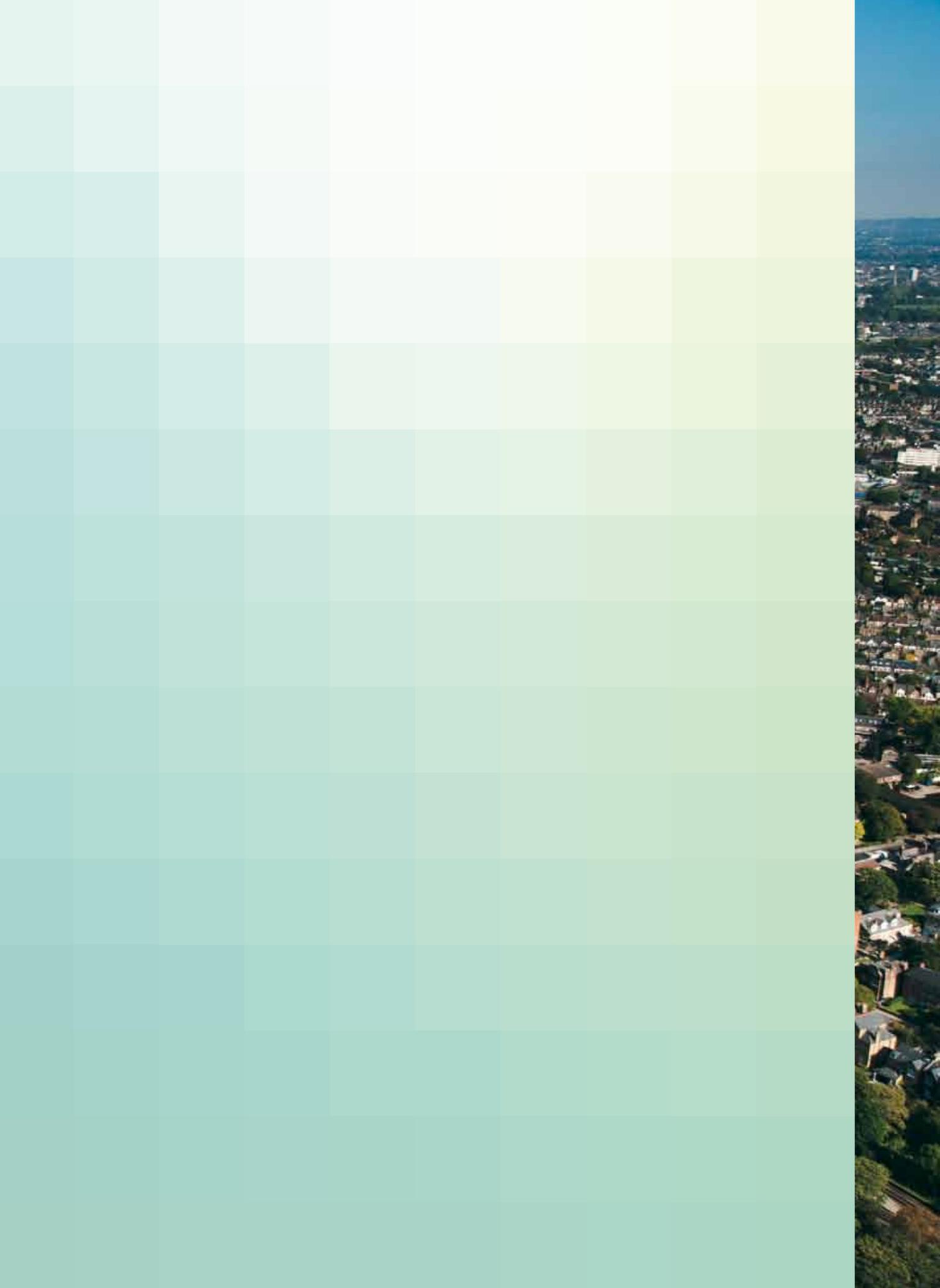


LANGHAM SQUARE

PUTNEY LONDON SW15

St James
Designed for life

The image features a vertical strip on the left side showing an aerial view of a cityscape, likely London, with a grid overlay. The grid is composed of squares in various shades of green and yellow, transitioning from light yellow at the top to dark green at the bottom. The cityscape below shows buildings, trees, and a clear blue sky.

LONDON LIVING MADE EASY

Langham Square is an ideal place to enjoy cosmopolitan city living.

A large open public piazza with elegant water features lies at the heart of this new architectural landmark – further enhanced by the Waitrose store, Costa Coffee and restaurant, providing the best in quality and convenience.

Residents will also enjoy the reassurance of secure underground car parking.

St James presents a new collection of 83 beautiful, contemporary residences designed to a high standard, which come with their own private outdoor space.

Perfect for relaxing at home or experiencing the best of London living.

Langham Square – designed for you to enjoy life.



DESIGNED TO INSPIRE

A blend of materials from warm terracotta to shimmering aluminium panels that transform with the light are intelligently used to create a contrasting combination of lines and sweeping curves which express a stylish architectural confidence.

Two residential buildings, Madison House and Stanford House, offer a choice of one, two and three bedroom apartments and penthouses wrapped around a new central piazza.

All apartments feature floor to ceiling glazing, maximising the light within and have been carefully designed to make the optimum use of space, combining generous room sizes with plenty of storage.

From outside to in, Langham Square is designed to inspire.

* Computer Generated Image of Langham Square facing South from Upper Richmond Road. Indicative only and subject to planning.

IDEAL LOCATION



WEMBLEY STADIUM - 11.8 KM

THE WETLANDS CENTRE - 2.6 KM

BARNES COMMON - 2.6 KM

BISHOPS PARK - 1.2 KM

PUTNEY BRIDGE - 0.7 KM

PUTNEY EXCHANGE - 0.6 KM

PUTNEY HIGH STREET - 0.5 KM

PUTNEY RAIL STATION - 0.4 KM


LANGHAM SQUARE
PUTNEY LONDON SW15

 EAST PUTNEY TUBE

* Aerial view of Putney with Computer Generated Image of Langham Square. Indicative only and subject to planning.
Distances taken from freemaptools.com

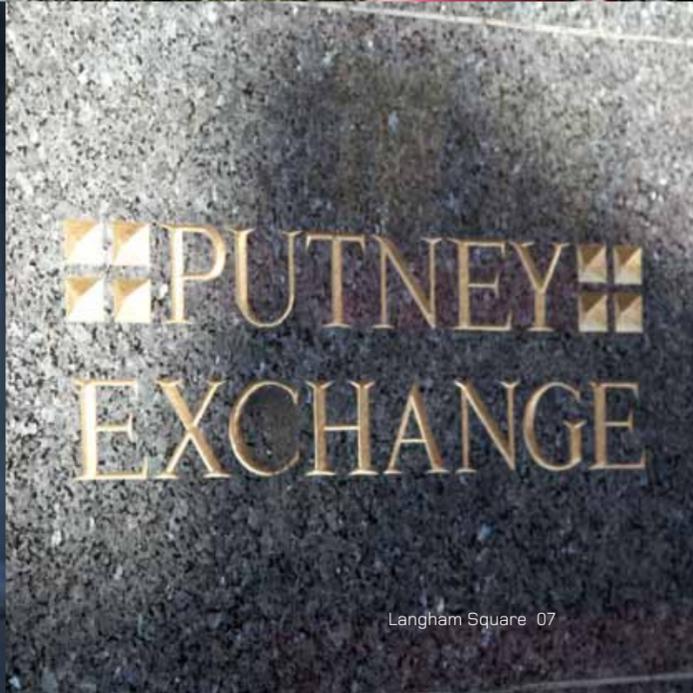
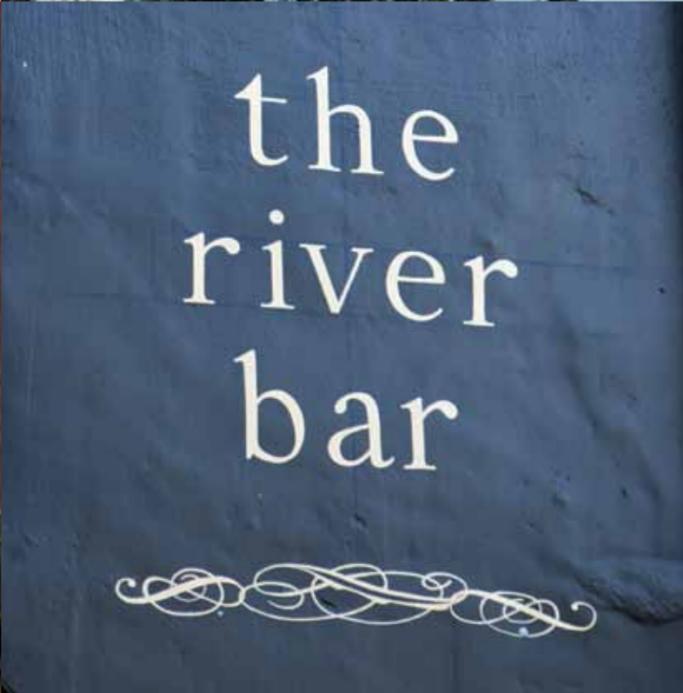


A RICHNESS OF CHOICE

Vivacious, effervescent Putney offers a thriving social and leisure lifestyle.

There are a multitude of shops just a 10 minute* walk from Langham Square, ranging from well-known national brands in the Putney Exchange shopping centre to local artisan boutiques. Further afield, Sloane Square for the King's Road is less than 25 minutes† away by tube and White City for Westfield is only 30 minutes† away by tube.

From a combination of sophisticated and exciting restaurants to relaxed riverside bistros and elegant gastro pubs to a multiplex cinema, live music venues, theatres and nearby members health club, there is no shortage of entertainment for a great night out.



Source: *walkit.com / †tfl.gov.uk 2012



01



02



03



08 Langham Square



04



05

SPACE TO ENJOY

Situated in London's greenest borough, Langham Square is just a short walk from the riverfront, Wandsworth Park and Putney Heath, making it easy to enjoy the fresh air and open space.

The local and adjacent areas comprise proportionally more acres of green space than any other, with the Royal Park in Richmond alone covering 2,360 acres of truly outstanding landscape. Along with the neighbouring parks in Putney, Wandsworth and Wimbledon, you can enjoy miles of horse riding, walking and cycle trails as well as several golf and tennis clubs.

Plenty of opportunity to recharge and revitalise.

- 01 Riding Stables in Wimbledon Village, 3.1 miles
Riding on Wimbledon Common, 2.3 miles
- 02 Roehampton Golf Club, 1.9 miles
- 03 Richmond Park - Roehampton Gate, 2.6 miles
- 04 Putney Lawn Tennis Club, 0.7 miles
- 05 Rowing Club, 1.1 miles

* All distances are estimated according to maps.google.co.uk



Map legend
 ■ Dining
 ■ Education
 ■ Arts, entertainment & shopping
 ■ Sports & leisure

1000 ft
 200 m

LANGHAM SQUARE
 PUTNEY LONDON SW15

GREEN
 CITY LIVING

* Map is for illustration purposes only, markers are approximate

PERFECTLY CONNECTED

Langham Square directly adjoins East Putney (Zone 2) Underground station, which offers direct access to Wimbledon, Paddington, Kensington, Sloane Square, Victoria, Westminster and the City.

Putney Train station, 0.5 km away, provides direct access to Clapham Junction in 6 minutes and London Waterloo in 17 minutes.

Secure on-site bicycle storage and a car club for residents make private travel simple, whilst international travel is convenient – Heathrow is a 27 minute drive* from Langham Square, while City Airport can be reached in 42 minutes* and Gatwick in 49 minutes*.



WALK
Explore Putney and discover your local neighbourhood

- Nearest Bus stop
1 minute
- **East Putney**
1 minute
- Virgin Active Gym
2 minutes
- Putney High Street
5 minutes
- Carluccio's restaurant
10 minutes
- River Thames
10 minutes



BUS
A wide selection of buses from Upper Richmond Road allows easy access to South London and the West End

- Wimbledon
23 minutes
- **Putney**
- Chelsea
39 minutes
- Knightsbridge
40 minutes
- Piccadilly Circus
50 minutes



UNDERGROUND
The adjoining East Putney station provides access to the District line, joining West London to East

- Wimbledon
8 minutes
- **East Putney**
- Fulham Broadway
6 minutes
- Notting Hill Gate
18 minutes
- Earl's Court
12 minutes
- Edgware Road
24 minutes
- High St Kensington
16 minutes
- Victoria
22 minutes
- Westminster
25 minutes
- Monument / Bank
38 minutes
- Whitechapel
45 minutes



TRAIN
Less than 0.5km away, Putney rail station offers mainline links to Waterloo and connections via South West Trains

- Kew Bridge
12 minutes
- Chiswick
9 minutes
- Twickenham
9 minutes
- Richmond
5 minutes
- **Putney**
- Clapham Junction
6 minutes
- Queenstown Road (Battersea)
9 minutes
- Vauxhall
12 minutes
- Waterloo
17 minutes



BOAT
River Bus services run approximately every 30 mins from Putney Pier

- **Putney Pier**
14 minutes
- Wandsworth (RQ) Pier
7 minutes
- Chelsea Harbour Pier
15 minutes
- Cadogan Pier
20 minutes
- Embankment Pier
35 minutes
- Blackfriars Pier
40 minutes

All times and distances are given for information only and are based on the Transport for London website 2012, and walkit.com. Journey times indicate fastest journey from either station. *Driving times are estimates according to maps.google.co.uk



ARCHITECTURAL LANDMARK

Langham Square – a new landmark building in vibrant Putney, created by one of London’s leading architects.

“The two buildings are orientated on a North-South axis allowing sunlight to penetrate between them into the new central piazza with a single level link between the buildings to enclose the rear. Stanford House to the West steps down to the South, providing a transition in scale from Upper Richmond Road to Carlton Drive. The taller Madison House to the East signals the development’s key location adjacent to East Putney station; its bold curved elements provide a distinctive feature and a place making landmark.”

Don Manton RIBA, Goddard Manton Architects



* Computer Generated Image of Langham Square facing South-East from Upper Richmond Road. Indicative only and subject to planning.

LIFESTYLE MADE EASY

Langham Square is a new place, not just to live, but also to enhance your lifestyle. Beautifully designed apartments together with stunning duplexes and penthouses combine with new facilities, enabling you to relax, shop and socialise.

Transparency, light and height characterise these highly specified contemporary apartments and penthouses. Generous balconies and terraces offer uplifting views towards the river, the City, the landscaped rooftop garden and the piazza below.

In the piazza, residents will be able to choose from the highest quality groceries from Waitrose, grab a cappuccino from Costa Coffee as they head for the adjacent Underground station or enjoy the tranquil water features over a relaxing evening meal in the restaurant.

Take a look at Langham Square. A stylish collection of new homes in an established location, with every detail carefully considered for ease, style and enjoyment.



* Computer Generated Image of the piazza at Langham Square facing South-West. Indicative only and subject to planning.

INTELLIGENT DESIGN

The apartments at Langham Square exude intelligence in their design. Floor to ceiling glazing maximises light and invites the views to come in; louvered balconies afford privacy when required. St James' reputation for uncompromising attention to detail is apparent in every apartment – open plan living / dining areas are balanced with considered storage space and natural materials promote tactile surfaces, with modern sleek finishes in kitchens.



* The view from a penthouse balcony looking East. Indicative only.



* Computer Generated Image of a reception room in a duplex apartment. Indicative only.



EXCEPTIONAL QUALITY

* Computer Generated Image of a kitchen. Indicative only.



ELEGANT
FUNCTION

* Computer Generated Image of a bathroom. Indicative only.



STYLISH
COMFORT

* Indicative image from a previous St. James development.

Backed by the experience of the Berkeley Group, St James is an award winning, design conscious, creative and sustainable developer with a record of culturally successful and diverse projects.

St James pays particular attention to the impact of design on the environment, from the planning stages right through to the interior design, setting industry standards throughout all developments.

Earning a formidable reputation for innovation and imaginative urban regeneration, St James creates places where people enjoy living.

ST JAMES – AN ETHOS OF EXCELLENCE



Queen Mary's Place, SW15



Silvermill, SE13

* Computer Generated Image, indicative only and subject to planning.



Riverlight, SW8

* Computer generated image, indicative only and subject to planning.

100%
of our purchasers
would recommend
St James to a friend.*

*Information taken from an independent research company and indicate results from Q2 2011

SUSTAINABILITY

Over the past ten years, the Berkeley Group has transformed its business into becoming a leader in sustainable urban regeneration.

Sustainability is a key part of the St James ethos and it has 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 Langham Square.

The Code for Sustainable Homes (CFSH) is an environmental rating system, setting new standards for resource efficiency. All of the homes at Langham Square achieve Code Level 3 and are 25% more energy efficient than the applicable Building Regulations requirement. For householders, this means lower running costs, as well as the satisfaction of living a 'more sustainable' life.

Other features at Langham Square include:

- Combined Heat & Power (CHP) will provide the heating and hot water and reduces the CO₂ emissions
- Green roof areas provide valuable surface water storage
- 'A' rated appliances are fitted in kitchens and reduce energy consumption and emissions by up to 60%
- Low energy lighting that will reduce energy consumption and money
- 20% of the parking spaces will be provided with an electric car charging point

DESIGNED FOR LIFE

Buying a home is one of the most important decisions you will ever make. The qualities that make St James different mean that you can choose a new home from us with complete confidence.

AWARD WINNING AND ROYALLY RECOGNISED

In addition to receiving numerous awards for quality, design and customer service, the Berkeley Group was granted the 2008 Queen's Award for Enterprise in Sustainable Development. These prestigious awards recognise and reward outstanding achievements in business performance. The Berkeley Group was also honoured with the title of Britain's Most Admired Company 2011, a highly-regarded award celebrating the very best of British business.

CUSTOMER SERVICE IS OUR PRIORITY

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

GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

QUALITY IS AT THE HEART OF EVERYTHING WE DO

At St James, quality takes precedence, from choosing the right location and style of home to the construction processes we 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 and countryside to the coast – we build in the locations you want to live.

A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

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



Proud to be members of the Berkeley Group of companies



www.stjames.co.uk

Proud to be a member of the Berkeley Group of companies



vision
2020

Vision 2020 Our vision for your future

Berkeley already leads the field in sustainable development, and we are now raising standards higher still with our Vision 2020 initiative. When you buy a new home from St James you will be sharing this commitment to a more eco-friendly way of life that has benefits for you and for the whole community.

AN EXCEPTIONAL CUSTOMER EXPERIENCE

- Dedicated sales teams provide exceptional service throughout the whole buying process
- Our Customer Service teams ensure your new home exceeds expectations on all levels

GREENER, MORE ECONOMICAL HOMES

- Use 26% less water per person than the average house*
- Save around £380* per year on energy bills
- Reduce CO₂ emissions by 76%
- Recycling bins in every home
- Space for a home office
- A safe place to store bicycles

CREATING SUSTAINABLE COMMUNITIES

- Close to essential amenities including schools, parks and shops
- Good access to public transport
- Streets that are friendly for pedestrians and cyclists as well as cars
- Safe public spaces and pedestrian routes
- Homes designed to adapt to changing needs

CREATING SUSTAINABLE COMMUNITIES

- Berkeley pledges to reduce CO₂ emissions and water consumption by 5% per year until 2012
- We also pledge to reduce or recycle over 80% of our construction, excavation and demolition waste

Some features are only applicable to selected developments. Please check with the Sales Consultant. *Savings vary between every home achieving Code for Sustainable Homes Level 3. For further details contact: sustainability@berkeleygroup.co.uk

RECENT AWARD SUCCESS



Grosvenor Waterside, SW1W

2011

UK PROPERTY AWARDS

Best Property - Queens Acre - Highly Commended

Best Development - Queens Acre - 5 Star

Best Apartment - Wye Dene - Highly Commended

Best Development - Kennet Island - Highly Commended

WHAT HOUSE? AWARDS

Best House - Queens Acre - Gold

Best Interior Design - Queens Acre - Silver

Best Landscape Design - The Hamptons - Gold

NEW HOME & GARDENS AWARDS

Best Communal Landscape - Queens Acre - Gold

Best Urban Landscape - The Hamptons - Gold

Landscape of the Year - St James - Gold

LONDON EVENING STANDARD NEW HOMES AWARDS

Best New Large Development - The Hamptons - Winner

NHBC AWARDS

Queen Mary's Place

CONSIDERATE CONSTRUCTOR AWARDS

Queen Mary's Place - Silver

Trinity Place - Bronze

NHBC NATIONAL SAFETY AWARDS

Queens Acre

2010

WHAT HOUSE? AWARDS

Best Landscape Design - Queen Mary's Place - Silver

Best Exterior Design - The Hamptons - Silver

Best Starter Home - Kennet Island - Silver

Best Development - The Hamptons - Bronze

NATIONAL LANDSCAPE AWARDS (BALI AWARDS)

Soft landscaping construction for Bramah, Grosvenor Waterside

BUILDING FOR LIFE

Queen Mary's Place - Silver

Silkworks - Silver

Grosvenor Waterside - Silver

2009

WANDSWORTH DESIGN AWARDS

Kingsway Square

HOUSEBUILDER INNOVATION AWARDS

Kennet Island

BUILDING
FOR LIFE





DIRECTIONS

From the M25 turn off Junction 10 and turn right onto the A3 towards London. Continue to follow the A3. Take the ramp to Tibbets Corner and take the first exit onto Tibbet's Ride / A219. Continue to follow the A219. Turn right onto Upper Richmond Road / A205. Langham Square will be located on your right.

From Central London follow signs for Trafalgar Square. Continue onto the A4 into Mayfair. At Brompton Oratory branch left onto Brompton Road into Chelsea and onto Fulham Road (A304) towards Putney. At the roundabout take the first exit onto Fulham High Street (A219) over Putney Bridge and through Putney High Street. At the main crossroads turn left onto Upper Richmond Road (A205) and Langham Square will be on your right.

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The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the St James Group 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 size or items of furniture. Computer Generated Images are indicative only and subject to planning. Furniture shown in Computer Generated Images is not included. Langham Square is a marketing name only and will not necessarily form part of the approved postal address. Applicants are advised to contact the developer or the developers agent to ascertain the availability of any particular property so as to avoid a fruitless journey. Layouts shown here are for approximate measurements only. They are not necessarily shown to scale. Exact layout and sizes of properties may vary. The restaurant occupancy is subject to securing a tenant. Planning application reference 2011/0054.

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Marketing and design by Totality www.totality.uk.com 23CA

