



# RICHMOND CHASE

Ham Gate



**Berkeley**  
Designed for life



# RICHMOND CHASE

Ham Gate

Nestled alongside Royal parkland, Richmond Chase offers exceptional living, built by award-winning developer Berkeley.

The exquisite Georgian and Victorian-inspired houses and apartments are set among tree-lined streets and landscaped grounds, against a backdrop of Richmond Park's ancient woodlands and within a few minutes of its prestigious Ham Gate.

Embrace the sought-after lifestyle of Richmond and Kingston-upon-Thames, with their wealth of restaurants, shops and sports clubs, alongside breathtaking open spaces.

Richmond Chase truly boasts an irresistible blend of sophisticated urban family living and the tranquility of nature, all within easy reach of central London.



  
**RICHMOND  
CHASE**  
Ham Gate

HAM GATE - RICHMOND PARK

# BRINGING SOPHISTICATED LIVING TO A BEAUTIFUL SETTING

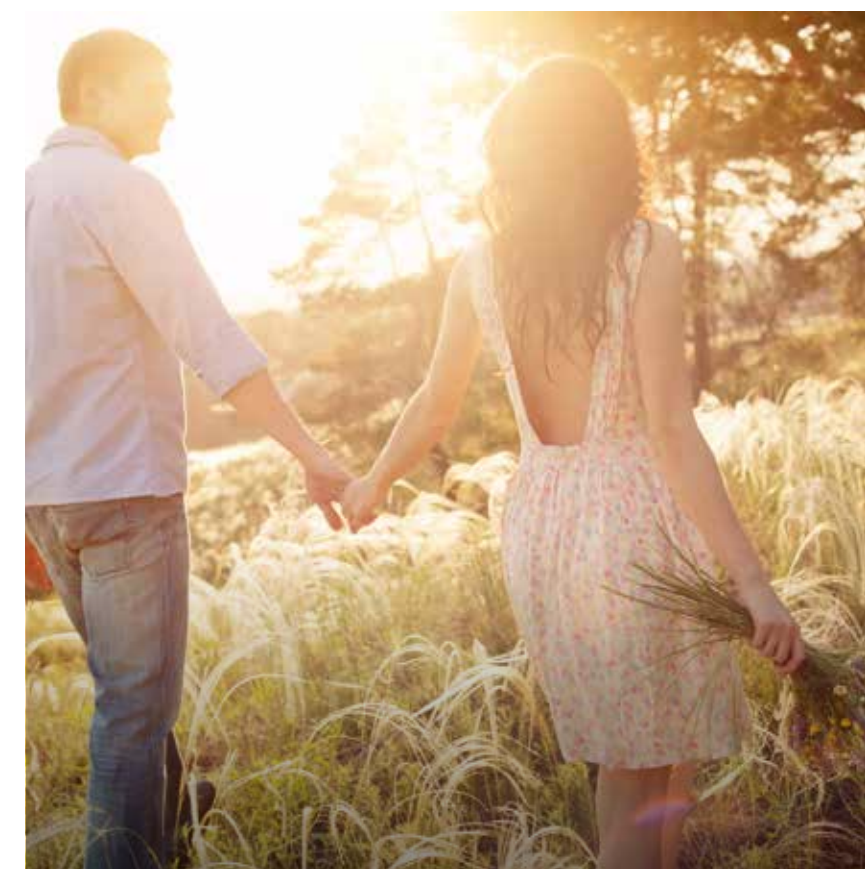
Richmond Chase is blessed with an array of natural beauty on its doorstep, not least London's largest Royal park - Richmond - home to ancient woodlands and a wealth of wildlife.



Richmond Park



Ham Common



## PERFECTLY LOCATED

Explore the lively riverbank near Richmond Bridge, with its sprawling lawns, restaurants and bars. Visit the Royal Botanical Gardens at Kew, the majestic Hampton Court just down the river, or for the more active, enjoy one of the many outdoor pursuits on offer, from boat trips to rounds of golf.



Hampton Court Palace



Richmond



Kew Gardens



Richmond's bustling riverside

# WELL CATERED FOR



The Petersham Hotel

Richmond is a pleasure to visit with its abundance of bistros, cafés and restaurants. The village offers a range of choices from morning coffees and casual family meals to business lunches and fine dining.



The finest dining at Gaucho



The Petersham Nurseries - Photograph by Ming Tang Evans



Café culture

## SHOPPING IN STYLE

From high-end fashion to everyday essentials, there's a whole host of fantastic shopping within easy reach.

Discover one-off gems in the stylish boutiques of Richmond and Barnes as well as major department stores like House of Fraser. Visit the Bentall Centre in Kingston for over 1,000 big-name brands from Apple to Armani, all under one roof.



# A WEALTH OF EDUCATION

Richmond Chase is surrounded by some of the best state and independent schools in London, supporting a range of educational needs.



Junior Schools	Driving time
1 Latchmere Junior School	5 mins
2 St Agatha's Catholic School	5 mins
3 King's House School	9 mins
<b>Junior / Senior Schools</b>	
4 The German School	6 mins
5 Surbiton High School	13 mins
6 Wimbledon High School	22 mins
<b>Senior Schools</b>	
7 Grey Court	5 mins
8 The Kingston Academy	5 mins
9 Tiffin Girls School	6 mins
10 Kingston Grammar School	8 mins
11 Marymount International School	11 mins
12 King's College School	18 mins
13 Royal Ballet School	19 mins

All time estimates are approximate only. Source: Bing



# THE GREAT OUTDOORS

Sporting enthusiasts can get fit and stay active at a host of clubs and facilities in the area.

The exceptional surroundings of the River Thames and Richmond Park also provide outstanding backdrops for running and cycling.



An afternoon's cricket



Rowing on the Thames



Ham Polo Club



Jogging in Richmond Park



# WELL CONNECTED



Central London and lively Surrey towns are all within easy reach.

The A3 is just 15 minutes' drive away, linking you to Surrey, the city and the M25.

Driving from Richmond Chase	
Kingston Station	10 mins
Richmond Station	11 mins
Heathrow	31 mins

Underground from Richmond Station	
Hammersmith	14 mins
Earls Court	19 mins
Victoria	32 mins

Overground from Kingston Station	
Clapham Junction	21 mins
London Waterloo	31 mins
Victoria	41 mins

Overground from Richmond Station	
Clapham Junction	8 mins
Vauxhall	18 mins
London Waterloo	21 mins

Walking from Richmond Chase	
Richmond Park (Ham Gate)	10 mins
Ham Common	11 mins

All travel times are approximate only and taken from [www.tfl.gov.uk](http://www.tfl.gov.uk), [walkit.com](http://walkit.com), [www.bing.com](http://www.bing.com) and [thetrainline.com](http://thetrainline.com). Train journey times are approximate from Kingston Rail Station and Richmond Rail Station.

# A PLACE IN THE MAKING

At Berkeley we pride ourselves on placemaking not just housebuilding to create high quality places that go on to have an embedded sense of community.



- House types**
- 3 Bedrooms
  - 4 Bedrooms
  - 5 Bedrooms

Site map 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 specifications at any time without notice.

## A HOME DESIGNED FOR YOU

The design takes inspiration from the streets of late Victorian villas in nearby Richmond. The rhythm of the steep gables is designed to give the new street a formal grandeur while the authentic architectural details and simple composition provide each house a timeless solidity.



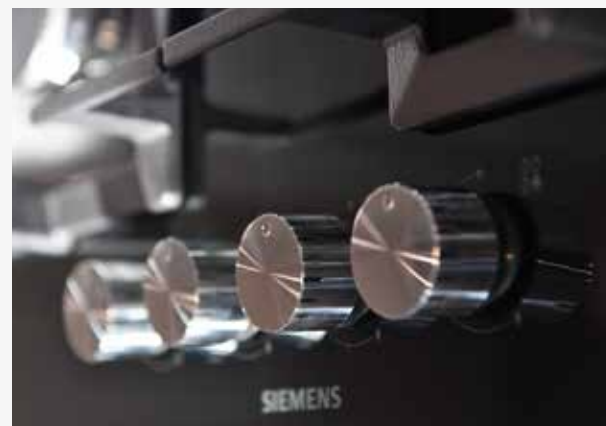
# TRANQUIL SURROUNDINGS

Richmond Chase has been carefully designed with today's lifestyles in mind. Welcoming tree-lined streets and well-proportioned properties will make you instantly feel at home.



# AN INSPIRED DESIGN

At Richmond Chase every last detail has been carefully considered to provide an exceptional standard of living. Beautiful wood flooring, ornate timber doorframes, bay windows and sumptuous carpeting sit alongside LED lighting, heated bathroom floors and polished chrome fittings.



Photography from the Richmond Chase showhome is indicative only and subject to change.



Showhome living room at Richmond Chase is indicative only and subject to change.







## SUPERIOR SPECIFICATIONS

With polished chrome fittings and under floor heating every last detail of the homes has been carefully considered to provide an exceptional standard of living.



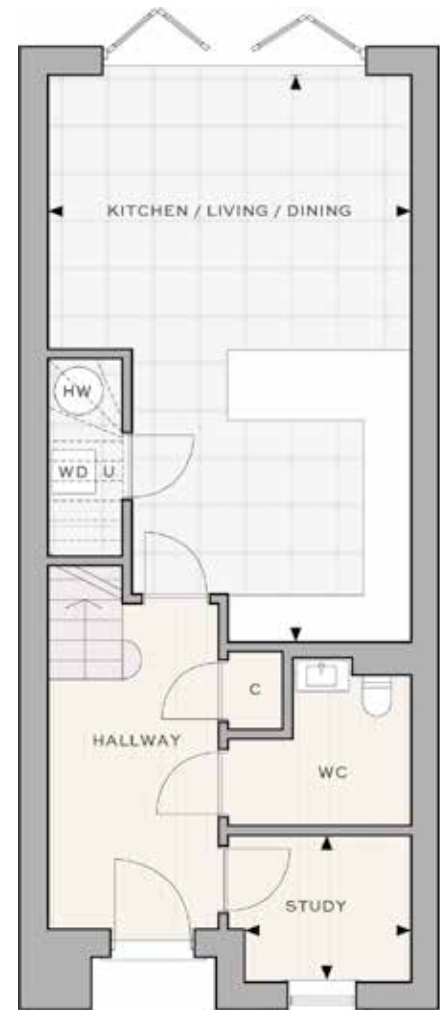
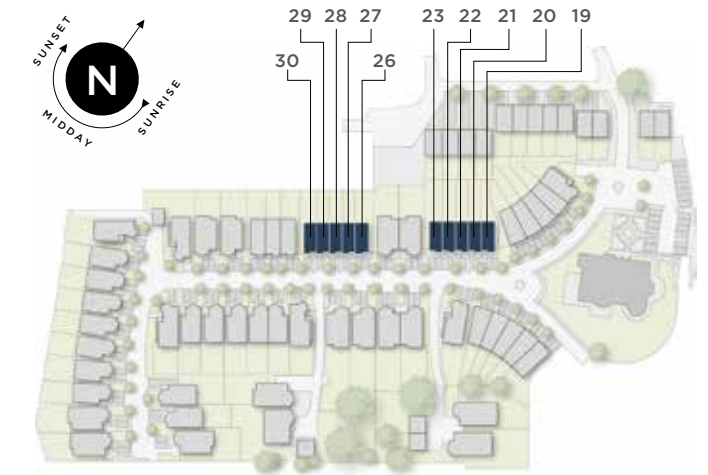
HOUSE LAYOUTS &  
SPECIFICATIONS



# NO. 19, 20, 21, 22, 23, 26\*, 27\*, 28\*, 29\* & 30\*

## 3 BEDROOM HOUSE

### LOCATION



### GROUND FLOOR

Kitchen / Living / Dining	7.15m x 4.58m	23'5" x 15'0"
Study	1.86m x 2.31m	6'1" x 7'7"

### FIRST FLOOR

Living Room	4.16m x 4.58m	13'8" x 15'0"
Master Bedroom	3.46m x 3.98m	11'4" x 13'1"

### SECOND FLOOR

Bedroom 2	3.46m x 3.98m	11'4" x 13'1"
Bedroom 3	3.05m x 4.58m	10'0" x 15'0"

### TYPE D1

Total internal area:	154.0 sq m	1,658 sq ft
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\*Please note that this floorplan depicts plots 19, 20, 21, 22 & 23. Plots 26, 27, 28, 29 & 30 are as above but handed.

House layouts provide approximate measurements only and are subject to change. 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. Please note, to increase legibility these plans have been scaled to fit the page. As a result this plan may not be at the same scale as those on other pages. 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.

### KEY

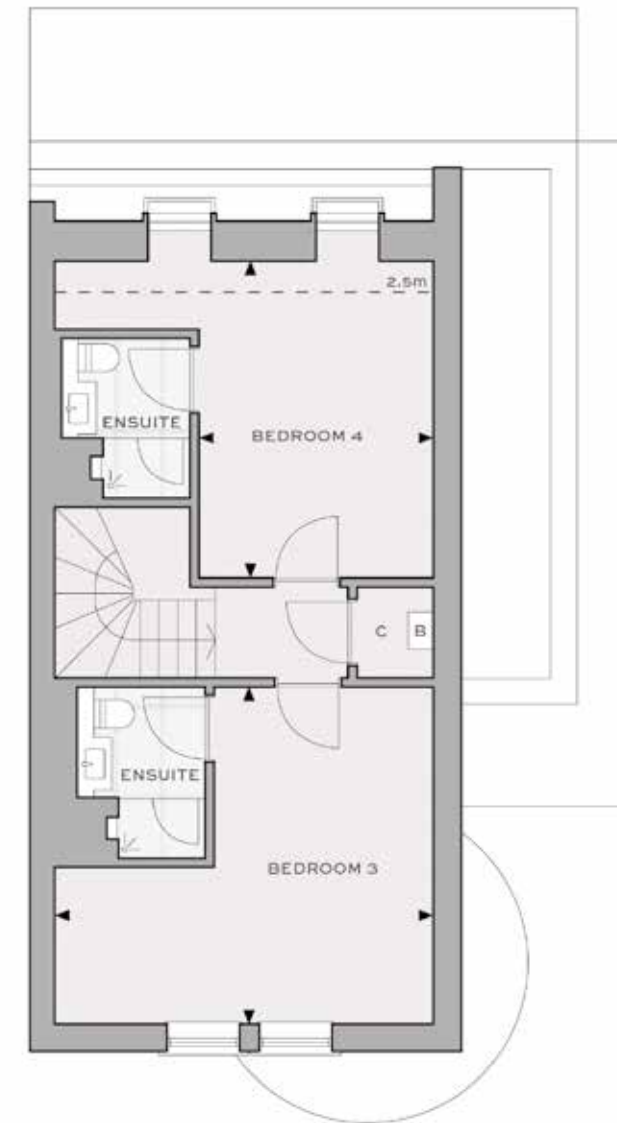
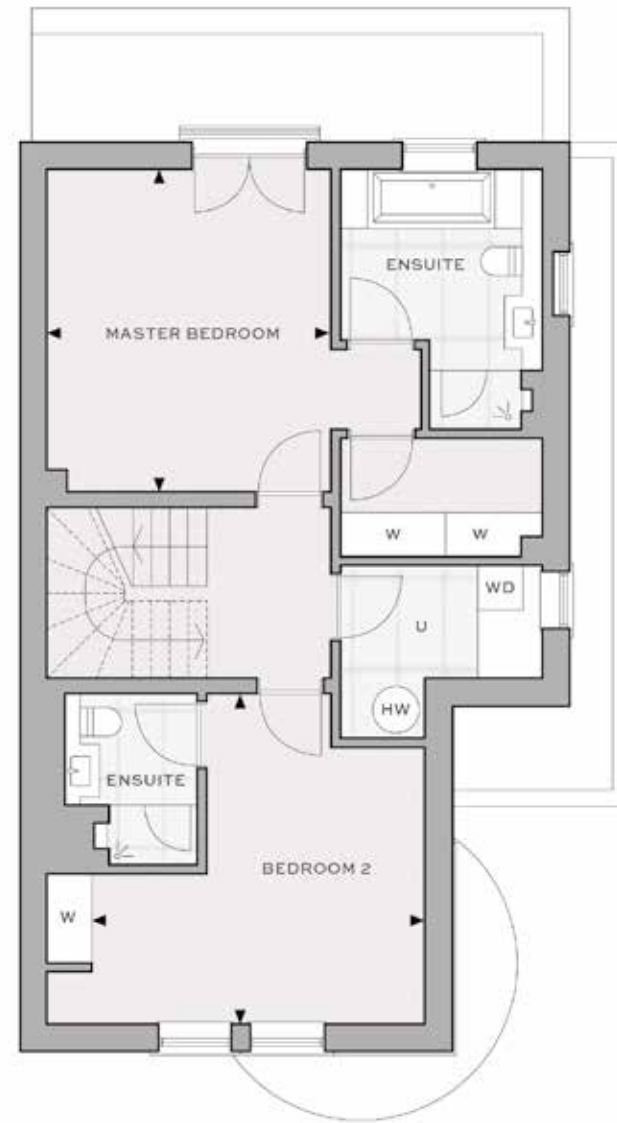
W	Wardrobe	HW	Hot water tank	◀ ▶	Measurement points
C	Cupboard	B	Boiler	- - -	Skirting lines
U	Utility	WD	Washer Dryer		



# NO. 14

## 4 BEDROOM HOUSE

### LOCATION



### GROUND FLOOR

Kitchen / Living / Dining	5.92m x 6.64m	19'5" x 21'9"
Living Room	4.42m x 5.06m	14'6" x 16'7"

### FIRST FLOOR

Master Bedroom	4.33m x 3.80m	14'2" x 12'6"
Bedroom 2	4.42m x 4.46m	14'6" x 14'8"

### SECOND FLOOR

Bedroom 3	4.51m x 5.06m	14'10" x 16'7"
Bedroom 4	4.42m x 3.12m	14'6" x 10'3"

### TYPE B3

Total internal area:	195.0 sq m	2,099 sq ft
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### KEY

W	Wardrobe	HW	Hot water tank	◀ ▶	Measurement points
C	Cupboard	B	Boiler	- -	Skeiling lines
U	Utility	WD	Washer Dryer		

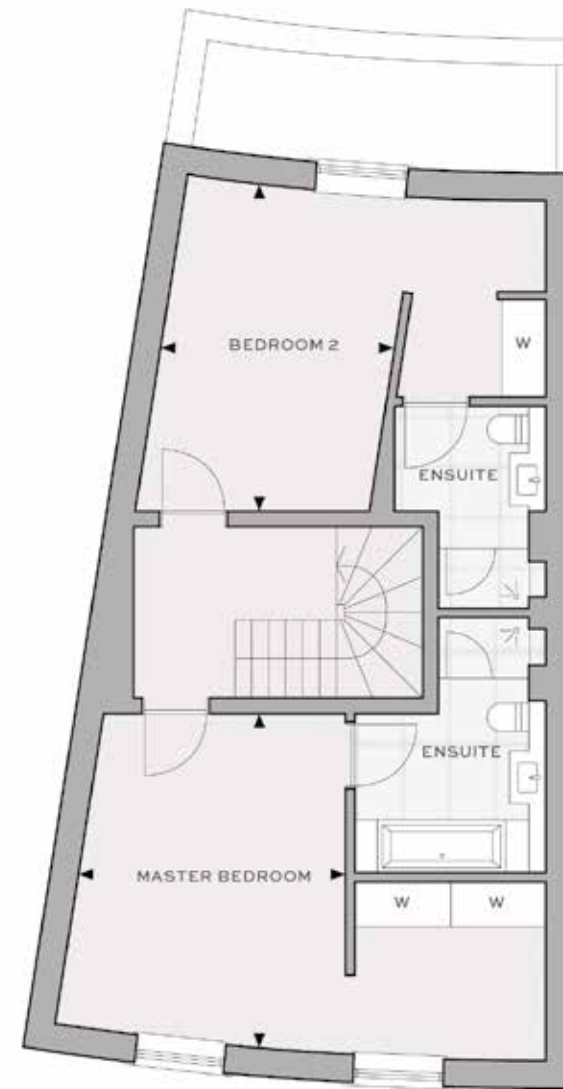
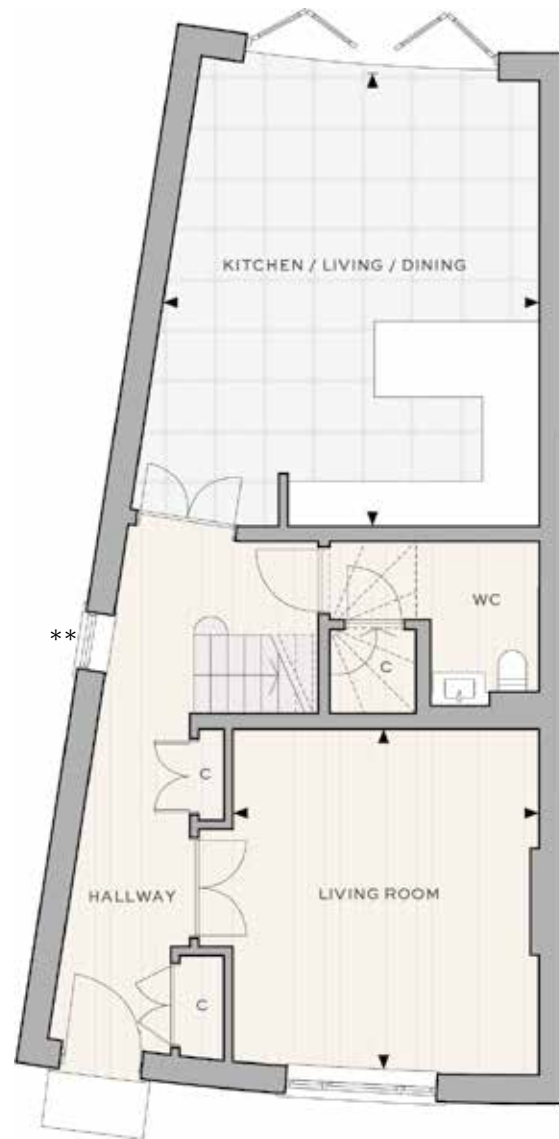




# NO. 15\*, 16\*, 17\* & 18

## 4 BEDROOM HOUSE

### LOCATION



### GROUND FLOOR

Kitchen / Living / Dining	6.02m x 5.02m	19'9" x 16'6"
Living Room	4.57m x 4.08m	14'12" x 13'5"

### FIRST FLOOR

Master Bedroom	4.41m x 3.59m	14'6" x 11'9"
Bedroom 2	4.40m x 3.09m	14'5" x 10'2"

### SECOND FLOOR

Bedroom 3	3.24m x 5.21m	10'8" x 17'1"
Bedroom 4	3.44m x 3.73m	11'3" x 12'3"
Study	3.20m x 2.50m	10'6" x 8'2"

### TYPE B4

Total internal area:	186.8 sq m	2,011 sq ft
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\*Please note that this floorplan depicts plot 18. Plots 15, 16 & 17 are as above but handed.  
 \*\*Please note that plots 15, 16 & 17 will not feature the hallway window on the ground floor.

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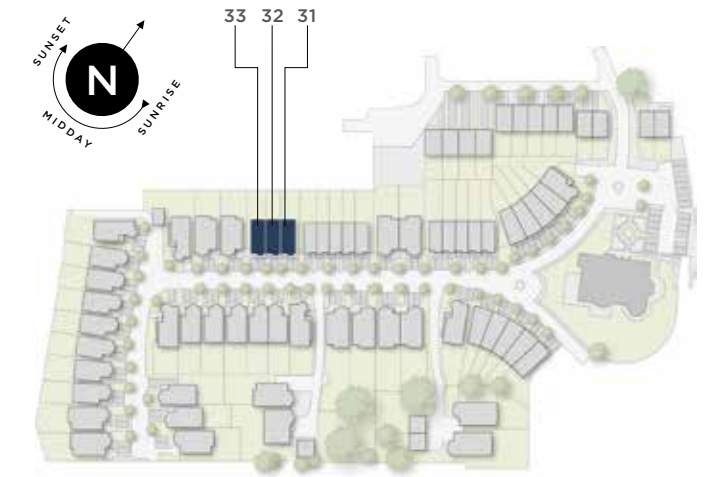
W	Wardrobe	HW	Hot water tank	◀ ▶	Measurement points
C	Cupboard	B	Boiler	- -	Skeiling lines
U	Utility	WD	Washer Dryer		



# NO. 31, 32 & 33

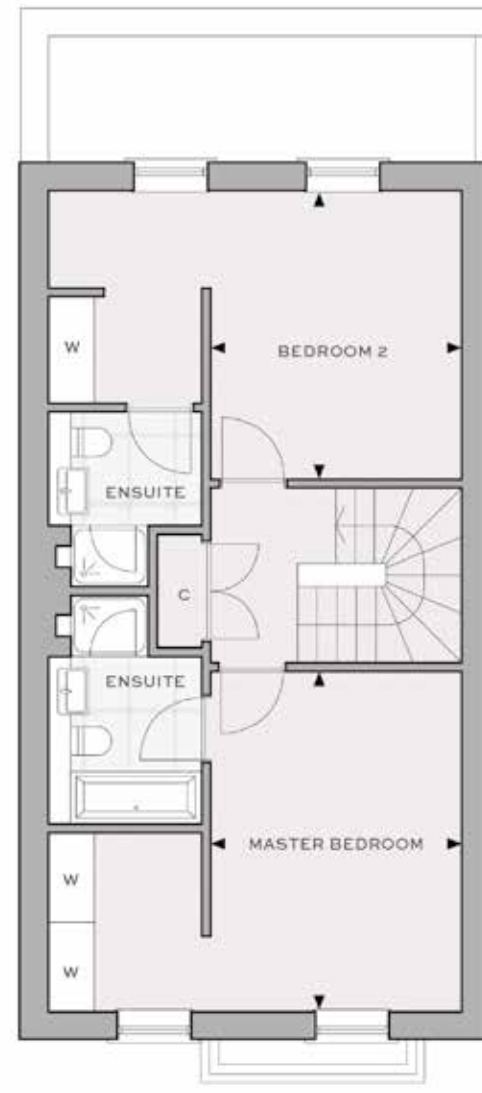
## 4 BEDROOM HOUSE

### LOCATION



GROUND FLOOR

Kitchen / Dining	5.31m x 5.42m	17'5" x 17'9"
Living Room	5.02m x 3.82m	16'6" x 12'6"



FIRST FLOOR

Master Bedroom	4.46m x 3.30m	14'8" x 10'8"
Bedroom 2	3.79m x 3.30m	12'5" x 10'10"



SECOND FLOOR

Bedroom 3	3.40m x 5.42m	11'2" x 17'9"
Bedroom 4	2.73m x 5.42m	8'11" x 17'9"

TYPE B1

Total internal area:	175.0 sq m	1,884 sq ft
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\*\*Please note that plots 31 & 32 will not feature the hallway window on the ground floor.

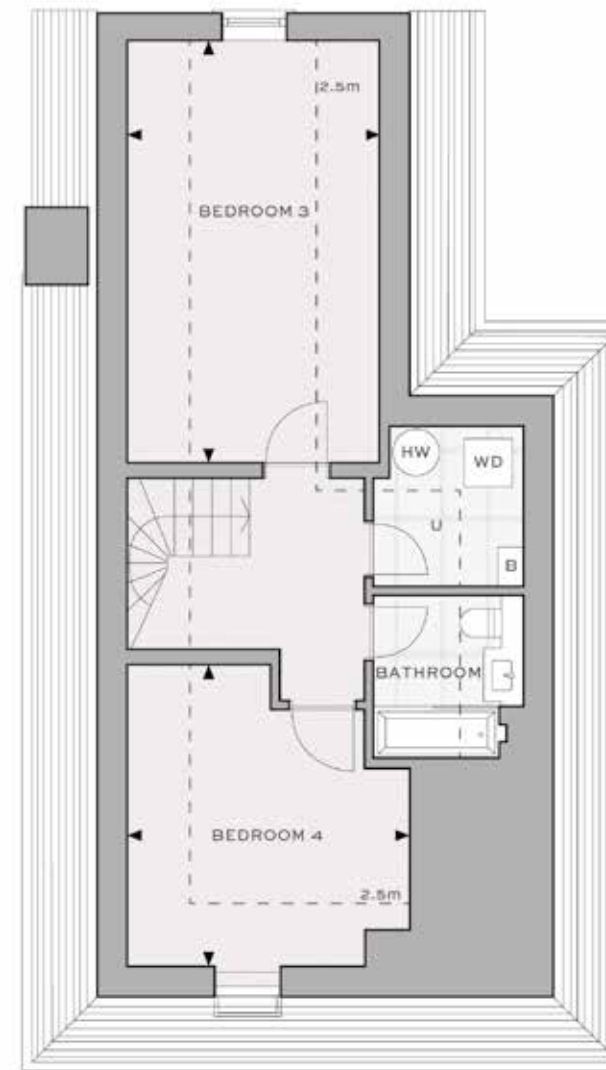
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W Wardrobe      HW Hot water tank      D Dryer  
 C Cupboard      B Boiler      ◀▶ Measurement points  
 U Utility      WM Washing Machine      - - - Skewing lines



# NO. 36, 47\* & 53

## 4 BEDROOM HOUSE



### LOCATION



### GROUND FLOOR

Kitchen / Living / Dining	6.60m x 6.82m	21'7" x 22'4"
Living Room	5.63m x 4.95m	18'5" x 16'2"

### FIRST FLOOR

Master Bedroom	4.80m x 3.89m	15'8" x 12'9"
Bedroom 2	4.36m x 3.29m	14'3" x 10'9"
Study	2.92m x 2.82m	9'6" x 9'3"

### SECOND FLOOR

Bedroom 3	5.63m x 3.36m	18'5" x 11'0"
Bedroom 4	4.04m x 3.77m	13'3" x 12'4"

### TYPE E1

Total internal area:	214.7 sq m	2,311 sq ft
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\*Please note that this floorplan depicts plots 36 & 53. Plot 47 is as above but handed.

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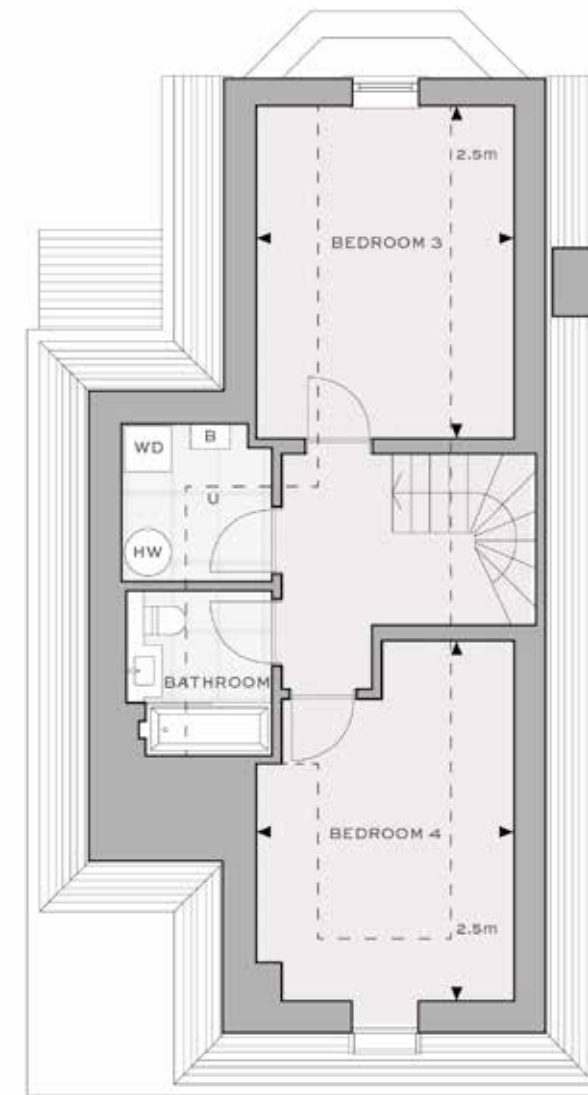
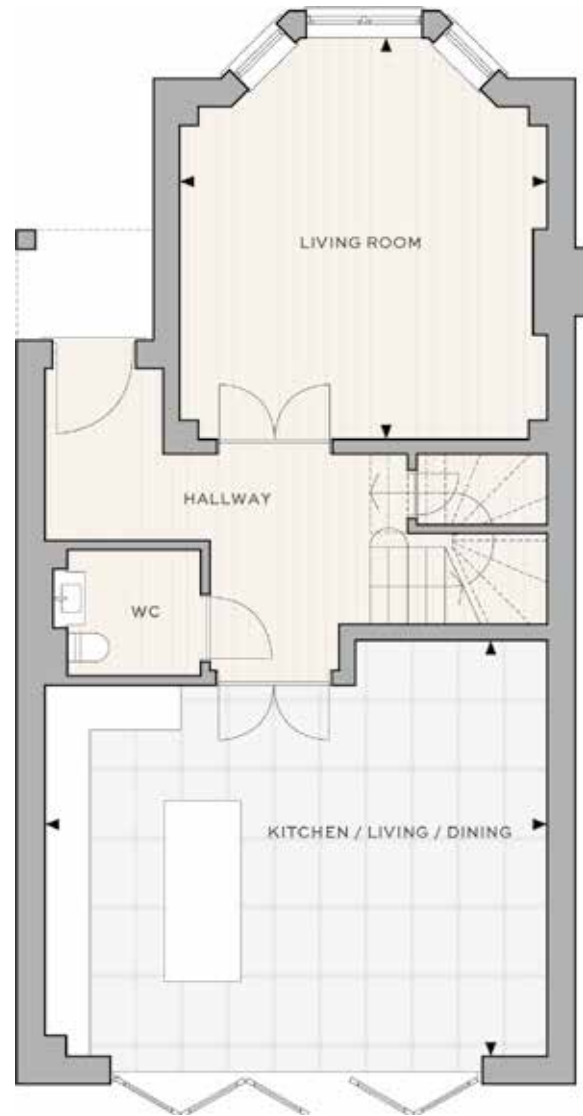
W Wardrobe      HW Hot water tank      ◀▶ Measurement points  
 C Cupboard      B Boiler      - - Skeliling lines  
 U Utility      WD Washer Dryer



# NO. 48, 49 & 50

## 4 BEDROOM HOUSE

### LOCATION



### GROUND FLOOR

Kitchen / Living / Dining	5.55m x 6.70m	18'2" x 21'11"
Living Room	4.46m x 4.91m	14'7" x 16'1"

### FIRST FLOOR

Master Bedroom	3.80m x 5.55m	12'5" x 18'2"
Bedroom 2	4.44m x 4.33m	14'5" x 14'2"
Study	3.61m x 2.55m	11'10" x 8'4"

### SECOND FLOOR

Bedroom 3	3.40m x 4.43m	11'1" x 14'6"
Bedroom 4	3.70m x 4.80m	12'1" x 15'8"

### TYPE C1

Total internal area:	195.1 sq m	2,100 sq ft
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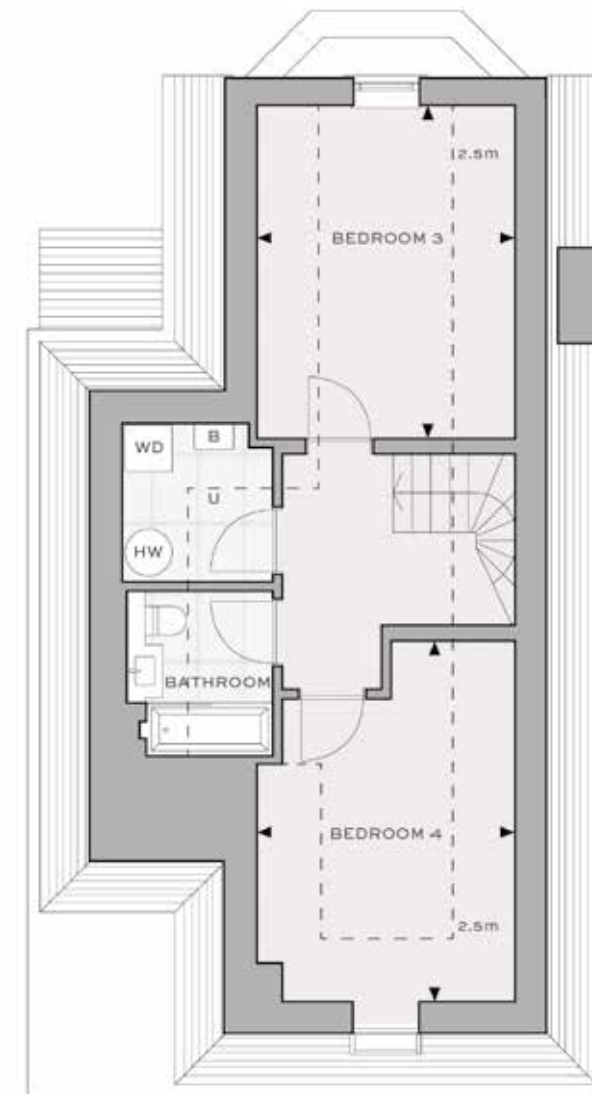
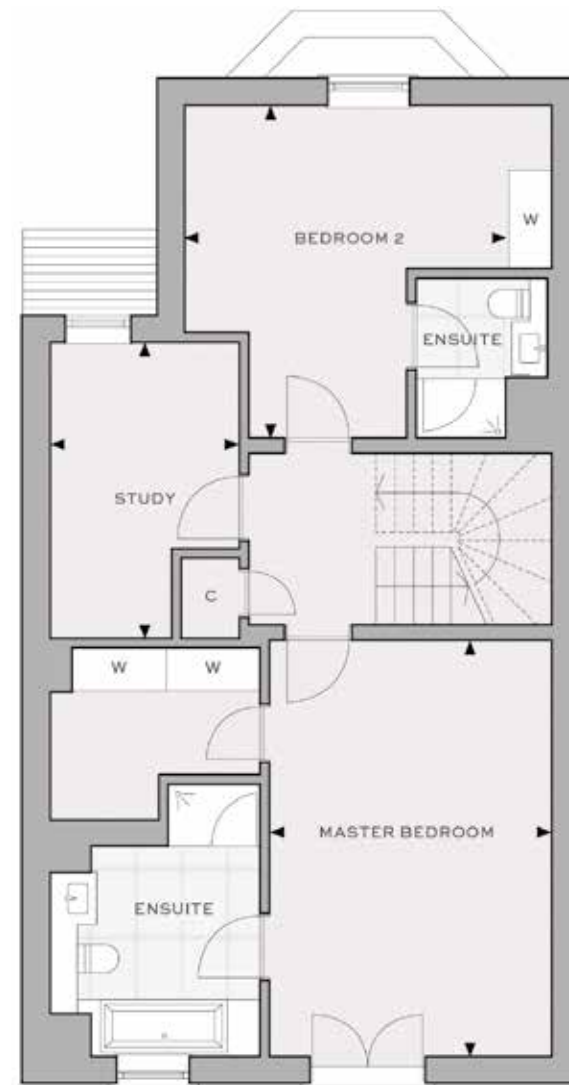
**W** Wardrobe      **HW** Hot water tank      ◀▶ Measurement points  
**C** Cupboard      **B** Boiler      - - Skeliling lines  
**U** Utility      **WD** Washer Dryer





**NO. 51 & 52\***  
4 BEDROOM HOUSE

LOCATION



GROUND FLOOR

Kitchen / Living / Dining	5.55m x 6.70m	18'2" x 21'11"
Living Room	4.46m x 4.91m	14'7" x 16'1"

FIRST FLOOR

Master Bedroom	3.80m x 5.55m	12'5" x 18'2"
Bedroom 2	4.44m x 4.33m	14'5" x 14'2"
Study	3.95m x 2.55m	12'11" x 8'4"

SECOND FLOOR

Bedroom 3	3.40m x 4.43m	11'1" x 14'6"
Bedroom 4	3.70m x 4.80m	12'1" x 15'8"

TYPE C2

Total internal area:	195.1 sq m	2,100 sq ft
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\*Please note that this floorplan depicts plot 51. Plot 52 is as above but handed.

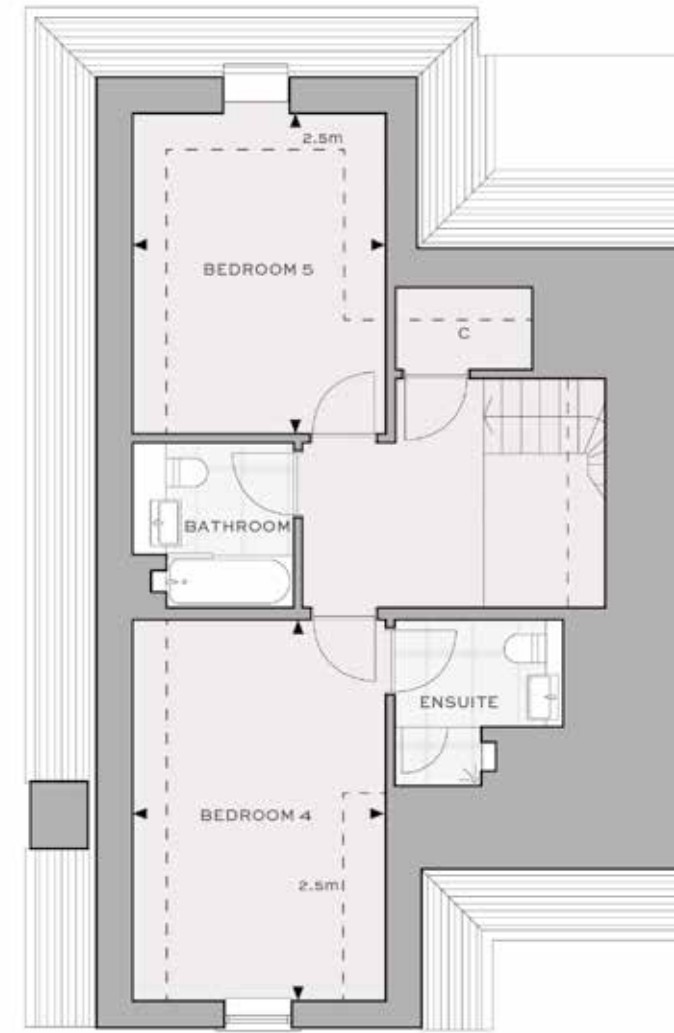
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W Wardrobe      HW Hot water tank      ◀▶ Measurement points  
C Cupboard      B Boiler      - - - Skeliling lines  
U Utility      WD Washer Dryer



# NO. 24\*, 25, 56\* & 57

## 5 BEDROOM HOUSE



### LOCATION



### GROUND FLOOR

Kitchen / Living / Dining	5.23m x 7.85m	17'2" x 25'9"
Living Room	5.91m x 4.91m	19'5" x 16'1"

### FIRST FLOOR

Master Bedroom	4.10m x 5.03m	13'5" x 16'6"
Bedroom 2	3.00m x 4.31m	9'10" x 14'2"
Bedroom 3	3.57m x 3.72m	11'9" x 12'2"

### SECOND FLOOR

Bedroom 4	5.07m x 3.30m	16'8" x 10'10"
Bedroom 5	4.27m x 3.38m	14'0" x 11'19"

### TYPE E3

Total internal area:	234.6 sq m	2,525 sq ft
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\*Please note that this floorplan depicts plots 25 & 57. Plots 24 & 56 are as above but handed.

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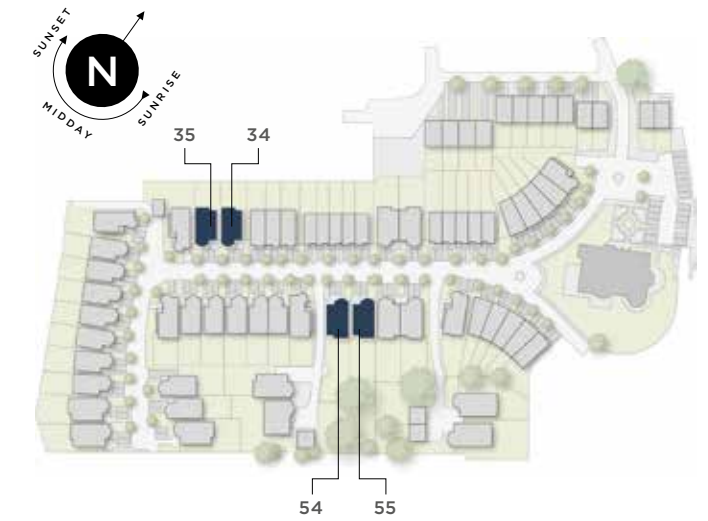
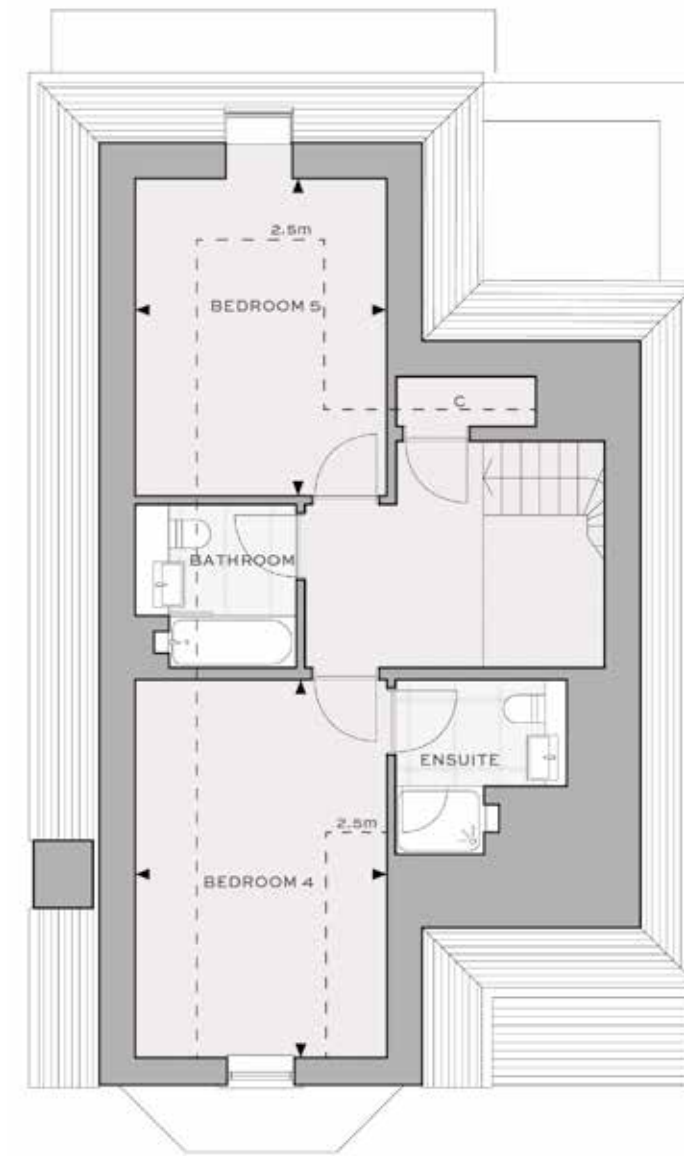
W	Wardrobe	HW	Hot water tank	D	Dryer
C	Cupboard	B	Boiler	▶	Measurement points
U	Utility	WM	Washing Machine	--	Skirting lines



# NO. 34, 35, 54 & 55

## 5 BEDROOM HOUSE

### LOCATION



### GROUND FLOOR

Kitchen / Living / Dining	5.23m x 7.84m	17'2" x 25'9"
Living Room	5.91m x 4.91m	19'5" x 16'1"

### FIRST FLOOR

Master Bedroom	4.10m x 5.02m	13'5" x 16'6"
Bedroom 2	3.00m x 4.90m	9'10" x 16'9"
Bedroom 3	3.57m x 3.70m	11'9" x 12'2"

### SECOND FLOOR

Bedroom 4	5.07m x 3.30m	16'8" x 10'10"
Bedroom 5	4.27m x 3.30m	14'0" x 10'10"

### TYPE E2

Total internal area:	234.6 sq m	2,525 sq ft
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W Wardrobe      HW Hot water tank      D Dryer  
 C Cupboard      B Boiler  
 U Utility      WM Washing Machine      ◀▶ Measurement points  
 --- Skelining lines

# SUPERIOR SPECIFICATIONS

## Kitchens

- Individually designed layouts
- Composite stone work surfaces
- Bowl 1½ undermount sink and mixer tap
- Composite stone upstands and tiled splash-backs above work surfaces where applicable
- Matt lacquer back panel to island where applicable
- Matt lacquer finish to cabinets with pull handles
- LED ceiling downlights and concealed LED lighting to high-level wall cabinets
- Polished chrome socket outlets above work surfaces
- Large format tiled floor finish
- Siemens gas hob
- Integrated extractor
- Siemens oven
- Siemens microwave oven
- Siemens integrated fridge / freezer
- Built-in wine cooler
- Siemens integrated multi-function dishwasher
- Integrated triple recycling bin

## Utility Cupboard

- Freestanding Siemens washer / dryer

## Cloakrooms

- White Vitra WC pan with soft close seat / cover and concealed cistern with dual flush plate
- Low-level vanity unit with storage and Vitra basin
- Polished chrome Vado basin mixer
- Polished chrome thermostatic heated towel rail
- High-level fixed mirror

## Family Bathrooms

- Single-ended bath with removable tile bath panel
- Concealed bath filler and waste overflow
- Polished chrome Vado wall-mounted concealed diverter / mixer valves
- Polished chrome Vado ceiling fixed shower head
- Polished chrome Vado separate hand shower
- Hinged glass shower screen
- Low-level vanity unit with storage and Vitra basin
- Polished chrome Vado basin mixer
- White Vitra WC pan with soft close seat / cover and concealed cistern with dual flush plate
- High-level fixed mirror above vanity unit
- Polished chrome thermostatic heated towel rail
- Porcelain feature wall tiles to selected walls
- Painted wall finishes to selected walls
- Porcelain floor tiles
- Extract ventilation to outside
- Recessed LED downlights

## Master Ensuite Bathroom

- Feature double-ended bath with removable tile bath panel
- Concealed bath filler and waste overflow
- Polished chrome Vado wall-mounted concealed diverter / mixer valves
- Polished chrome Vado separate hand shower to bath
- Separate walk-in shower area, glass shower screen and door
- Polished chrome Vado ceiling-fixed shower head to separate shower area
- Polished chrome Vado wall-mounted concealed diverter / mixer valves to separate shower area
- Polished chrome Vado wall-mounted separate hand shower to separate shower area

- Low-level vanity unit with storage and Vitra basin
- Polished chrome Vado basin mixer
- White Vitra WC pan with soft close seat / cover and concealed cistern with dual flush plate
- Polished chrome thermostatic heated towel rail
- Porcelain feature wall tiles to selected walls
- Painted wall finishes to selected walls
- High-level fixed mirror above vanity unit
- Porcelain floor tiles
- Extract ventilation to outside
- Recessed LED downlights

## Guest Ensuite Shower Rooms

- Walk-in shower area with shower screen and door
- Polished chrome Vado ceiling fixed shower head
- Polished chrome Vado separate wall-mounted hand shower
- Polished chrome Vado concealed diverter / mixer valves
- Low-level vanity unit with storage and Vitra basin
- Polished chrome Vado basin mixer
- Wall-mounted white Vitra WC pan with soft close seat / cover and concealed cistern with dual flush plate
- High-level fixed mirror above vanity unit
- Polished chrome thermostatic heated towel rail
- Porcelain feature wall tiles to selected walls
- Painted wall finishes to selected walls
- Porcelain floor tiles
- Extract ventilation to outside
- Recessed LED downlights

## Interior Finishes

- Solid timber painted feature entrance door
- White painted timber and glass panelled doors to principal rooms to ground floor
- White painted timber panelled doors to all floors
- Interior fittings to hall cupboards to suit situation
- White painted cornice to selected areas
- White painted architraves and skirting
- Carpeted staircase with bespoke painted balustrades and stained timber handrails
- Feature fireplace with stone surround to formal living room with gas provision
- Fitted wardrobes to dressing area of master suite, internal fittings include rails, shelves and drawers where appropriate
- Fitted wardrobe to bedroom 2, internal fittings include rails and shelves where appropriate
- Engineered timber flooring or timber effect tile to ground floor entrance hallway
- Porcelain tile floor finish to kitchen / dining area
- Engineered timber flooring or timber effect tile to formal living room
- Carpet floor finish to all bedrooms, dressing areas and landings

## Electrical Fittings

- Polished chrome sockets and switches
- Zoned ceiling lighting to suit room situation
- Pre-wired for future pendant lighting by purchaser to principal reception rooms and master bedroom
- Lighting to hall cupboards
- 5-amp lighting circuit to principal reception room and master bedroom
- Television points (wired for terrestrial and Sky\*) to reception rooms and selected bedrooms
- Telephone and CAT 5e data points provided to reception rooms and selected bedrooms

## Heating / Insulation & Water Services

- Gas fired central heating with mains pressured hot water
- Underfloor heating
- Double-glazed sliding sash windows
- Bi-Fold doors to gardens
- Photovoltaic panels to roof

## Security

- Mains supply smoke detectors
- Multi-point locking, security chain and spy hole to entrance door

## Peace of Mind

- All houses freehold
- 10-year build warranty

## Gardens & Terraces

- Tiled terrace and lawn to rear garden
- External bin storage
- External power, switch controlled lighting and water provision

## Management Company

- A managing agent will be appointed to manage the operation and maintenance of communal areas and facilities and to collect service charge payments from property owners, which will be used to meet the costs of managed services.

## Parking

- Allocated parking to houses

\*Satellite dish to be provided by service provider. Planning consent may be required.

The above specification is for the 4 bedroom houses only. The 3 and 5 bedroom specification will differ slightly, for more information please discuss this with one of our Sales Consultants. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley West London reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.

# THE BERKELEY DIFFERENCE

We want to ensure that you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication. From exchange of contracts, your dedicated Berkeley Customer Relations Team will help with any questions you may have.

Here is what you can expect:

- From the day you reserve - until the day you complete - we'll update you regularly on progress
- Sustainability is high on any responsible builder's agenda. We promise to fully communicate the environmental features of our developments to all of our customers
- Our Customer Relations Manager will present a selection of designer-conceived colour palettes to help you find the interior finish that most suits your style
- We'll meet you at the development to demonstrate all the functions and facilities of your new home and will present you with your own bespoke guide
- We personally hand over your key on completion day and make sure everything is to your satisfaction
- The two year warranty with 24-hour emergency service has a dedicated customer service telephone number. And from the 3rd to the 10th year you'll have the added security protection of the Premier Guarantee
- Finally we will contact you throughout your buying journey to ensure that everything progresses smoothly and you are kept up to date with regular information



Winner  
2016 UK Customer Satisfaction Award



## DESIGNED FOR LIFE

Our customers are at the heart of all our decisions. We aim to understand their needs and consistently meet or exceed their expectations. The service we provide is professional, efficient and helpful to make the home buying process as straightforward and enjoyable as possible. Our levels of customer service aim to be comparable to other top brands.

### Customer service is our priority

All our customers are provided with a commitment that when they buy a new home from Berkeley they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience. Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

### 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 Berkeley, 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, Berkeley 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, and countryside to the coast - we build in the locations you want to live.

### A commitment to creating sustainable communities

Berkeley's 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 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.

### Our commitment to sustainable living. Homes at Richmond Chase benefit from:

- Energy efficient design, including a highly insulated building envelope (above Building Regulation requirements to save on heating costs).
- Energy efficient appliances provide lower running costs and carbon footprint of the home.
- Homes designed for low water consumption to preserve the water resources.
- Covered cycle storage facilities provided to enable use of sustainable transport modes.
- Recycling bins for a sustainable environment.
- Dual flush toilets.
- 100% low energy lighting.
- PV panels to individual houses.



Proud to be a member of the Berkeley Group of Companies  
[www.berkeleygroup.co.uk](http://www.berkeleygroup.co.uk)

**Berkeley**  
Designed for life

**St Edward**  
Designed for life

**St George**  
Designed for life

**St James**  
Designed for life

**St William**  
Designed for life

## A COMMITMENT TO THE FUTURE

Our vision

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 wellbeing and quality of life.

### Efficient and considerate operations

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

### A commitment to people and safety

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



### The Berkeley Foundation

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

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

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

[www.berkeleyfoundation.org.uk](http://www.berkeleyfoundation.org.uk)  
[www.berkeleygroup.co.uk](http://www.berkeleygroup.co.uk)



# CONTACT US

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Map not to scale, locations approximate only.

## Bus from Richmond Station

Take the number 65 bus from outside Richmond station (bus stop D) towards Kingston-upon-Thames for nine stops. When you reach Ham Gate Avenue alight the bus, walk south on Upper Ham Road towards Church Road. Turn left onto Church Road then right onto Bainbridge Close. At the fork keep left onto Latchmere Close.

## Driving from Richmond Station

Head southwest on the Quadrant (A307) towards Drummonds Place. After 0.2 miles turn left onto The Square before turning right onto Eton Street. Use any lane to turn right onto Paradise Road. After 0.5 miles turn left onto Church Road before turning right onto Bainbridge Close. At the fork keep left onto Latchmere Close.

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Richmond Chase is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. All computer generated images and lifestyle photography are indicative only and subject to change. U073/05CA/0617



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