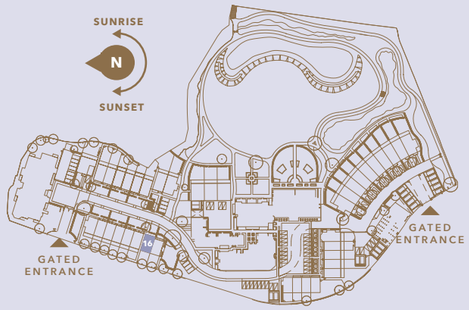
PLOT NO. 16



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



C CUPBOARD
W WARDROBE
--- OPTIONAL WARDROBE
◄► MEASUREMENT POINTS
UFH UNDERFLOOR HEATING

TOTAL AREA	141.7M²	1525FT²
GROUND FLOOR		
RECEPTION	5.695m x 3.760m	18'8" x 12'4"
KITCHEN	3.655m x 2.240m	12'0" x 7'4"
FIRST FLOOR		
MASTER BEDROOM	3.800m x 3.560m	12'6" x 11'8"
BEDROOM 2	3.440m x 2.760m	11'4" x 9'1"
SECOND FLOOR		
BEDROOM 3	3.895m x 2.565m	12'9" x 8'5"
BEDROOM 4/STUDY	5.695m x 2.580m	18'8" x 8'6"

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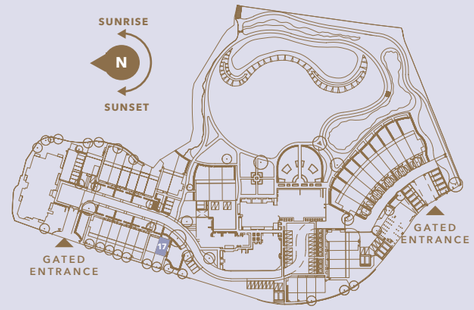
4 BEDROOM HOUSE

PLOT NO. 17

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



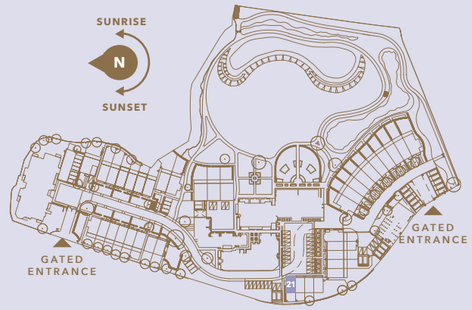
C CUPBOARD
W WARDROBE
--- OPTIONAL WARDROBE
◄► MEASUREMENT POINTS
UFH UNDERFLOOR HEATING

TOTAL AREA	152.9M²	1646FT²
GROUND FLOOR		
RECEPTION	5.695m x 3.165m	18'8" x 10'5"
KITCHEN/DINING	5.695m x 3.110m	18'8" x 10'3"
FIRST FLOOR		
MASTER BEDROOM	3.505m x 3.110m	11'6" x 10'3"
BEDROOM 2	4.105m x 2.470m	13'6" x 8'1"
SECOND FLOOR		
BEDROOM 3	4.995m x 3.225m	16'5" x 10'7"
BEDROOM 4/STUDY	3.655m x 1.890m	12'0" x 6'2"

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.

4 BEDROOM HOUSE

PLOT NO. 21



C CUPBOARD
W WARDROBE
--- OPTIONAL WARDROBE
◄► MEASUREMENT POINTS
UFH UNDERFLOOR HEATING

GROUND FLOOR

FIRST FLOOR

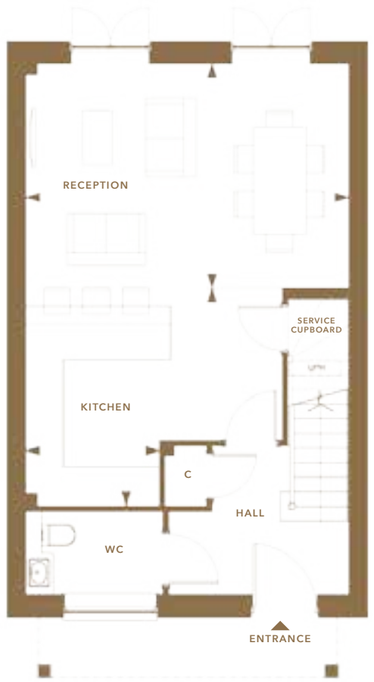
SECOND FLOOR

TOTAL AREA	**146.1M²**		**1573FT²**		
GROUND FLOOR					
RECEPTION	5.415m	x	3.165m	17'9"	x 10'5"
KITCHEN/DINING	5.415m	x	3.110m	17'9"	x 10'3"
FIRST FLOOR					
MASTER BEDROOM	3.505m	x	3.110m	11'6"	x 10'3"
BEDROOM 2	3.820m	x	2.470m	12'6"	x 8'1"
SECOND FLOOR					
BEDROOM 3	4.715m	x	3.225m	15'6"	x 10'7"
BEDROOM 4/STUDY	3.595m	x	1.890m	11'10"	x 6'2"

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.

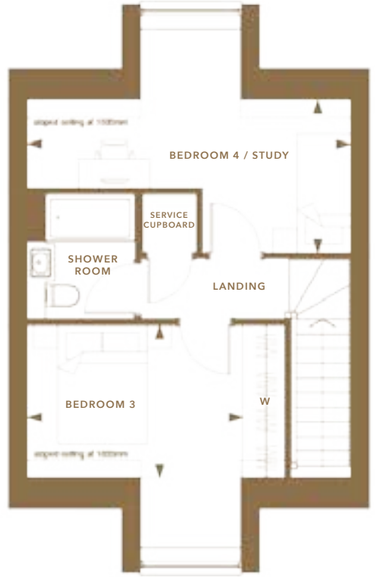
4 BEDROOM HOUSES

PLOT NO. 22* & 23

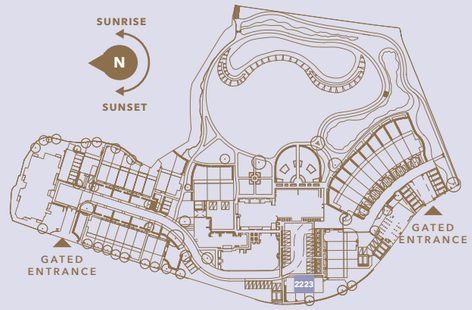


GROUND FLOOR

FIRST FLOOR



SECOND FLOOR



C CUPBOARD
W WARDROBE
--- OPTIONAL WARDROBE
◄► MEASUREMENT POINTS
UFH UNDERFLOOR HEATING

TOTAL AREA	**134.7M²**	**1450FT²**
GROUND FLOOR		
RECEPTION	5.415m x 3.760m	17'9" x 12'4"
KITCHEN	3.655m x 2.240m	12'0" x 7'4"
FIRST FLOOR		
MASTER BEDROOM	3.800m x 3.280m	12'6" x 10'9"
BEDROOM 2	3.155m x 2.760m	10'4" x 9'1"
SECOND FLOOR		
BEDROOM 3	3.615m x 2.565m	11'10" x 8'5"
BEDROOM 4/STUDY	5.415m x 2.580m	17'9" x 8'6"

* Homes are handed

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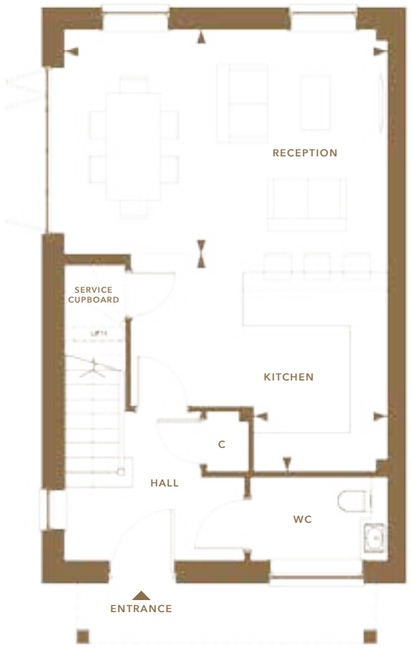
4 BEDROOM HOUSE

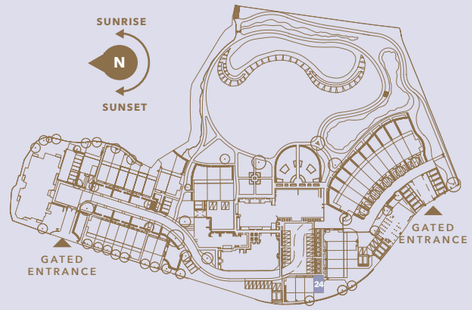
PLOT NO. 24



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



C CUPBOARD
W WARDROBE
--- OPTIONAL WARDROBE
◄► MEASUREMENT POINTS
UFH UNDERFLOOR HEATING

TOTAL AREA	134.7M²	1450FT²
GROUND FLOOR		
RECEPTION	5.415m x 3.760m	17'9" x 12'4"
KITCHEN	3.655m x 2.240m	12'0" x 7'4"
FIRST FLOOR		
MASTER BEDROOM	3.800m x 3.280m	12'6" x 10'9"
BEDROOM 2	3.155m x 2.565m	10'4" x 9'1"
SECOND FLOOR		
BEDROOM 3	3.615m x 2.760m	11'10" x 8'5"
BEDROOM 4/STUDY	5.415m x 2.580m	17'9" x 8'6"

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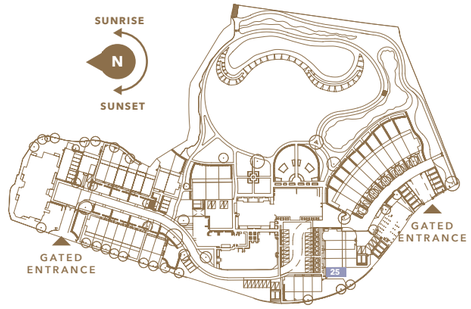
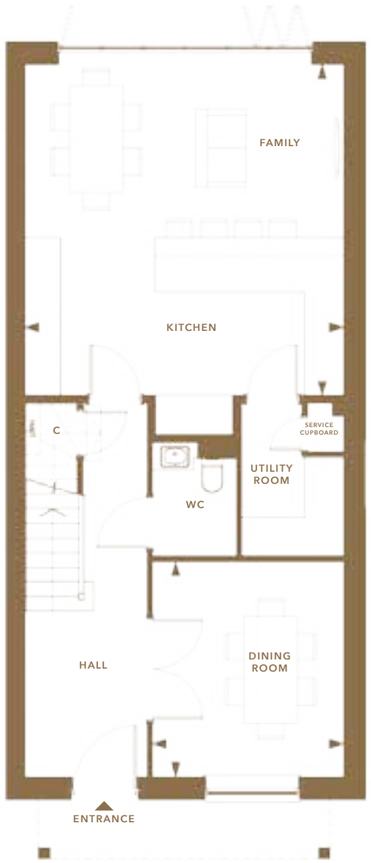
5 BEDROOM HOUSE

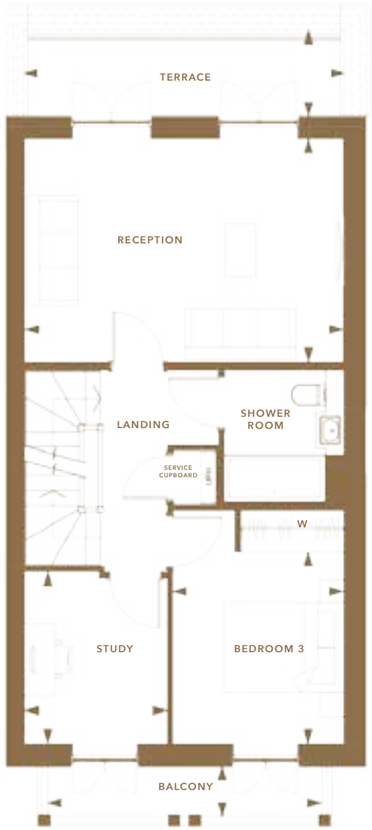
PLOT NO. 25



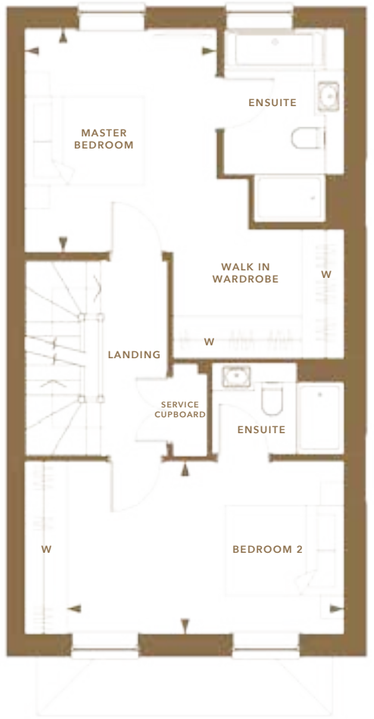
C CUPBOARD
W WARDROBE
--- OPTIONAL WARDROBE
◄► MEASUREMENT POINTS
UFH UNDERFLOOR HEATING



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THIRD FLOOR

TOTAL AREA	216.5M²	2330FT²

GROUND FLOOR

KITCHEN/FAMILY	5.545m x 5.345m	18'2" x 17'7"
DINING ROOM	3.605m x 3.200m	11'10" x 10'6"

FIRST FLOOR

RECEPTION	5.345m x 3.745m	17'7" x 12'3"
STUDY	2.880m x 2.385m	9'5" x 7'10"
BEDROOM 3	3.215m x 2.865m	10'7" x 9'5"
TERRACE	5.395m x 1.445m	17'8" x 4'9"
BALCONY	4.600m x 0.850m	15'1" x 2'9"

SECOND FLOOR

MASTER BEDROOM	3.745m x 3.200m	12'3" x 10'6"
BEDROOM 2	4.645m x 2.880m	15'3" x 9'5"

THIRD FLOOR

BEDROOM 4	4.025m x 2.785m	13'3" x 9'2"
BEDROOM 5	4.450m x 2.525m	14'7" x 8'3"

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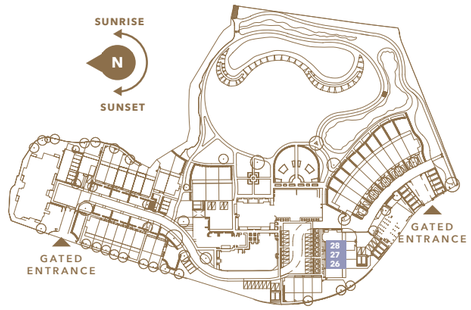
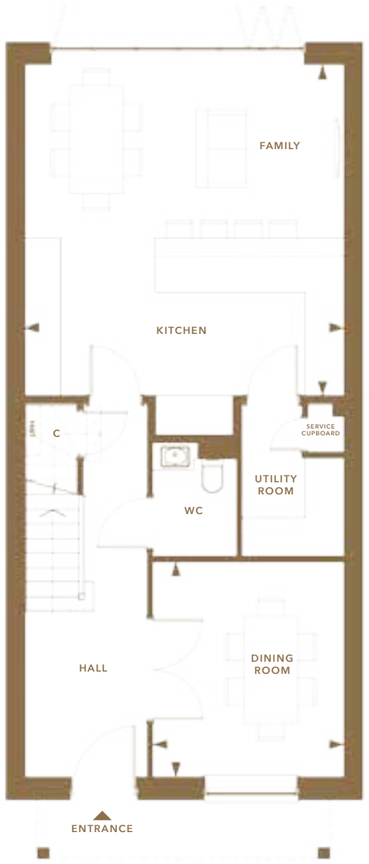
5 BEDROOM HOUSES

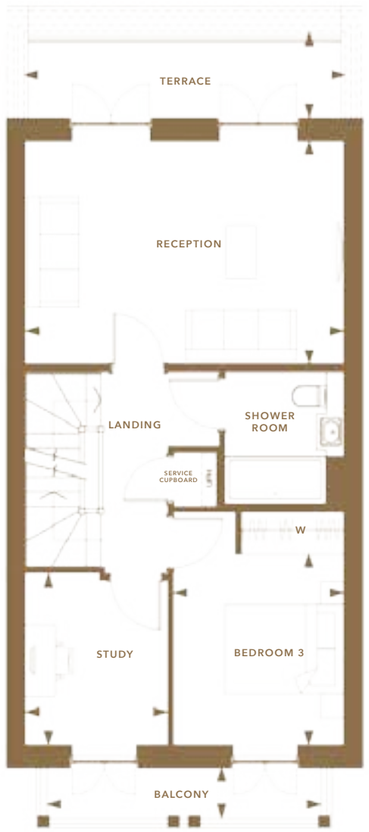
PLOT NO. 26*, 27 & 28*



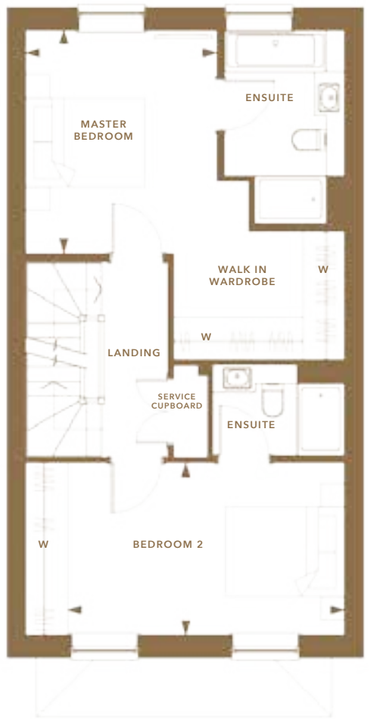
C CUPBOARD
W WARDROBE
– – – OPTIONAL WARDROBE
◄► MEASUREMENT POINTS
UFH UNDERFLOOR HEATING



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THIRD FLOOR

TOTAL AREA	216.5M²	2330FT²

GROUND FLOOR

FAMILY/KITCHEN	5.545m x 5.345m	18'2" x 17'7"
DINING ROOM	3.605m x 3.200m	11'10" x 10'6"

FIRST FLOOR

RECEPTION	5.345m x 3.745m	17'7" x 12'3"
STUDY	2.880m x 2.385m	9'5" x 7'10"
BEDROOM 3	3.215m x 2.865m	10'7" x 9'5"
TERRACE	5.395m x 1.445m	17'8" x 4'9"
BALCONY	4.605m x 0.850m	15'1" x 2'9"

SECOND FLOOR

MASTER BEDROOM	3.745m x 3.200m	12'3" x 10'6"
BEDROOM 2	4.645m x 2.880m	15'3" x 9'5"

THIRD FLOOR

BEDROOM 4	4.025m x 2.785m	13'3" x 9'2"
BEDROOM 5	4.450m x 2.525m	14'7" x 8'3"

* Homes are handed

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THE HONYWOOD COLLECTION

4, 5 AND 6 BEDROOM HOUSES

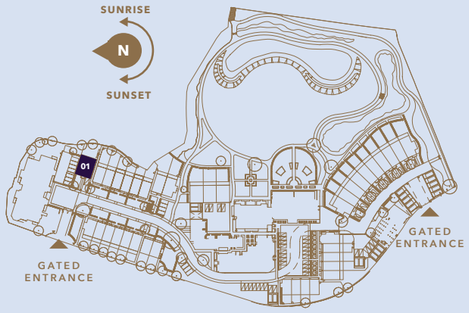
6 BEDROOM HOUSE

PLOT NO. 01

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



C CUPBOARD
W WARDROBE
--- OPTIONAL WARDROBE
◄► MEASUREMENT POINTS
UFH UNDERFLOOR HEATING
★ BESPOKE FITTED UNITS (OPTIONAL EXTRA)

TOTAL AREA	288M²	3100FT²
GROUND FLOOR		
KITCHEN/FAMILY	9.920m x 5.345m	32'7" x 17'6"
DINING ROOM	3.925m x 3.500m	12'11" x 11'6"
GARAGE	6.310m x 3.390m	20'9" x 11'2"
FIRST FLOOR		
RECEPTION	6.225m x 3.955m	20'5" x 13'0"
MASTER BEDROOM	4.480m x 3.505m	11'6" x 14'8"
BEDROOM 6/STUDY	3.565m x 3.030m	11'8" x 9'11"
TERRACE	9.970m x 1.895m	32'9" x 6'3"
SECOND FLOOR		
BEDROOM 2	3.505m x 2.955m	11'6" x 9'8"
BEDROOM 3	3.730m x 2.735m	12'3" x 9'0"
BEDROOM 4	3.730m x 3.045m	12'3" x 10'0"
BEDROOM 5	3.505m x 3.170m	11'6" x 10'5"

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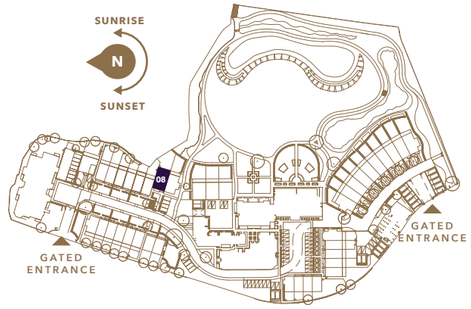
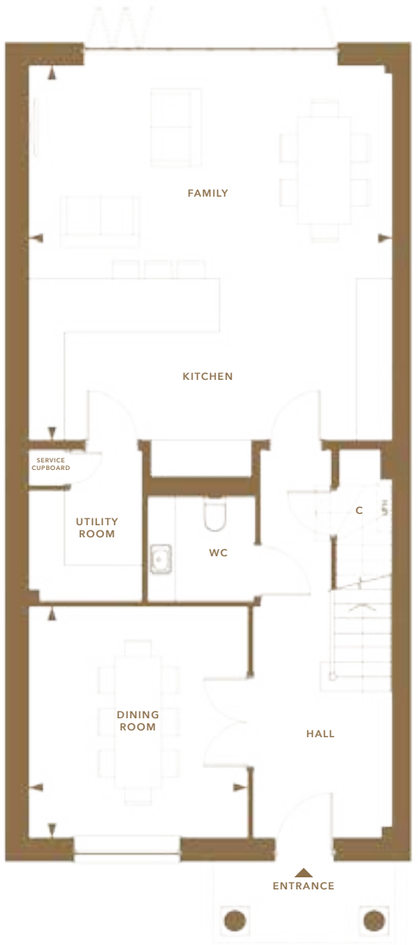
5 BEDROOM HOUSE

PLOT NO. 08



C CUPBOARD
W WARDROBE
--- OPTIONAL WARDROBE
◄► MEASUREMENT POINTS
UFH UNDERFLOOR HEATING
* BESPOKE FITTED UNITS (OPTIONAL EXTRA)



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

TOTAL AREA	260.8M²	2807FT²

GROUND FLOOR

KITCHEN/FAMILY	6.295m	x 6.090m	20'8" x 20'0"
DINING ROOM	3.875m	x 3.665m	12'9" x 12'0"

FIRST FLOOR

RECEPTION	6.090m	x 4.725m	20'0" x 15'6"
STUDY	2.535m	x 2.295m	8'4" x 7'7"
BEDROOM 5	3.460m	x 3.150m	11'4" x 10'4"
TERRACE	6.140m	x 1.785m	20'2" x 5'10"

SECOND FLOOR

MASTER BEDROOM	4.725m	x 3.595m	15'6" x 11'10"
BEDROOM 2	3.545m	x 3.395m	11'8" x 11'2"

THIRD FLOOR

BEDROOM 3	4.505m	x 3.150m	14'9" x 10'4"
BEDROOM 4	3.375m	x 3.150m	11'1" x 10'4"

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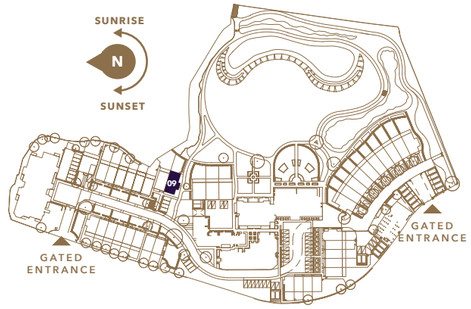
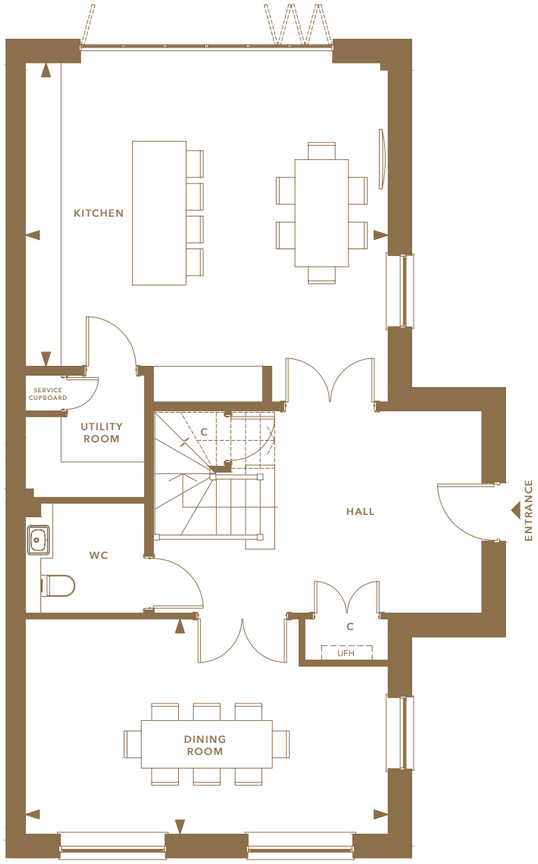
5 BEDROOM HOUSE

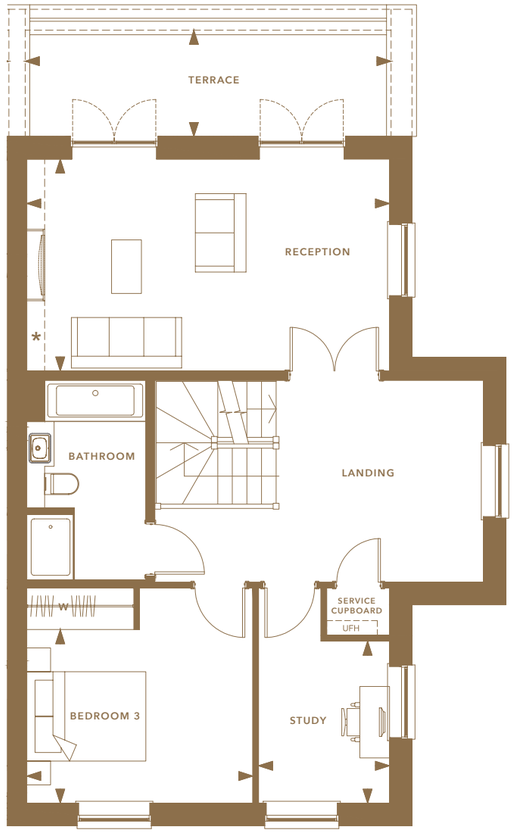
PLOT NO. 09



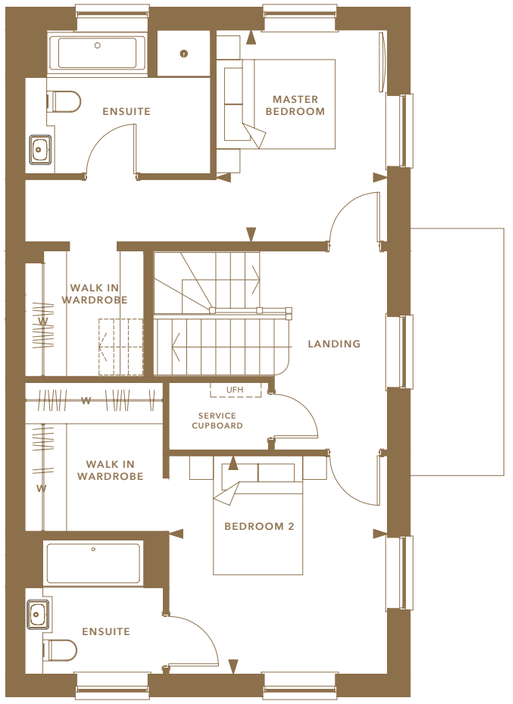
C CUPBOARD
W WARDROBE
--- OPTIONAL WARDROBE
◄► MEASUREMENT POINTS
UFH UNDERFLOOR HEATING
* BESPOKE FITTED UNITS (OPTIONAL EXTRA)



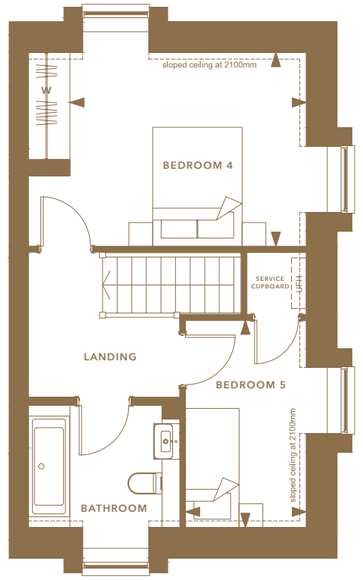
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

TOTAL AREA	260.3M²	2802FT²

GROUND FLOOR

KITCHEN	6.090m x 5.100m	20'0" x 16'9"
DINING ROOM	6.090m x 3.615m	20'0" x 11'10"

FIRST FLOOR

RECEPTION	6.090m x 3.560m	20'0" x 11'8"
STUDY	2.720m x 2.200m	8'11" x 7'3"
BEDROOM 3	3.795m x 2.915m	12'6" x 9'7"
TERRACE	6.140m x 1.785m	20'2" x 5'10"

SECOND FLOOR

MASTER BEDROOM	3.560m x 2.875m	11'8" x 9'5"
BEDROOM 2	3.670m x 3.670m	12'1" x 12'0"

THIRD FLOOR

BEDROOM 4	3.970m x 3.255m	13'0" x 10'8"
BEDROOM 5	3.480m x 2.030m	11'5" x 6'8"

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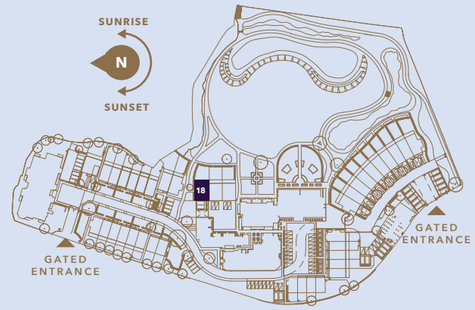
4 BEDROOM HOUSE

PLOT NO. 18

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



C CUPBOARD
W WARDROBE
--- OPTIONAL WARDROBE
◄► MEASUREMENT POINTS
UFH UNDERFLOOR HEATING
* BESPOKE FITTED UNITS

TOTAL AREA	236.1M²	2542FT²
GROUND FLOOR		
FAMILY/KITCHEN	7.755m x 5.075m	25'5" x 16'8"
DINING ROOM	7.755m x 3.635m	25'5" x 11'11"
GARAGE	7.280m x 5.490m	23'11" x 18'0"
FIRST FLOOR		
RECEPTION	7.855m x 3.775m	25'9" x 12'6"
BEDROOM 3	4.115m x 2.840m	13'6" x 9'3"
BEDROOM 4	3.775m x 2.945m	12'4" x 9'7"
TERRACE	7.905m x 1.825m	25'11" x 6'0"
SECOND FLOOR		
MASTER BEDROOM	5.565m x 3.000m	18'3" x 9'10"
BEDROOM 2	4.865m x 3.165m	16'0" x 10'5"

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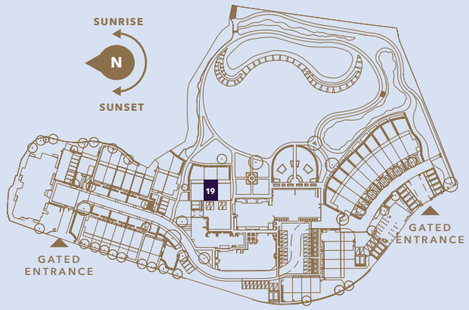
4 BEDROOM HOUSE

PLOT NO.19

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



C CUPBOARD
W WARDROBE
--- OPTIONAL WARDROBE
◄► MEASUREMENT POINTS
UFH UNDERFLOOR HEATING
* BESPOKE FITTED UNITS (OPTIONAL EXTRA)

TOTAL AREA	**235.6M²**	**2536FT²**
GROUND FLOOR		
FAMILY/KITCHEN	7.855m x 5.785m	25'9" x 19'0"
DINING ROOM	4.745m x 4.555m	15'7" x 14'11"
FIRST FLOOR		
RECEPTION	7.855m x 3.960m	25'9" x 13'0"
BEDROOM 3	4.235m x 2.900m	13'11" x 9'6"
BEDROOM 4	3.525m x 2.825m	11'7" x 9'3"
TERRACE	7.905m x 1.825m	25'11" x 6'0"
SECOND FLOOR		
MASTER BEDROOM	5.565m x 3.000m	18'3" x 9'10"
BEDROOM 2	4.715m x 3.165m	15'6" x 10'5"

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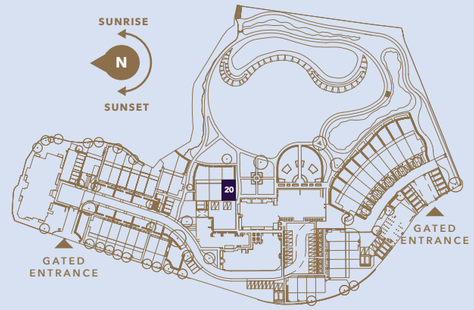
4 BEDROOM HOUSE

PLOT NO.20

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



C	CUPBOARD
W	WARDROBE
– – –	OPTIONAL WARDROBE
◄►	MEASUREMENT POINTS
UFH	UNDERFLOOR HEATING
*	BESPOKE FITTED UNITS (OPTIONAL EXTRA)

TOTAL AREA	233.3M²	2511FT²
GROUND FLOOR		
FAMILY/KITCHEN	7.755m x 5.765m	25'5" x 18'11"
DINING ROOM	4.645m x 4.555m	15'3" x 14'11"
FIRST FLOOR		
RECEPTION	7.855m x 3.970m	25'9" x 13'0"
BEDROOM 3	4.235m x 2.900m	13'11" x 9'6"
BEDROOM 4	3.525m x 2.825m	11'7" x 9'3"
TERRACE	7.905m x 1.825m	25'11" x 6'0"
SECOND FLOOR		
MASTER BEDROOM	5.565m x 3.000m	18'3" x 9'10"
BEDROOM 2	4.715m x 3.165m	15'6" x 10'5"

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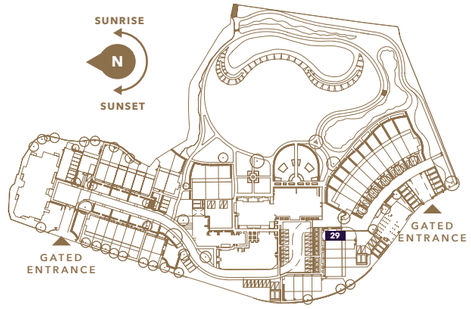
5 BEDROOM HOUSE

PLOT NO. 29



C CUPBOARD
W WARDROBE
--- OPTIONAL WARDROBE
◄► MEASUREMENT POINTS
UFH UNDERFLOOR HEATING
* BESPOKE FITTED UNITS (OPTIONAL EXTRA)

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

TOTAL AREA	271.4M²	2921FT²

GROUND FLOOR

KITCHEN/FAMILY	5.700m x 5.345m	18'8" x 17'7"
DINING ROOM	5.345m x 4.265m	17'7" x 14'0"

FIRST FLOOR

RECEPTION	5.345m x 3.900m	17'7" x 12'10"
STUDY	3.200m x 2.720m	10'6" x 8'11"
MASTER BEDROOM	5.345m x 2.765m	17'7" x 9'1"
TERRACE	5.395m x 1.445m	17'8" x 4'9"

SECOND FLOOR

BEDROOM 2	5.345m x 3.200m	17'7" x 10'6"
BEDROOM 3	5.345m x 3.160m	17'7" x 10'4"

THIRD FLOOR

BEDROOM 4	5.345m x 3.900m	17'7" x 12'10"
BEDROOM 5	3.815m x 3.215m	12'6" x 10'7"

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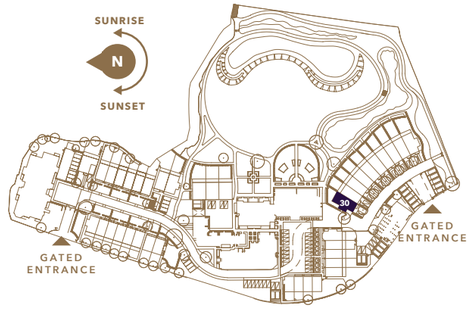
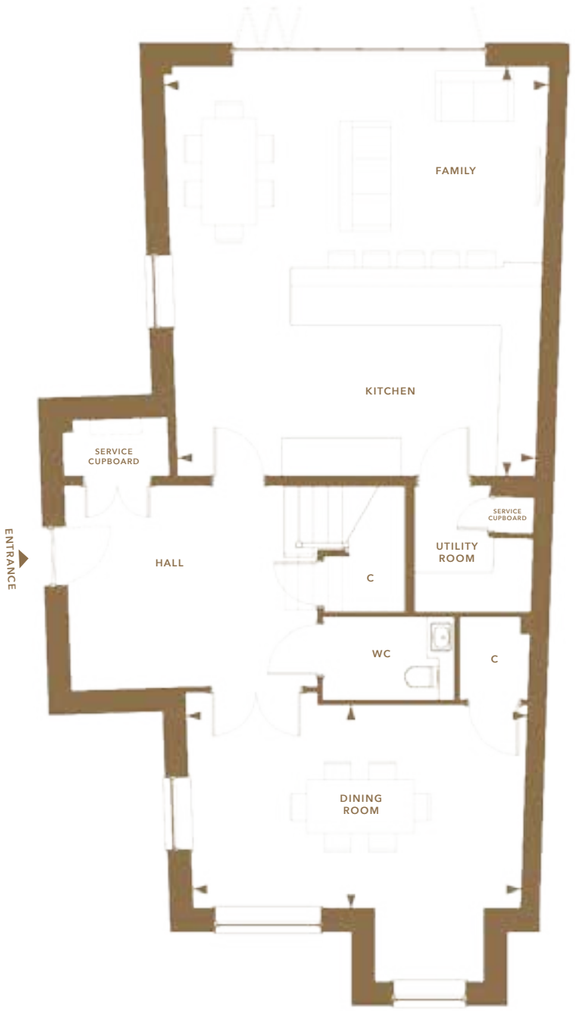
5 BEDROOM HOUSE

PLOT NO. 30



C CUPBOARD
W WARDROBE
--- OPTIONAL WARDROBE
◄► MEASUREMENT POINTS
UFH UNDERFLOOR HEATING
* BESPOKE FITTED UNITS (OPTIONAL EXTRA)



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

TOTAL AREA	296.7M²	3194FT²

GROUND FLOOR

KITCHEN/FAMILY	5.990 - 6.460m	x	6.890m	19'8" - 21'2"	x 22'7"
DINING ROOM	5.490 - 5.735m	x	3.400m	18'0" - 18'10"	x 11'2"

FIRST FLOOR

RECEPTION	5.990 - 6.310m	x	4.690m	19'8" - 20'9"	x 15'5"
STUDY	2.395 - 2.525m	x	3.625m	7'10" - 8'3"	x 11'11"
BEDROOM 3	3.000 - 3.095m	x	2.920m	9'10" - 10'2"	x 9'7"
TERRACE			6.390m	x 1.845m	21'0" x 6'1"

SECOND FLOOR

MASTER BEDROOM	3.540 - 3.700m	x	4.690m	11'7" - 12'2"	x 15'5"
BEDROOM 2	3.000 - 3.095m	x	2.960m	9'10" - 10'2"	x 9'9"
BEDROOM 4	2.395 - 2.525m	x	3.625m	7'10" - 8'3"	x 11'11"

THIRD FLOOR

ENT. ROOM	4.790 - 4.990m	x	2.860m	15'9" - 16'4"	x 9'5"
BEDROOM 5			3.700m	x 2.400m	12'2" x 7'11"
TERRACE			4.035m	x 1.605m	13'3" x 5'3"

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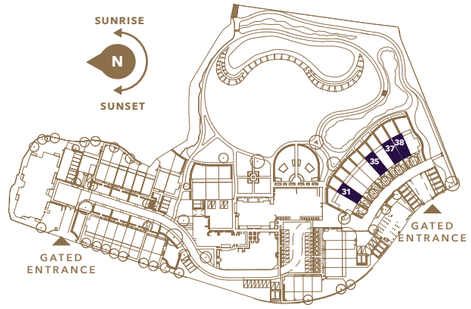
5 BEDROOM HOUSES

PLOT NO. 31, 32*, 34*, 35, 37, 38*

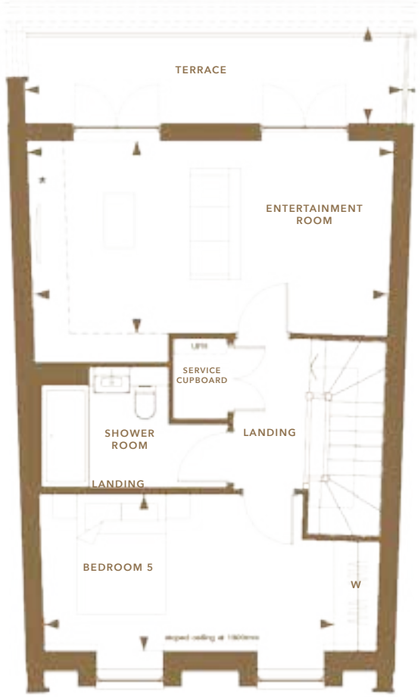


C CUPBOARD
W WARDROBE
--- OPTIONAL WARDROBE
◄► MEASUREMENT POINTS
UFH UNDERFLOOR HEATING
* BESPOKE FITTED UNITS (OPTIONAL EXTRA)

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



THIRD FLOOR

TOTAL AREA 274.6M² 2956FT²

GROUND FLOOR

KITCHEN/FAMILY	5.970 - 6.420m x 6.570m	19'7" - 21'1" x 21'7"
DINING ROOM	3.060 - 3.200m x 4.190m	10'1" - 10'6" x 13'9"

FIRST FLOOR

RECEPTION	5.945 - 6.275m x 4.490m	19'6" - 20'7" x 14'9"
STUDY	2.325 - 2.425m x 3.365m	7'8" - 8'0" x 11'1"
BEDROOM 2	3.035 - 3.135m x 3.065m	10'0" - 10'4" x 10'1"
TERRACE	6.350m x 1.845m	20'10" x 6'1"

SECOND FLOOR

MASTER BEDROOM	3.000 - 3.175m x 5.105m	9'10" - 10'5" x 16'9"
BEDROOM 3	2.880 - 3.005m x 3.750m	9'5 - 9'10" x 12'4"
BEDROOM 4	2.480 - 2.595m x 3.305m	8'2" - 8'6" x 10'10"

THIRD FLOOR

ENT. ROOM	5.905 - 6.145m x 3.220m	19'5" - 20'2" x 10'7"
BEDROOM 5	4.860m x 2.610m	15'11" x 8'7"
TERRACE	6.330m x 1.605m	20.9" x 5'3"

* Homes are handed. Plot 38 - dimensions will vary for this plot.

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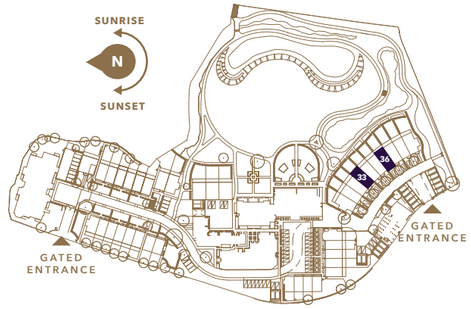
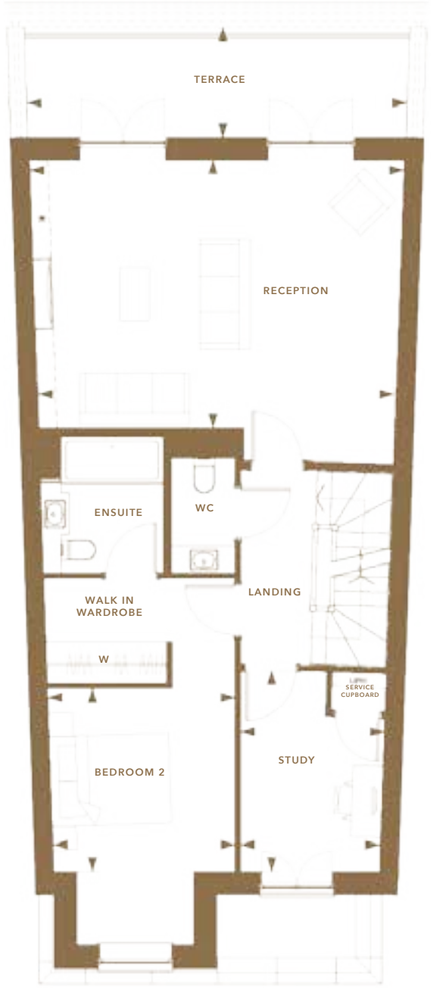
5 BEDROOM HOUSES

PLOT NO. 33 & 36*

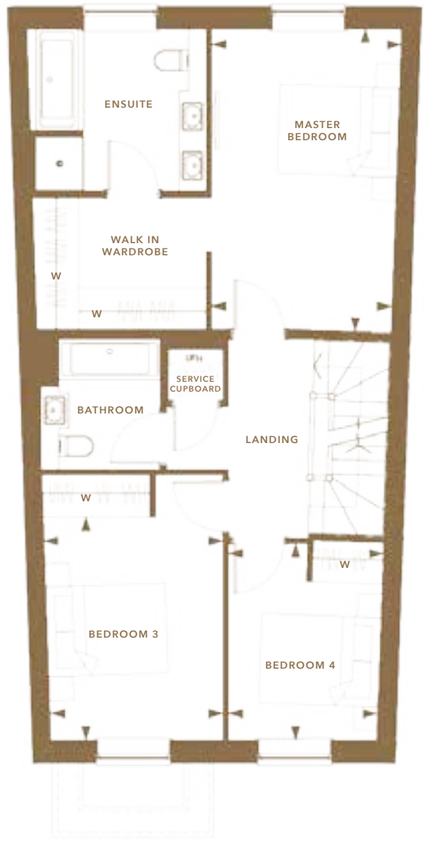


C CUPBOARD
W WARDROBE
--- OPTIONAL WARDROBE
◄► MEASUREMENT POINTS
UFH UNDERFLOOR HEATING
* BESPOKE FITTED UNITS (OPTIONAL EXTRA)

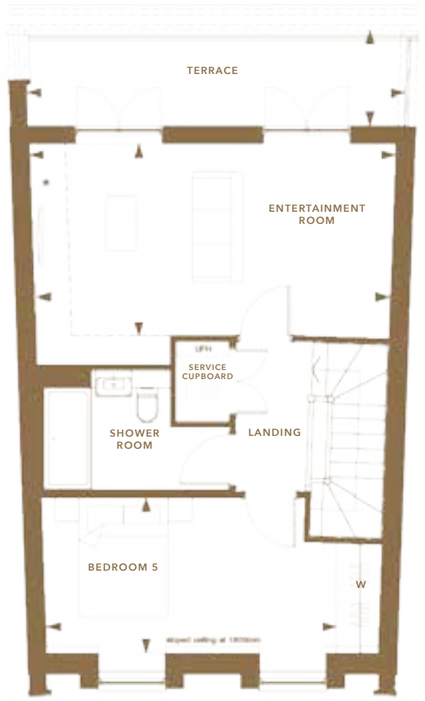
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

TOTAL AREA	279.4M²	3007FT²

GROUND FLOOR

KITCHEN/FAMILY	5.970 - 6.420m x 6.570m	19'7" - 21'1" x 21'7"
DINING ROOM	3.060 - 3.200m x 4.190m	10'1" - 10'6" x 13'9"

FIRST FLOOR

RECEPTION	5.945 - 6.275m x 4.490m	19'6" - 20'7" x 14'9"
STUDY	2.325 - 2.425m x 3.365m	7'8" - 8'0" x 11'01"
BEDROOM 2	3.035 - 3.135m x 3.065m	10'0" - 10'4" x 10'1"
TERRACE	6.350m x 1.845m	20'11" x 6'1"

SECOND FLOOR

MASTER BEDROOM	3.000 - 3.175m x 5.105m	9'10" - 10'5" x 16'9"
BEDROOM 3	2.880 - 3.005m x 3.750m	9'5" - 9'10" x 12'4"
BEDROOM 4	2.840 - 2.595m x 3.305m	8'2" - 8'6" x 10'10"

THIRD FLOOR

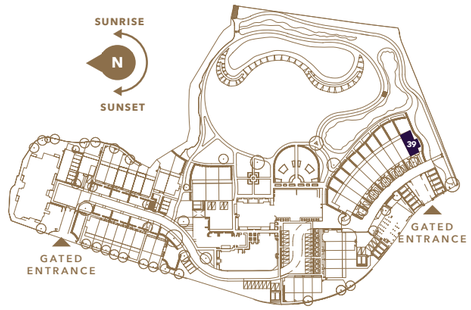
ENT. ROOM	5.910 - 6.150m x 3.220m	19'5" - 20'2" x 10'7"
BEDROOM 5	4.860m x 2.610m	15'11" x 8'7"
TERRACE	6.330m x 1.605m	20'9" x 5'3"

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.

* Homes are handed

5 BEDROOM HOUSE

PLOT NO. 39



C CUPBOARD
W WARDROBE
– – – OPTIONAL WARDROBE
◄► MEASUREMENT POINTS
UFH UNDERFLOOR HEATING
* BESPOKE FITTED UNITS (OPTIONAL EXTRA)

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

TOTAL AREA	296.7M²	3194FT²

GROUND FLOOR

KITCHEN/FAMILY	5.990 - 6.460m x 6.890m	19'8" - 21'2" x 22'7"
DINING ROOM	3.310 - 3.475m x 4.890m	10'10" - 11'5" x 16'1"

FIRST FLOOR

RECEPTION	6.015 - 6.310m x 4.690m	19'9" - 20'9" x 15'5"
STUDY	2.395 - 2.525m x 3.625m	7'10" - 8'3" x 11'11"
BEDROOM 3	3.000 - 3.095m x 2.920m	9'10" - 10'2" x 9'7"
TERRACE	6.390m x 1.845m	21'0" x 6'1"

SECOND FLOOR

MASTER BEDROOM	3.540 - 3.700m x 4.690m	11'7" - 12'2" x 15'5"
BEDROOM 2	3.000 - 3.095m x 2.960m	9'10" - 10'2" x 9'9"
BEDROOM 4	2.395 - 2.525m x 3.625m	7'10" - 8'3" x 11'11"

THIRD FLOOR

ENT. ROOM	4.790 - 4.990m x 2.860m	15'9" - 16'4" x 9'5"
BEDROOM 5	3.700m x 2.400m	12'2" x 7'11"
TERRACE	4.035m x 1.605m	13'3" x 5'3"

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DESIGNED FOR LIFE

Buying a home is one of the most important decisions you will ever make. The qualities that make St James different means you can choose a new home from us with complete confidence. You can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and 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 & 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 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 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 James 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 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 – we build in the locations you want to live.

A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

St James's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located. 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.

Previous St James development - Lime Grove Mews

Previous St James development - Lime Grove Mews

Previous St James development - Interior from Lime Grove Mews

THE SUNDAY TIMES BHA British Homes Awards 15 WINNER

Berkeley Group

Proud to be members of the Berkeley Group of companies

Berkeley Designed for life · St Edward Designed for life · St George Designed for life · St James Designed for life · St William Designed for life

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 Fitzroy Gate. This means lower running costs, as well as the satisfaction of living a 'more sustainable' lifestyle.

HOMES AT FITZROY GATE BENEFIT FROM

- 25% reduction in CO_2 emissions in line with Building Regulations Part L 2010
- Sustainable Urban Drainage System
- 105L water usage per person per day
- Highly insulated building envelope
- Energy efficient appliances
- Recycling bins
- Dual flush toilets
- Low energy lighting
- Mechanical Ventilation with Heat Recovery unit to each townhouse
- Cycle storage provision for all units

A COMMITMENT TO THE FUTURE

Over the years, The Berkeley Group has won many prestigious awards for the 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.

AN EXCEPTIONAL CUSTOMER EXPERIENCE

We aim to put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to 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 fibre broadband infrastructure.

GREAT PLACES

We seek to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and amenities. These are places where people choose to live, work and spend their time and which directly 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.

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.

* 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.

Our vision

Berkeley Foundation

HOW TO FIND US

BY CAR FROM THE M3:

Heading northeast on the M3, continue onto the A316 (Country Way). Remain on the A316, after approximately 2.7 miles taking the 2nd exit on the roundabout onto Chertsey Road/A316. Continue on Chertsey Road, taking the 2nd exit at the next roundabout to remain on Chertsey Road/A316.

After approximately 0.4 miles, take the 1st exit onto St Margaret's Road/A3004. Continue to follow the A3004 for 0.7 miles, and Fitzroy Gate will be on the right.

BY CAR FROM THE M4:

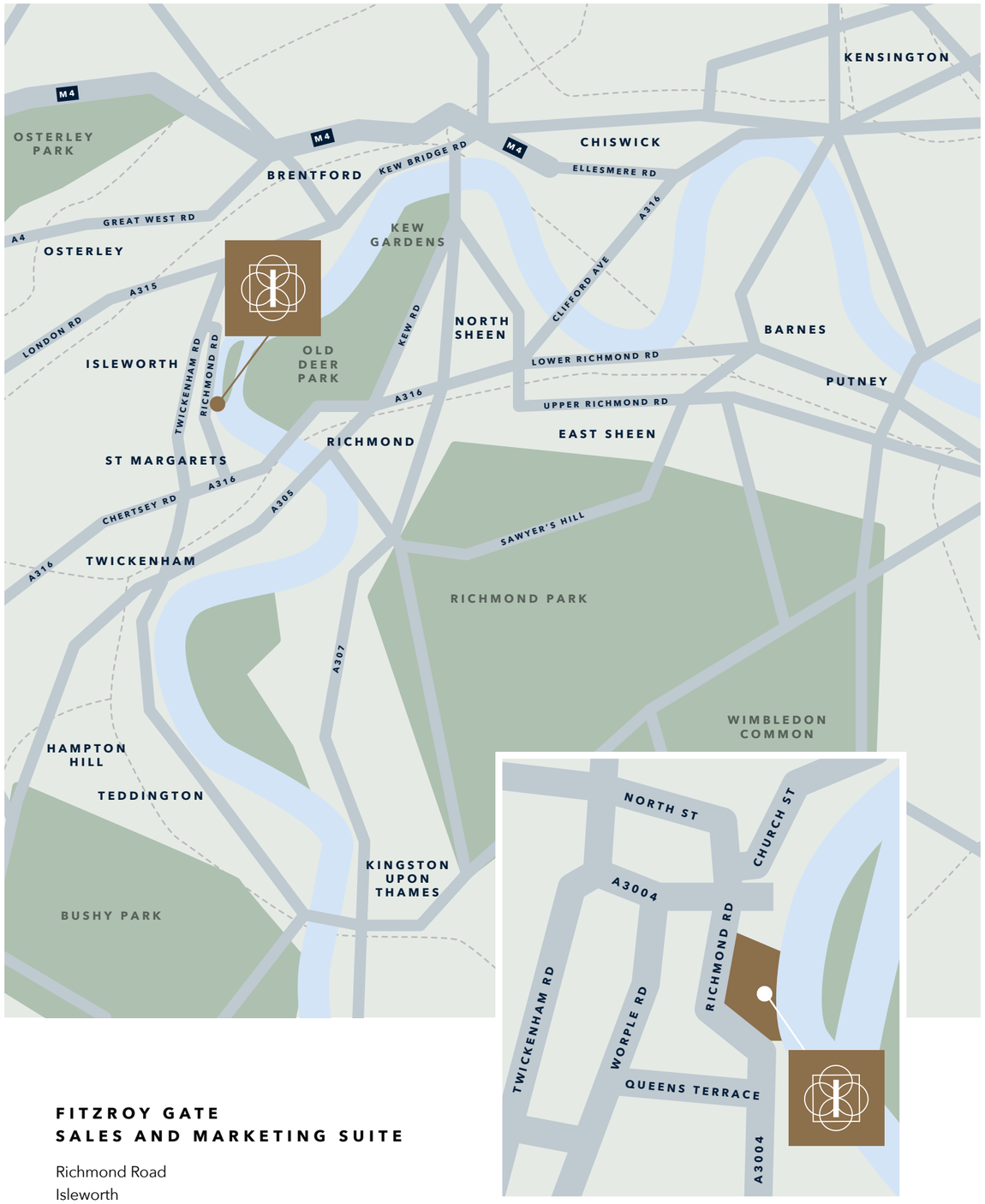
Heading southwest on the M4, exit at Junction 2 onto Great West Road/A4, towards Staines/Hounslow. After 1.6 miles, turn left onto Syon Lane/A310, and continue onto Twickenham Road, A310.

At the first roundabout, continue on Twickenham Road, then take the 1st exit on the next roundabout onto South Street/ A3004. At the next roundabout, take the 2nd exit onto Richmond Road, and Fitzroy Gate will be on your left.

NEAREST TRAIN STATIONS:

St Margarets and Isleworth.

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. Fitzroy Gate is a marketing name 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.



Map is for illustration purposes only. Not to scale.

FITZROY GATE
SALES AND MARKETING SUITE

Richmond Road
Isleworth
TW7 7BP

020 3326 1233
SALES.FITZROYGATE@STJAMES.CO.UK
FITZROYGATE.CO.UK

SELLING AGENT

JLL
Knight Frank

ServiceMark Accredited from April '13 - April '18 The Institute of Customer Service
Our vision
St James Designed for life