

375 Kensington High Street
LONDON

BENSON HOUSE
APARTMENTS AND PENTHOUSES

St Edward
Designed for life



375 Kensington High Street
LONDON

ONE OF LONDON'S MOST
SOUGHT AFTER NEW ADDRESSES

BENSON HOUSE AT
375 KENSINGTON HIGH STREET
OFFERS AN EXCLUSIVE COLLECTION
OF LUXURIOUS APARTMENTS, DUPLEX
APARTMENTS AND PENTHOUSES.

KENSINGTON PALACE

HIGH STREET KENSINGTON

HYDE PARK

PRINCE ALBERT MEMORIAL

ROYAL ALBERT HALL

ST PAUL'S CATHEDRAL

THE CITY

IMPERIAL COLLEGE

LONDON EYE

THE SHARD

HOUSES OF PARLIAMENT

CANARY WHARF

WESTMINSTER CATHEDRAL

TATE BRITAIN

375 Kensington High Street
LONDON

BENSON HOUSE

FUTURE DEVELOPMENT

AN ICONIC
NEW ADDRESS



CONTENTS

A WORLD CLASS CAPITAL	PAGE 06
NATIONAL AND INTERNATIONAL CONNECTIONS	PAGE 08
THE VERY BEST LONDON HAS TO OFFER	PAGE 10
THE CENTRE OF FASHION	PAGE 12
HERITAGE CITY	PAGE 14
WELCOME TO 375 KENSINGTON HIGH STREET	PAGE 16
SITE PLAN - A GARDEN IN THE CITY	PAGE 18
BESPOKE FACILITIES	PAGE 22
BENSON HOUSE	PAGE 24
WELL APPOINTED	PAGE 26
STATE-OF-THE-ART INTERIORS	PAGE 28
BEAUTIFUL AND FUNCTIONAL	PAGE 32
WHERE ELEGANCE AND STYLE MEET	PAGE 34
BATHED IN LUXURY	PAGE 36
SPECIFICATION	PAGE 38
APARTMENT AND PENTHOUSE LOCATOR	PAGE 40
APARTMENT FLOOR PLANS	PAGE 42
PENTHOUSE FLOOR PLANS	PAGE 56
DESIGNED FOR LIFE	PAGE 60
OUR VISION	PAGE 62
SUSTAINABILITY	PAGE 63
CONTACT	PAGE 64



LONDON IS A COSMOPOLITAN CITY WITH UNRIVALLED HERITAGE, CULTURE AND WEALTH.

As a world leader in finance, business, fashion, sport and the arts, London has no equal. Its buildings are world famous, its history and pageantry spectacular, its personalities known to all.

Today, more than ever, London's entrepreneurial spirit attracts influence and wealth, making

it an essential destination for anyone leading a high profile, international lifestyle.

375 Kensington High Street is the address that puts every aspect of this fascinating and exciting city at your fingertips. All London life can be enjoyed from this prestigious address.



A WORLD CLASS CAPITAL



St. Pancras International.



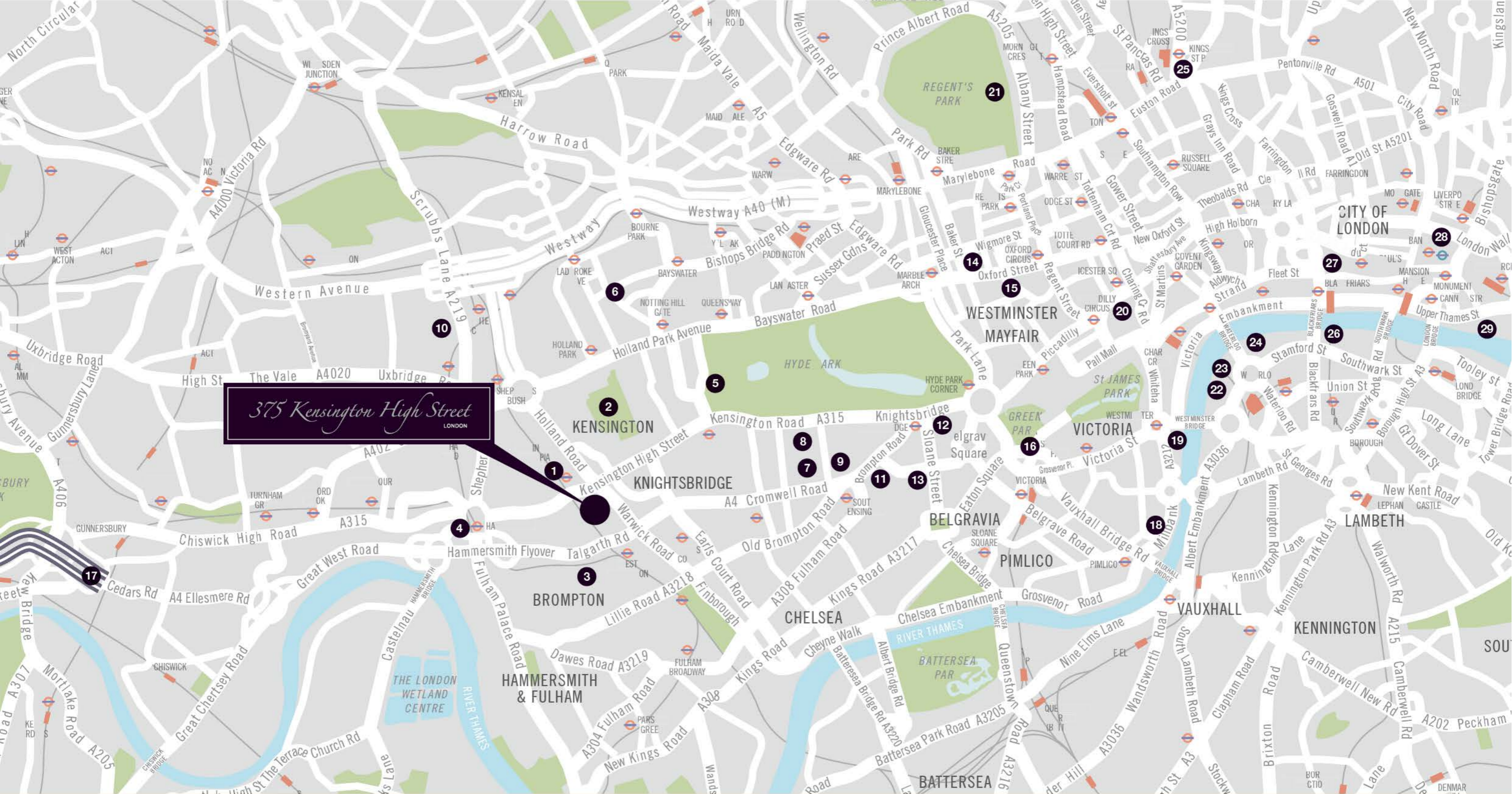
375 Kensington High Street's location in the heart of London means you have excellent transport links worldwide. Its international and national connections by air, road and rail are ideal whether you travel overseas regularly or simply want to establish a convenient London base.

High Street Kensington Underground station is a short walk away. From here, it is just a few stations to key London locations and there are connections to anywhere in the world from Heathrow, Gatwick and London City airports and St. Pancras International Station.



NATIONAL AND INTERNATIONAL CONNECTIONS





THE VERY BEST THAT LONDON HAS TO OFFER

1. Kensington (Olympia)	0.2 miles	10. Westfield Shopping Centre	1.5 miles	20. National Gallery	3.5 miles
2. Holland Park	0.3 miles	11. Harrods	1.8 miles	21. Regents Park and Zoo	3.5 miles
3. The Queen's Club	0.6 miles	12. Harvey Nichols	2 miles	22. The London Eye	3.8 miles
4. Hammersmith Broadway Shopping Centre	0.8 miles	13. Sloane Street	2 miles	23. Royal Festival Hall	3.9 miles
5. Kensington Palace	0.9 miles	14. Selfridges	2.6 miles	24. National Theatre	4.1 miles
6. Portobello Road	1.1 miles	15. Bond Street	2.7 miles	25. St. Pancras International	4.3 miles
7. Natural History Museum	1.2 miles	16. Buckingham Palace	2.7 miles	26. Tate Modern	4.7 miles
8. Royal Albert Hall	1.3 miles	17. M4 to Heathrow	3.1 miles	27. St. Paul's Cathedral	4.8 miles
9. Victoria and Albert Museum	1.5 miles	18. Tate Britain	3.4 miles	28. The City	5.1 miles
		19. Houses of Parliament	3.5 miles	29. Tower of London	5.7 miles

THE CENTRE OF FASHION



London is at the heart of the fashionable world and living in Kensington means you are in the perfect location to sample it all.

Indulge in luxury shopping at Harrods, Harvey Nichols and the couture boutiques of Sloane Street, or seek out unique treasures in the many galleries and antique shops.

In and around Kensington you will also find some of London's most fashionable restaurants and bars, many located around Brompton Cross, the King's Road and Fulham Road.

Although it has a central London location, 375 Kensington High Street is conveniently located to benefit from the beautiful green open spaces of Hyde Park, Holland Park and Kensington Gardens.

375 Kensington High Street

HERITAGE CITY



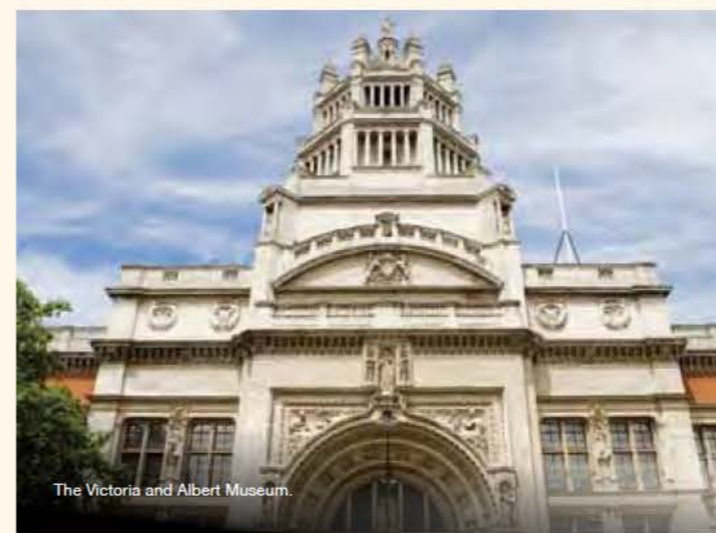
The Royal Albert Hall.



London Underground.



Kensington Palace.



The Victoria and Albert Museum.

London's colourful history and Royal connections draw visitors from all over the world. Some of its most revered cultural attractions are close to 375 Kensington High Street, such as the Royal Albert Hall, the Victoria and Albert Museum and Kensington Palace.

Tradition and pageantry are part of every London day, yet there is always something new to discover in the fields of art, music, theatre and architecture. No other city has London's rich variety of choice.

WELCOME TO 375 KENSINGTON HIGH STREET

St Edward has selected one of London's most prestigious locations for this most exclusive collection of apartments and penthouses. The High Street location could not be more convenient, with a superb selection of shops, boutiques, cafés, supermarkets, banks and other outlets within just a short stroll.

Within this privileged environment, discerning purchasers will find everything they require.

Each home is graced by a luxurious specification, setting 375 Kensington High Street above all others, when it comes to London living.



A GARDEN IN THE CITY

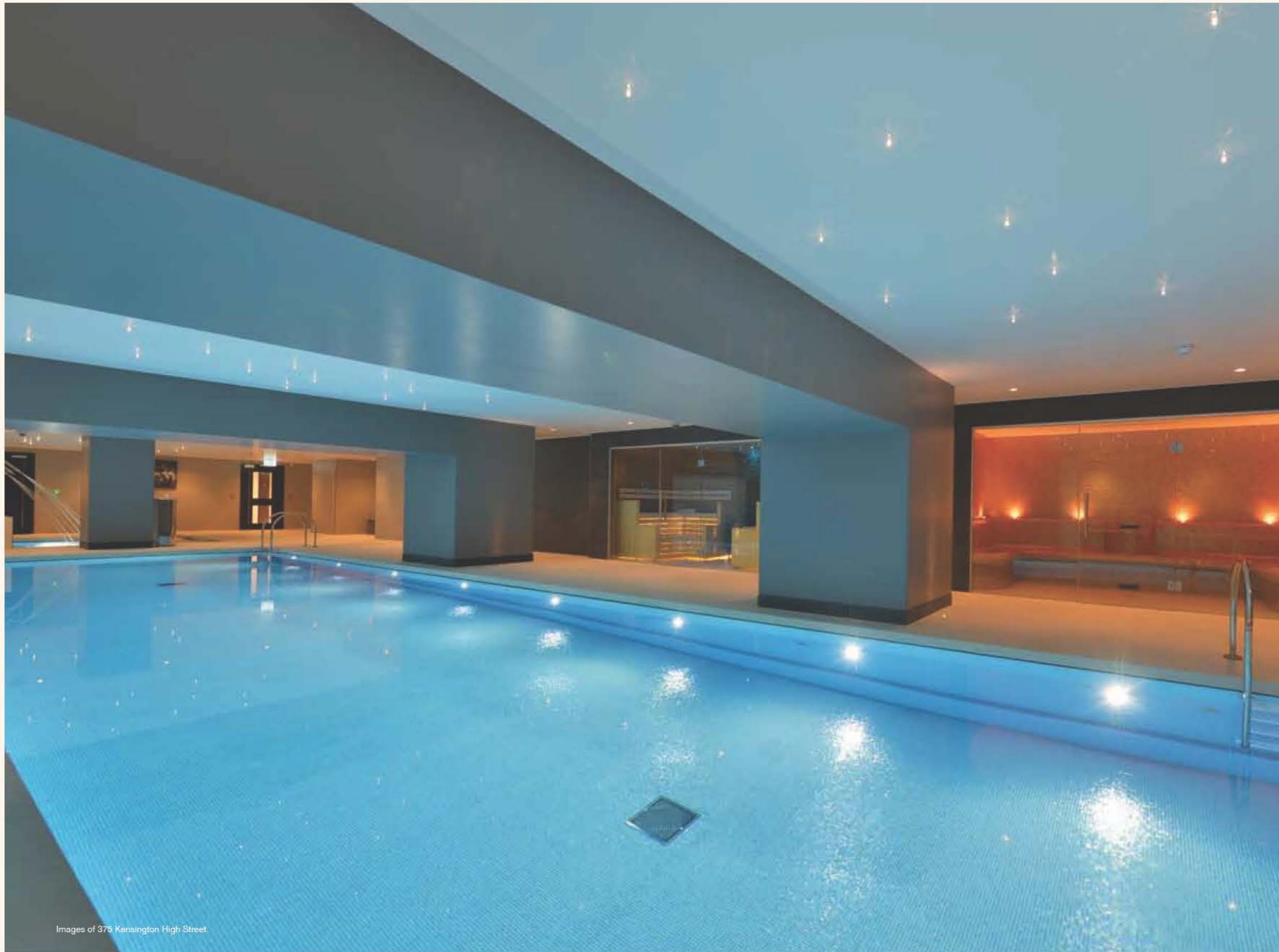


Between the buildings comprising 375 Kensington High Street nestles a secluded courtyard garden. Inspired by the traditional London square, it is a rare

oasis of tranquillity, landscaped with mature trees, hedges and water features. The courtyard is professionally tended, to look its best all year round.

Site plan is not to scale and is indicative only.





Images of 375 Kensington High Street.



BESPOKE FACILITIES

Make the most of valuable spare time in the exclusive leisure suite at 375 Kensington High Street. Relax and enjoy the bespoke swimming and vitality pools or unwind in the sumptuous sauna, steam and spa rooms. Work out in the state-of-the-art gym with facilities for personal training

or watch a favourite film in the private cinema. You can also keep in touch with international contacts in the business suite, which is equipped with digital communications technology and is open round the clock.

BENSON HOUSE

Benson House, serviced by Harrods Estates, is part of the ongoing success story of 375 Kensington High Street, which offers discerning buyers some of the best addressed, finest new apartments and penthouses in London.

Make your selection from a range of spacious, well planned and carefully designed 1, 2 & 3 bedroom apartments and penthouses.



Computer Generated Image of 375 Kensington High Street is indicative only.

375 Kensington High Street



WELL APPOINTED

The entrance lobbies at Benson House make an impressive statement. Residents and visitors alike will enter via grand double doors, presented with a modern and contemporary space.

Timber wall panelling highlighted with a polished white Calacatta marble band will be complemented by light porcelain and polished stone flooring and bespoke feature lighting, all combining to showcase the contemporary apartments within.



STATE OF THE ART INTERIORS

Classic elegance is evident within every apartment and penthouse at Benson House.

A theme of tasteful opulence runs throughout, with feature veneer engineered doors, bespoke polished chrome door handles and sweeping engineered timber flooring.

Benson House also incorporates the latest in technological refinements for a contemporary lifestyle including comfort cooling and heating to all reception rooms and bedrooms, underfloor heating to cloakrooms, bathrooms and shower rooms, as well as pre-wiring for a whole house integrated media system and automatic curtains and blinds.



BEAUTIFUL AND FUNCTIONAL



Contemporary kitchens are the ultimate expression of form allied to function. Effortlessly combining elegant style with exceptionally high levels of specification to create the perfect space to produce the finest cuisine.

Each is individually planned as an efficient and practical workspace, with maximum visual appeal from a choice

of high gloss lacquered and veneered handleless cabinets, composite stone work surfaces and stone splashbacks.

A host of integrated and stainless steel kitchen appliances by Küppersbusch meet every requirement, whether you are cooking for two or hosting an intimate dinner party.



At 375 Kensington High Street, master bedroom suites offer the ultimate in luxurious, personal space.

Only the finest materials have been used in creating this most private of rooms, which combines areas for sleeping, dressing and bathing. Storage requirements are met by the bespoke fitted or walk-in

wardrobes, which have rails, shelves, drawers and integrated lighting. Soft and sumptuous carpet provides the luxury touch underfoot.

With comfort cooling and heating, and wiring for a whole-house integrated media system, you can ensure your bedroom has precisely the ambience you require for every night's sleep.

WHERE ELEGANCE AND STYLE MEET



Computer Generated Images of 375 Kensington High Street are indicative only.



BATHED IN LUXURY

The bathrooms and en suites at Benson House take luxury to fabulous new levels. Double ended baths, Hansgrohe polished chrome fittings and bespoke veneer and stone vanity units are just some of the special features.

Feature Swarovski crystal starry sky lighting to master bathrooms and a combination of sumptuous porcelain or stone wall finishes complete the truly luxurious surroundings.



SPECIFICATION

KITCHENS

- Individually designed layouts
- Composite stone work surfaces with stone splashbacks, stone finishes to island /peninsula unit back panels where applicable (*options available – subject to cut-off dates*)
- Stainless steel 1½ bowl undermount sink and stainless steel mixer tap
- Combination of high gloss lacquer and veneered finishes to cabinets with handleless design (*options available – subject to cut-off dates*)
- Pull-out pan and racked storage units to selected apartments where appropriate
- Recessed LED ceiling downlighters and recessed LED lights to wall cabinets
- Concealed multi-gang appliance panel, brushed stainless steel socket outlets above work surfaces and pop-up sockets to island units where appropriate
- Engineered timber floor finishes (*options available – subject to cut-off dates*)
- Küppersbusch inset touch control induction hob
- Re-circulating integrated extractor or island extractor to suit situation
- Küppersbusch stainless steel multi-function oven with Ökotherm system, built under wide multi-function oven to selected 3 bedroom apartments
- Küppersbusch stainless steel combination microwave oven
- Küppersbusch built-in stainless steel warming drawer
- Küppersbusch built-in stainless steel coffee machine to selected 3 bedroom apartments
- Integrated fridge / freezer
- Küppersbusch built-in wine cooler to selected 3 bedroom apartments
- Integrated multi-function dishwasher
- Free-standing washer / dryer within vented utility cupboard
- Space saving recycling bins

BATHROOMS

- Double ended white bath with bath filler and removable tiled bath panel
- Stone surround to selected baths (*options available – subject to cut-off dates*)
- Walk-in shower area to bathrooms / shower rooms with frameless glass shower panels or doors to suit situation
- Hansgrohe polished chrome deck mounted taps with pull-out hand shower to selected baths
- Hansgrohe polished chrome concealed thermostatic mixer / diverter, ceiling mounted showerhead and frameless glass bath screen to selected baths

- Hansgrohe polished chrome concealed thermostatic mixer / diverter, ceiling mounted showerhead and complete hand shower set to shower areas of bathrooms / shower rooms
- Bespoke stone and veneer vanity units with surface mounted basin, storage drawers and polished chrome deck or wall mounted mixer taps to suit situation
- Bespoke mirrored cabinets with shelving, shaver socket and concealed lighting
- Villeroy & Boch white wall mounted WC pan with soft close seat / cover, concealed cistern and dual flush plate
- Shelved niche to bath / shower areas with recessed downlighters where appropriate
- Wiring for future television provided above bath to master en suite bathrooms
- Polished chrome finish ladder style thermostatically controlled heated towel rail to bathrooms / shower rooms / cloakrooms
- Combination of large format porcelain and stone wall finishes to selected walls (*options available to feature wall – subject to cut-off dates*)
- Large format porcelain floor finishes
- Extract ventilation to outside
- Recessed LED downlighters to bathrooms / shower rooms / cloakrooms
- Accessories include toilet roll holder and robe hook

ELECTRICAL FITTINGS

- Feature ceiling coffers to selected principal reception rooms and master bedrooms with concealed lighting
- Pre-wired for future pendant lighting by purchaser (suitable for chandeliers) to reception rooms and selected bedrooms
- Recessed LED downlighters throughout
- Feature Swarovski Crystal Starry Sky LED lighting to master en suite bathrooms
- Automatic lighting to utility / services / coats cupboards
- 5 amp lighting circuit to reception rooms and bedrooms
- Television (terrestrial and Sky+) points to principal reception rooms and bedrooms
- Telephone and data points to principal reception rooms and bedrooms
- Pre-wired for whole house integrated media system incorporating IT, audio / visual, lighting and speakers
- Pre-wired for future automated curtains / blinds
- Polished chrome power sockets and light switches
- Dimmer light controls where applicable

HEATING / COOLING

- Heating and hot water from communal system with metered water / electric supply to all apartments
- Underfloor heating to cloakrooms / bathrooms / shower rooms
- Comfort cooling / heating to all reception rooms and bedrooms
- Plumbing for washer / dryer within vented utility cupboard

INTERIOR FINISHES

- Feature engineered veneer entrance doors
- Engineered veneer internal doors
- Satin gloss doors to selected hallway cupboards and to utility cupboards off shower rooms
- Veneered architraves and painted skirtings, painted architraves to hallway cupboards where appropriate
- Interior fittings to utility / services / coats cupboards to suit situation
- Bespoke polished chrome door handles throughout
- Feature staircase with lighting to duplex apartments
- Bespoke fitted or walk-in wardrobes to master bedrooms, internal fittings include rails, shelves, drawers and integrated lighting
- Engineered timber floor finishes to hallways and reception rooms (*options available – subject to cut-off date*)
- Carpet floor finishes to bedrooms (*options available – subject to cut-off date*)

BALCONIES / TERRACES

- Well proportioned glass fronted balconies / terraces with handrail to apartments where indicated
- Timber decking to terraces with external lighting where indicated
- Paving to lower ground floor terraces

SECURITY

- All apartments provided with mains supply smoke detectors and fitted with domestic sprinkler systems (and hob extractor fire suppression where applicable)
- Audio entry system to all apartments
- Multi-point locking and spy hole to apartment entrance doors
- Power and telephone points provided to all apartments for wireless intruder alarm to be fitted at a later date by purchaser
- Hardwired doorbell to all apartments
- 24-hour concierge service (coverage provided through Edward House) and monitored CCTV

PEACE OF MIND

- 999 year lease
- All apartments benefit from a 10 year build warranty

CAR PARKING

- A general right to park within the managed CCTV monitored parking area is available by separate negotiation

LIFTS

- Passenger lifts serve all levels with access to underground parking levels

ENTRANCE LOBBY / LIFT LOBBIES / COMMUNAL HALLWAYS

- Feature lighting
- Glazed doors to main entrance
- Tiled floors and painted walls to ground floor and car park levels
- Bespoke carpet floor finishes and painted walls above podium level

RESIDENTS' LEISURE SUITE

- Bespoke swimming pool
- Separate fitness studio with facilities for personal training
- Sauna and vitality pool facilities
- Changing rooms with shower facilities
- Business suite

MANAGEMENT COMPANY

- Harrods Estates will be appointed to administer the effective operation and maintenance of communal facilities for which a service charge will be levied and apportioned to the benefit offered

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. St Edward reserves the right to make these changes if required. Please ask a sales consultant for details.

BENSON HOUSE

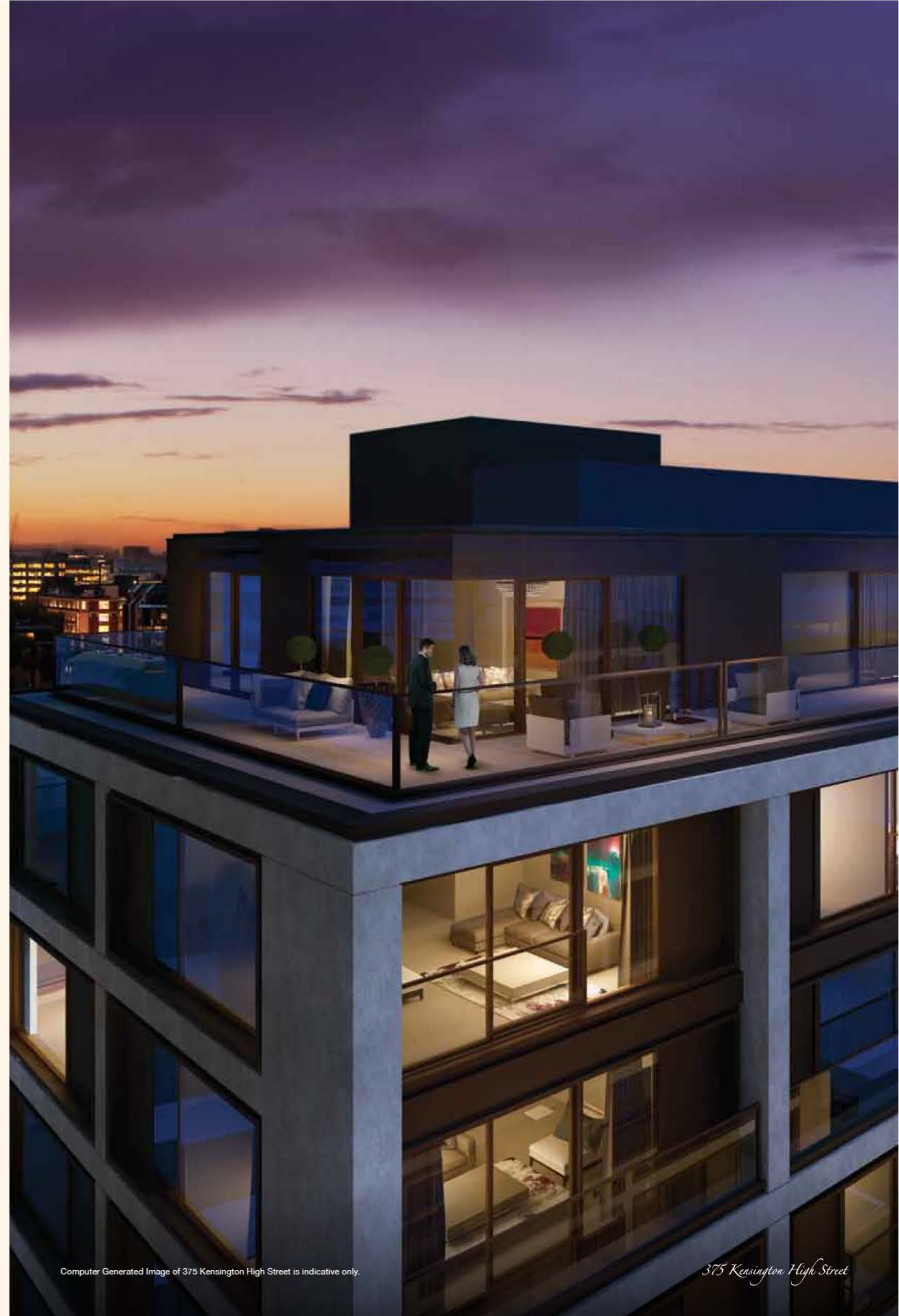
APARTMENT & PENTHOUSE LOCATOR

APARTMENT	LEVEL	BEDS	TOTAL AREA	PAGE
7.0.1	0	1	563 sq ft	44
7.1.1	1	1	670 sq ft	46
7.1.3	1	1	589 sq ft	46
7.1.4	1	1	575 sq ft	46
7.2.1	2	1	670 sq ft	48
7.2.3	2	1	589 sq ft	48
7.2.4	2	1	575 sq ft	48
7.3.1	3	1	693 sq ft	50
7.3.3	3	1	627 sq ft	50
7.3.4	3	1	614 sq ft	50
7.4.1	4	1	693 sq ft	50
7.4.3	4	1	627 sq ft	50
7.4.4	4	1	614 sq ft	50
7.5.1	5	1	693 sq ft	50
7.5.3	5	1	627 sq ft	50
7.5.4	5	1	614 sq ft	50
7.6.1	6	1	693 sq ft	50
7.6.3	6	1	627 sq ft	50
7.6.4	6	1	614 sq ft	50
7.7.1	7	1	693 sq ft	50
7.7.3	7	1	627 sq ft	50
7.7.4	7	1	614 sq ft	50
7.8.1	8	1	693 sq ft	50
7.8.3	8	1	627 sq ft	50
7.8.4	8	1	614 sq ft	50
7.9.1	9	1	670 sq ft	52
7.9.3	9	1	589 sq ft	52
7.9.4	9	1	575 sq ft	52
7.10.1	10	1	670 sq ft	54
7.10.3	10	1	589 sq ft	54
7.10.4	10	1	575 sq ft	54

APARTMENT	LEVEL	BEDS	TOTAL AREA	PAGE
7.0.2	LG & 0	2	1,322 sq ft	42-45
7.1.2	1	2	1,038 sq ft	46
7.2.2	2	2	1,038 sq ft	48
7.3.2	3	2	1,113 sq ft	50
7.4.2	4	2	1,113 sq ft	50
7.5.2	5	2	1,113 sq ft	50
7.6.2	6	2	1,113 sq ft	50
7.7.2	7	2	1,113 sq ft	50
7.8.2	8	2	1,113 sq ft	50
7.9.2	9	2	1,038 sq ft	52
7.10.2	10	2	1,038 sq ft	54
8.0.2	LG & 0	2	1,655 sq ft	42-45
8.0.4	LG & 0	2	1,138 sq ft	42-45
8.0.5	LG & 0	2	1,296 sq ft	42-45
8.0.6	LG & 0	2	1,431 sq ft	42-45
8.0.7	LG & 0	2	1,207 sq ft	42-45
8.1.1	1	2	1,038 sq ft	46
8.1.2	1	2	1,021 sq ft	46
8.1.3	1	2	891 sq ft	46
8.1.4	1	2	1,184 sq ft	46
8.2.1	2	2	1,038 sq ft	48
8.2.2	2	2	1,021 sq ft	48
8.2.3	2	2	891 sq ft	48
8.2.4	2	2	1,184 sq ft	48
8.3.1	3	2	1,113 sq ft	50
8.3.2	3	2	995 sq ft	50
8.3.3	3	2	963 sq ft	50
8.3.4	3	2	1,188 sq ft	50
8.4.1	4	2	1,113 sq ft	50
8.4.2	4	2	995 sq ft	50
8.4.3	4	2	963 sq ft	50

APARTMENT	LEVEL	BEDS	TOTAL AREA	PAGE
8.4.4	4	2	1,188 sq ft	50
8.5.1	5	2	1,113 sq ft	50
8.5.2	5	2	995 sq ft	50
8.5.3	5	2	963 sq ft	50
8.5.4	5	2	1,188 sq ft	50
8.6.1	6	2	1,113 sq ft	50
8.6.2	6	2	995 sq ft	50
8.6.3	6	2	963 sq ft	50
8.6.4	6	2	1,188 sq ft	50
8.7.1	7	2	1,113 sq ft	50
8.7.2	7	2	995 sq ft	50
8.7.3	7	2	963 sq ft	50
8.7.4	7	2	1,188 sq ft	50
8.8.1	8	2	1,113 sq ft	50
8.8.2	8	2	995 sq ft	50
8.8.3	8	2	963 sq ft	50
8.8.4	8	2	1,188 sq ft	50
8.9.1	9	2	1,038 sq ft	52
8.9.2	9	2	1,021 sq ft	52
8.9.3	9	2	891 sq ft	52
8.9.4	9	2	1,185 sq ft	52
8.10.1	10	2	1,038 sq ft	54
8.10.2	10	2	1,021 sq ft	54
8.10.3	10	2	891 sq ft	54
8.10.4	10	2	1,185 sq ft	54
8.0.1	LG & 0	3	1,881 sq ft	42-45
8.0.3	LG & 0	3	1,531 sq ft	42-45
7.11.1	11	3	1,881 sq ft	56
8.11.2	11	3	2,281 sq ft	56

■ Apartments ■ Penthouses

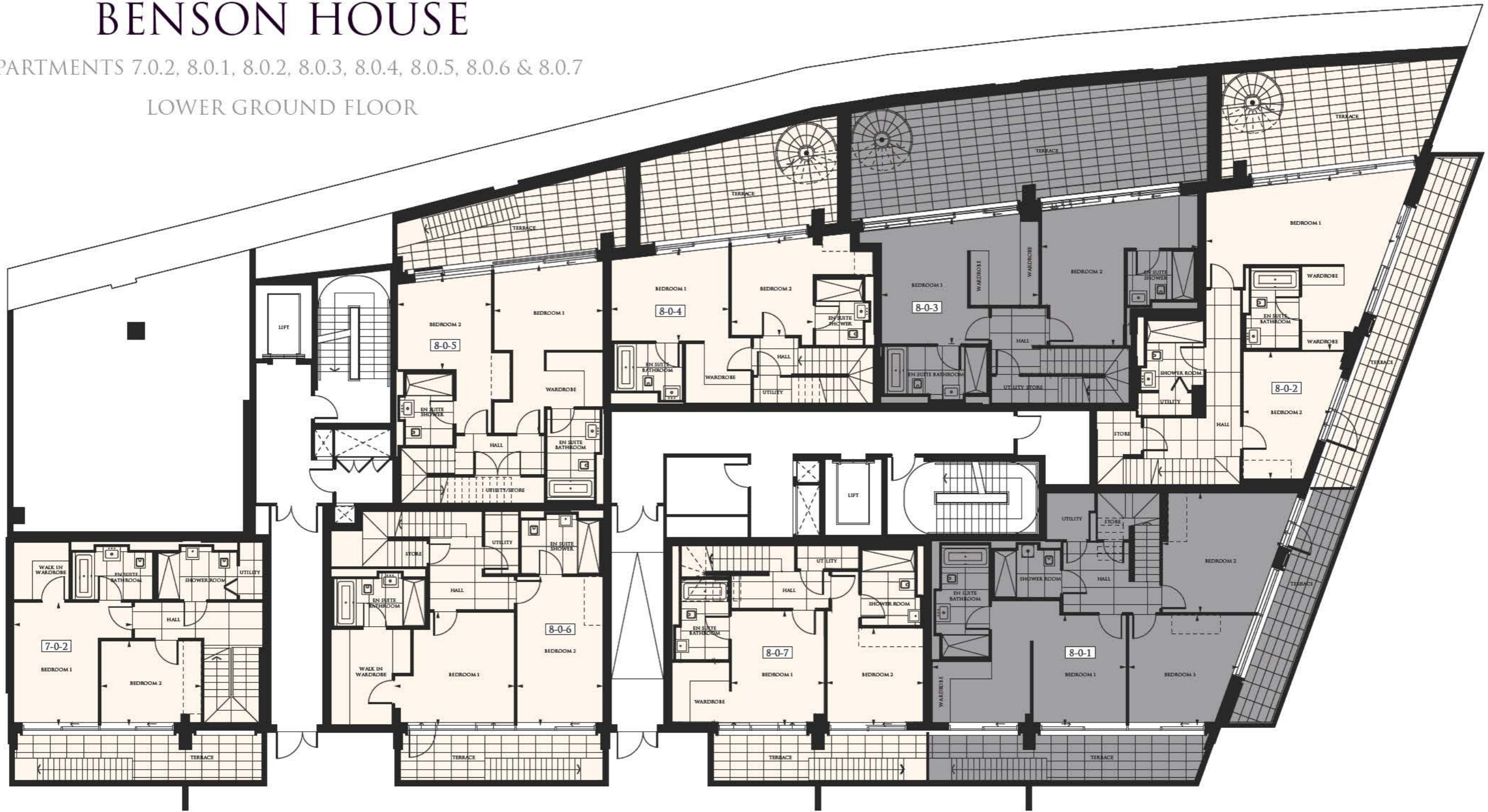


Computer Generated Image of 375 Kensington High Street is indicative only.

BENSON HOUSE

APARTMENTS 7.0.2, 8.0.1, 8.0.2, 8.0.3, 8.0.4, 8.0.5, 8.0.6 & 8.0.7

LOWER GROUND FLOOR



2 BEDROOM DUPLEX, LOWER GROUND – 7.0.2

TOTAL AREA	122.9 sq m	1,322 sq ft
LIVING/DINING/KITCHEN	8331mm x 6604mm	27'4" x 21'8"
BEDROOM 1	4369mm x 4191mm	14'4" x 13'9"
BEDROOM 2	3327mm x 2997mm	10'11" x 9'10"
TERRACE	13.8 sq m	148 sq ft

3 BEDROOM DUPLEX, LOWER GROUND – 8.0.1

TOTAL AREA	174.8 sq m	1,881 sq ft
LIVING/DINING/KITCHEN	11252mm x 8255mm	36'11" x 27'1"
BEDROOM 1	6883mm x 3912mm	22'7" x 12'10"
BEDROOM 2	4293mm x 4242mm	14'1" x 13'11"
BEDROOM 3	3912mm x 3886mm	12'10" x 12'9"
TERRACE	27.6 sq m	297 sq ft

2 BEDROOM DUPLEX, LOWER GROUND – 8.0.2

TOTAL AREA	153.8 sq m	1,655 sq ft
LIVING/DINING/KITCHEN	10617mm x 5893mm	34'10" x 19'4"
BEDROOM 1	6706mm x 6223mm	22'0" x 20'5"
BEDROOM 2	4521mm x 3150mm	14'10" x 10'4"
TERRACE	44.5 sq m	478 sq ft

3 BEDROOM DUPLEX, LOWER GROUND – 8.0.3

TOTAL AREA	142.2 sq m	1,531 sq ft
LIVING/DINING/KITCHEN	7544mm x 4801mm	24'9" x 15'9"
BEDROOM 1	5588mm x 4496mm	18'4" x 14'9"
BEDROOM 2	5537mm x 4242mm	18'2" x 13'11"
BEDROOM 3	3658mm x 3581mm	12'0" x 11'9"
TERRACE	47.7 sq m	514 sq ft

2 BEDROOM DUPLEX, LOWER GROUND – 8.0.4

TOTAL AREA	105.7 sq m	1,138 sq ft
LIVING/DINING/KITCHEN	9296mm x 3632mm	30'6" x 11'11"
BEDROOM 1	4166mm x 3251mm	13'8" x 10'8"
BEDROOM 2	3480mm x 2896mm	11'5" x 9'6"
TERRACE	23.1 sq m	249 sq ft

2 BEDROOM DUPLEX, LOWER GROUND – 8.0.5

TOTAL AREA	120.4 sq m	1,296 sq ft
LIVING/DINING/KITCHEN	7290mm x 5588mm	23'11" x 18'4"
BEDROOM 1	5969mm x 3861mm	19'7" x 12'8"
BEDROOM 2	3327mm x 3302mm	10'11" x 10'10"
TERRACE	18.0 sq m	194 sq ft

2 BEDROOM DUPLEX, LOWER GROUND – 8.0.6

TOTAL AREA	132.9 sq m	1,431 sq ft
LIVING/DINING/KITCHEN	8534mm x 5563mm	28'0" x 18'3"
BEDROOM 1	4242mm x 4013mm	13'11" x 13'2"
BEDROOM 2	5283mm x 3048mm	17'4" x 10'0"
TERRACE	11.5 sq m	123 sq ft

2 BEDROOM DUPLEX, LOWER GROUND – 8.0.7

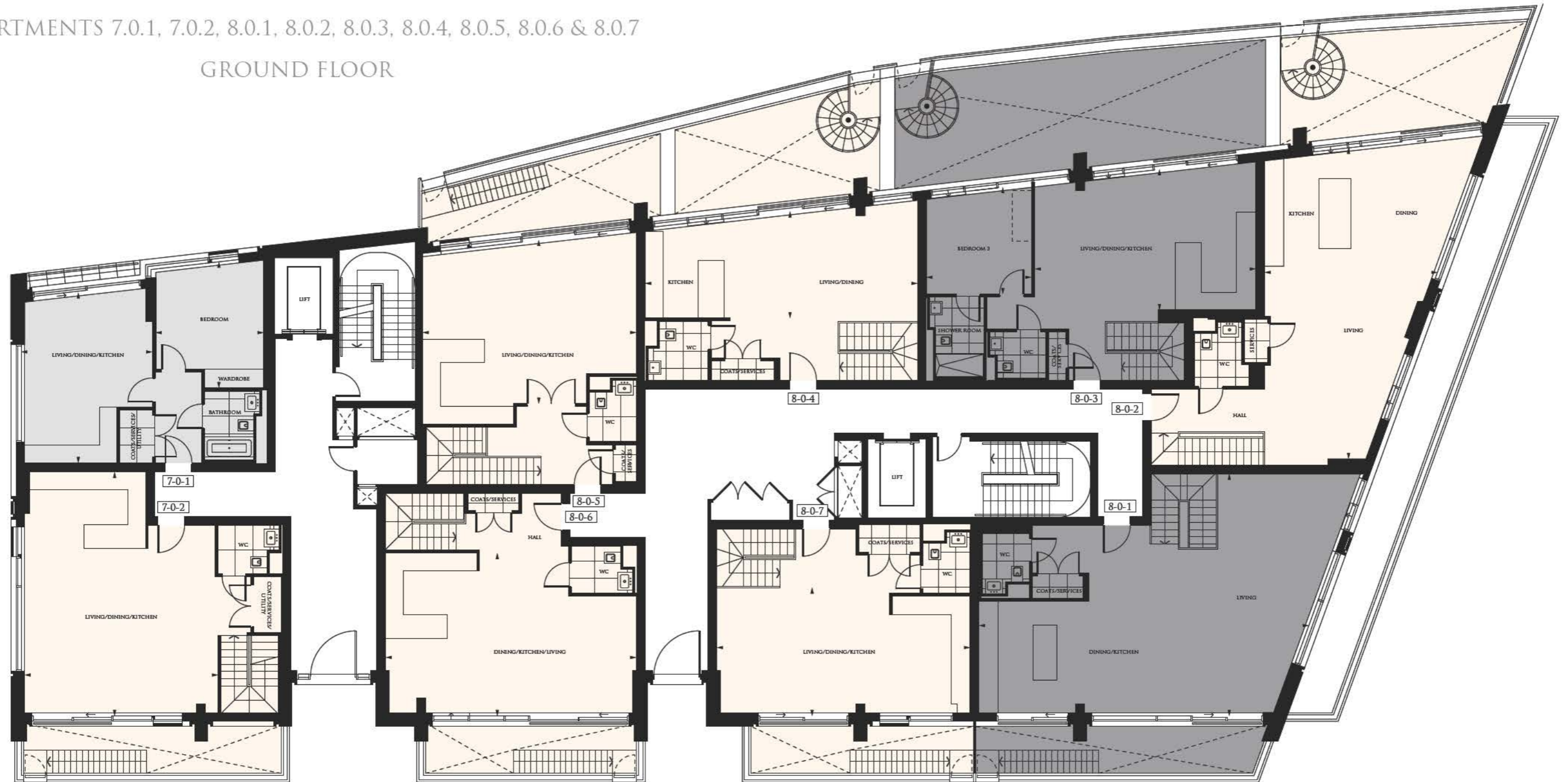
TOTAL AREA	112.1 sq m	1,207 sq ft
LIVING/DINING/KITCHEN	8636mm x 4369mm	28'4" x 14'4"
BEDROOM 1	4064mm x 3150mm	13'4" x 10'4"
BEDROOM 2	4064mm x 3607mm	13'4" x 11'10"
TERRACE	11.9 sq m	128 sq ft



BENSON HOUSE

APARTMENTS 7.0.1, 7.0.2, 8.0.1, 8.0.2, 8.0.3, 8.0.4, 8.0.5, 8.0.6 & 8.0.7

GROUND FLOOR



1 BEDROOM – 7.0.1

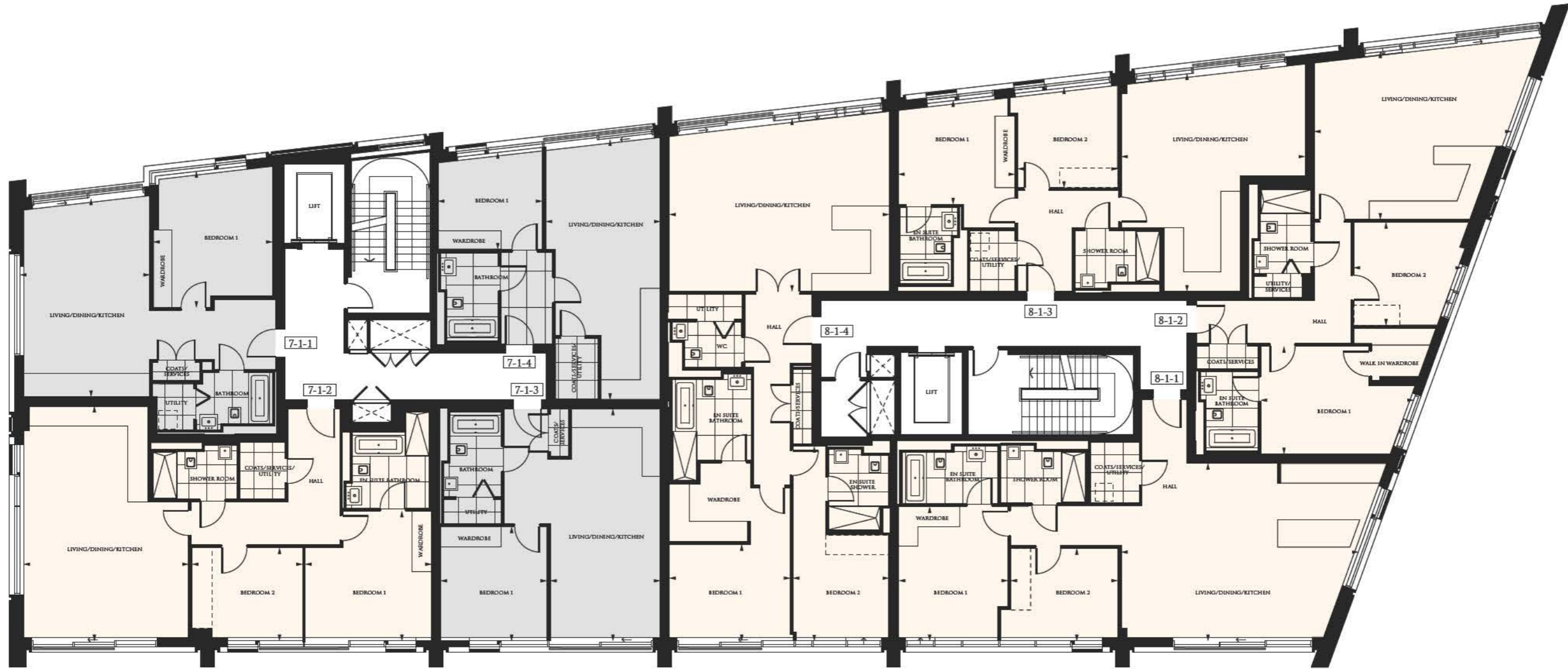
TOTAL AREA	52.3 sq m	563 sq ft
LIVING/DINING/KITCHEN	5817mm x 4470mm	19'1" x 14'8"
BEDROOM 1	4318mm x 3683mm	14'2" x 12'1"
TERRACE	1.5 sq m	16 sq ft

1-1-1
 Apartment Number
 Floor Level Number
 Lift Core Number

BENSON HOUSE

APARTMENTS 7.1.1, 7.1.2, 7.1.3, 7.1.4, 8.1.1, 8.1.2, 8.1.3 & 8.1.4

FIRST FLOOR



1 BEDROOM – 7.1.1

TOTAL AREA	62.5 sq m	673 sq ft
LIVING/DINING/KITCHEN	6502mm x 4242mm	21'4" x 13'11"
BEDROOM 1	4470mm x 3886mm	14'8" x 12'9"

2 BEDROOM – 7.1.2

TOTAL AREA	96.4 sq m	1,038 sq ft
LIVING/DINING/KITCHEN	7696mm x 5410mm	25'3" x 17'9"
BEDROOM 1	4267mm x 4140mm	14'0" x 13'7"
BEDROOM 2	3607mm x 3048mm	11'10" x 10'0"

1 BEDROOM – 7.1.3

TOTAL AREA	54.7 sq m	589 sq ft
LIVING/DINING/KITCHEN	7595mm x 3607mm	24'11" x 11'10"
BEDROOM 1	3734mm x 3480mm	12'3" x 11'5"

1 BEDROOM – 7.1.4

TOTAL AREA	53.4 sq m	575 sq ft
LIVING/DINING/KITCHEN	8534mm x 3759mm	28'0" x 12'4"
BEDROOM 1	3404mm x 3175mm	11'2" x 10'5"

2 BEDROOM – 8.1.1

TOTAL AREA	96.4 sq m	1,038 sq ft
LIVING/DINING/KITCHEN	7772mm x 5817mm	25'6" x 19'1"
BEDROOM 1	4394mm x 3556mm	14'5" x 11'8"
BEDROOM 2	3505mm x 3023mm	11'6" x 9'11"

2 BEDROOM – 8.1.2

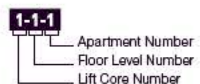
TOTAL AREA	94.8 sq m	1,021 sq ft
LIVING/DINING/KITCHEN	6452mm x 5486mm	21'2" x 18'0"
BEDROOM 1	5004mm x 3531mm	16'5" x 11'7"
BEDROOM 2	3531mm x 3378mm	11'7" x 11'1"

2 BEDROOM – 8.1.3

TOTAL AREA	82.8 sq m	891 sq ft
LIVING/DINING/KITCHEN	7137mm x 6020mm	23'5" x 19'9"
BEDROOM 1	3810mm x 3404mm	12'6" x 11'2"
BEDROOM 2	3277mm x 3277mm	10'9" x 10'9"

2 BEDROOM – 8.1.4

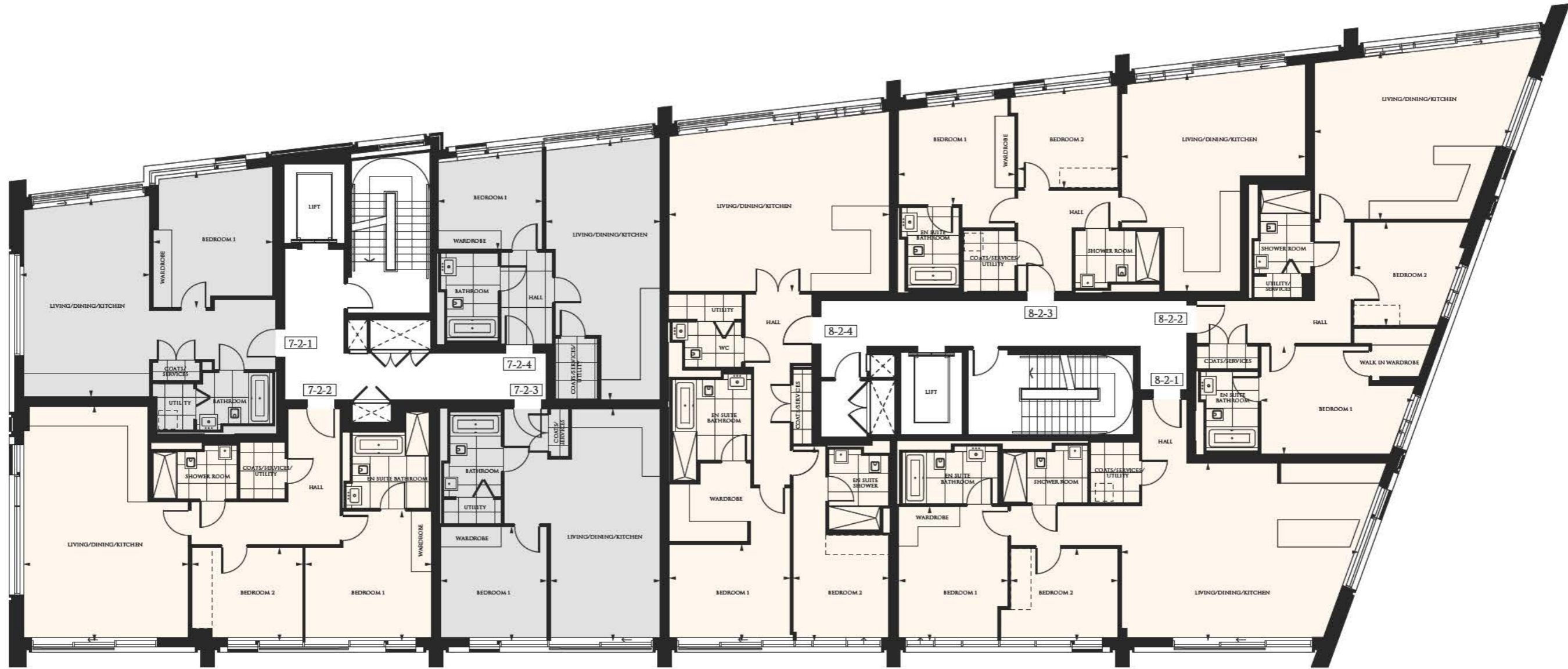
TOTAL AREA	110.0 sq m	1,184 sq ft
LIVING/DINING/KITCHEN	7188mm x 5664mm	23'7" x 18'7"
BEDROOM 1	3962mm x 3175mm	13'0" x 10'5"
BEDROOM 2	3480mm x 3150mm	11'5" x 10'4"



BENSON HOUSE

APARTMENTS 7.2.1, 7.2.2, 7.2.3, 7.2.4, 8.2.1, 8.2.2, 8.2.3 & 8.2.4

SECOND FLOOR



1 BEDROOM – 7.2.1

TOTAL AREA	62.2 sq m	670 sq ft
LIVING/DINING/KITCHEN	6502mm x 4242mm	21'4" x 13'11"
BEDROOM 1	4470mm x 3886mm	14'8" x 12'9"

2 BEDROOM – 7.2.2

TOTAL AREA	96.5 sq m	1,038 sq ft
LIVING/DINING/KITCHEN	7696mm x 5410mm	25'3" x 17'9"
BEDROOM 1	4267mm x 4140mm	14'0" x 13'7"
BEDROOM 2	3607mm x 3048mm	11'10" x 10'0"

1 BEDROOM – 7.2.3

TOTAL AREA	54.7 sq m	589 sq ft
LIVING/DINING/KITCHEN	7595mm x 3607mm	24'11" x 11'10"
BEDROOM 1	3734mm x 3480mm	12'3" x 11'5"

1 BEDROOM – 7.2.4

TOTAL AREA	53.4 sq m	575 sq ft
LIVING/DINING/KITCHEN	8534mm x 3759mm	28'0" x 12'4"
BEDROOM 1	3404mm x 3175mm	11'2" x 10'5"

2 BEDROOM – 8.2.1

TOTAL AREA	96.4 sq m	1,038 sq ft
LIVING/DINING/KITCHEN	7772mm x 5817mm	25'6" x 19'1"
BEDROOM 1	4394mm x 3556mm	14'5" x 11'8"
BEDROOM 2	3505mm x 3023mm	11'6" x 9'11"

2 BEDROOM – 8.2.2

TOTAL AREA	94.8 sq m	1,021 sq ft
LIVING/DINING/KITCHEN	6452mm x 5486mm	21'2" x 18'0"
BEDROOM 1	5004mm x 3531mm	16'5" x 11'7"
BEDROOM 2	3531mm x 3378mm	11'7" x 11'1"

2 BEDROOM – 8.2.3

TOTAL AREA	82.8 sq m	891 sq ft
LIVING/DINING/KITCHEN	7137mm x 6020mm	23'5" x 19'9"
BEDROOM 1	3810mm x 3404mm	12'6" x 11'2"
BEDROOM 2	3277mm x 3277mm	10'9" x 10'9"

2 BEDROOM – 8.2.4

TOTAL AREA	110.0 sq m	1,184 sq ft
LIVING/DINING/KITCHEN	7188mm x 5664mm	23'7" x 18'7"
BEDROOM 1	3962mm x 3175mm	13'0" x 10'5"
BEDROOM 2	3480mm x 3150mm	11'5" x 10'4"



BENSON HOUSE

APARTMENTS 7.3.1-7.8.1, 7.3.2-7.8.2, 7.3.3-7.8.3, 7.3.4-7.8.4,
8.3.1-8.8.1, 8.3.2-8.8.2, 8.3.3-8.8.3 & 8.3.4-8.8.4

THIRD-EIGHTH FLOOR



1 BEDROOM – 7.3.1, 7.4.1, 7.5.1, 7.6.1, 7.7.1 & 7.8.1

TOTAL AREA	64.4 sq m	693 sq ft
LIVING/DINING/KITCHEN	7010mm x 4242mm	23'0" x 13'11"
BEDROOM 1	4470mm x 3886mm	14'8" x 12'9"

2 BEDROOM – 7.3.2, 7.4.2, 7.5.2, 7.6.2, 7.7.2 & 7.8.2

TOTAL AREA	103.4 sq m	1,113 sq ft
LIVING/DINING/KITCHEN	8204mm x 5410mm	26'11" x 17'9"
BEDROOM 1	4750mm x 4140mm	15'7" x 13'7"
BEDROOM 2	3607mm x 3556mm	11'10" x 11'8"

1 BEDROOM – 7.3.3, 7.4.3, 7.5.3, 7.6.3, 7.7.3 & 7.8.3

TOTAL AREA	58.3 sq m	627 sq ft
LIVING/DINING/KITCHEN	8103mm x 3607mm	26'7" x 11'10"
BEDROOM 1	4242mm x 3480mm	13'11" x 11'5"

1 BEDROOM – 7.3.4, 7.4.4, 7.5.4, 7.6.4, 7.7.4 & 7.8.4

TOTAL AREA	57.1 sq m	614 sq ft
LIVING/DINING/KITCHEN	9017mm x 3759mm	29'7" x 12'4"
BEDROOM 1	3683mm x 3404mm	12'1" x 11'2"

2 BEDROOM – 8.3.1, 8.4.1, 8.5.1, 8.6.1, 8.7.1 & 8.8.1

TOTAL AREA	103.4 sq m	1,113 sq ft
LIVING/DINING/KITCHEN	7595mm x 6325mm	24'11" x 20'9"
BEDROOM 1	3556mm x 3048mm	11'8" x 10'0"
BEDROOM 2	3531mm x 3505mm	11'7" x 11'6"

2 BEDROOM – 8.3.2, 8.4.2, 8.5.2, 8.6.2, 8.7.2 & 8.8.2

TOTAL AREA	92.4 sq m	995 sq ft
LIVING/DINING/KITCHEN	6858mm x 6452mm	22'6" x 21'2"
BEDROOM 1	5004mm x 3531mm	16'5" x 11'7"
BEDROOM 2	4191mm x 2997mm	13'9" x 9'10"
TERRACE	4.8 sq m	52 sq ft

2 BEDROOM – 8.3.3, 8.4.3, 8.5.3, 8.6.3, 8.7.3 & 8.8.3

TOTAL AREA	89.5 sq m	963 sq ft
LIVING/DINING/KITCHEN	7645mm x 6020mm	25'1" x 19'9"
BEDROOM 1	3886mm x 3810mm	12'9" x 12'6"
BEDROOM 2	3785mm x 3277mm	12'5" x 10'9"

2 BEDROOM – 8.3.4, 8.4.4, 8.5.4, 8.6.4, 8.7.4 & 8.8.4

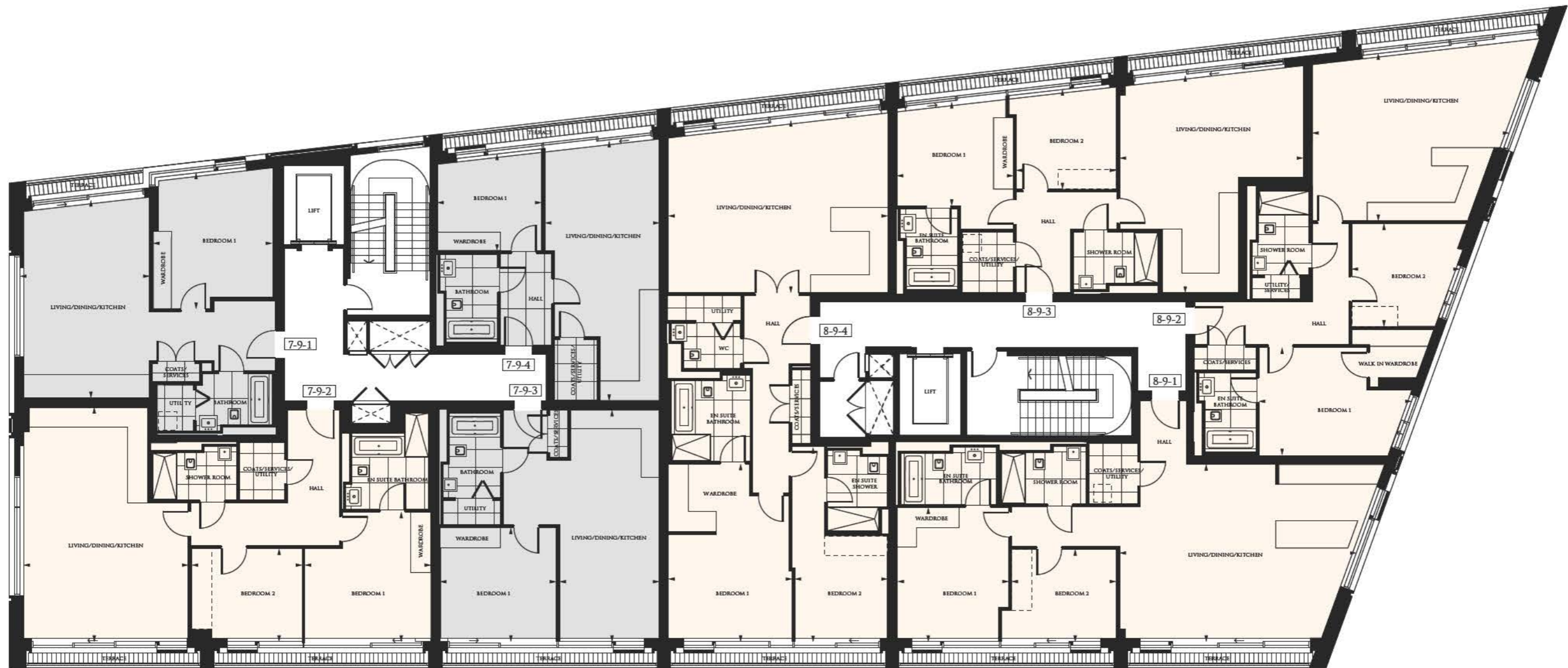
TOTAL AREA	110.3 sq m	1,188 sq ft
LIVING/DINING/KITCHEN	7214mm x 5385mm	23'8" x 17'8"
BEDROOM 1	5842mm x 3404mm	19'2" x 11'2"
BEDROOM 2	4978mm x 3708mm	16'4" x 12'2"
TERRACE	5.4 sq m	58 sq ft



BENSON HOUSE

APARTMENTS 7.9.1, 7.9.2, 7.9.3, 7.9.4, 8.9.1, 8.9.2, 8.9.3 & 8.9.4

NINTH FLOOR



1 BEDROOM – 7.9.1

TOTAL AREA	62.2 sq m	670 sq ft
LIVING/DINING/KITCHEN	6502mm x 4242mm	21'4" x 13'11"
BEDROOM 1	4470mm x 3886mm	14'8" x 12'9"
TERRACE	1.4 sq m	15 sq ft

2 BEDROOM – 7.9.2

TOTAL AREA	96.4 sq m	1,038 sq ft
LIVING/DINING/KITCHEN	7696mm x 5410mm	25'3" x 17'9"
BEDROOM 1	4267mm x 4140mm	14'0" x 13'7"
BEDROOM 2	3607mm x 3048mm	11'10" x 10'0"
TERRACE	4.5 sq m	48 sq ft

1 BEDROOM – 7.9.3

TOTAL AREA	54.7 sq m	589 sq ft
LIVING/DINING/KITCHEN	7595mm x 3277mm	24'11" x 10'9"
BEDROOM 1	3810mm x 3734mm	12'6" x 12'3"
TERRACE	2.5 sq m	27 sq ft

1 BEDROOM – 7.9.4

TOTAL AREA	53.4 sq m	575 sq ft
LIVING/DINING/KITCHEN	8534mm x 3759mm	28'0" x 12'4"
BEDROOM 1	3404mm x 3175mm	11'2" x 10'5"
TERRACE	2.5 sq m	27 sq ft

2 BEDROOM – 8.9.1

TOTAL AREA	96.5 sq m	1,038 sq ft
LIVING/DINING/KITCHEN	7772mm x 5817mm	25'6" x 19'1"
BEDROOM 1	4394mm x 3632mm	14'5" x 11'11"
BEDROOM 2	3429mm x 3023mm	11'3" x 9'11"
TERRACE	4.6 sq m	50 sq ft

2 BEDROOM – 8.9.2

TOTAL AREA	94.8 sq m	1,021 sq ft
LIVING/DINING/KITCHEN	6452mm x 5486mm	21'2" x 18'0"
BEDROOM 1	5004mm x 3531mm	16'5" x 11'7"
BEDROOM 2	3531mm x 3378mm	11'7" x 11'1"
TERRACE	2.2 sq m	24 sq ft

2 BEDROOM – 8.9.3

TOTAL AREA	82.8 sq m	891 sq ft
LIVING/DINING/KITCHEN	7137mm x 6020mm	23'5" x 19'9"
BEDROOM 1	3810mm x 3404mm	12'6" x 11'2"
BEDROOM 2	3277mm x 3277mm	10'9" x 10'9"
TERRACE	5.0 sq m	53 sq ft

2 BEDROOM – 8.9.4

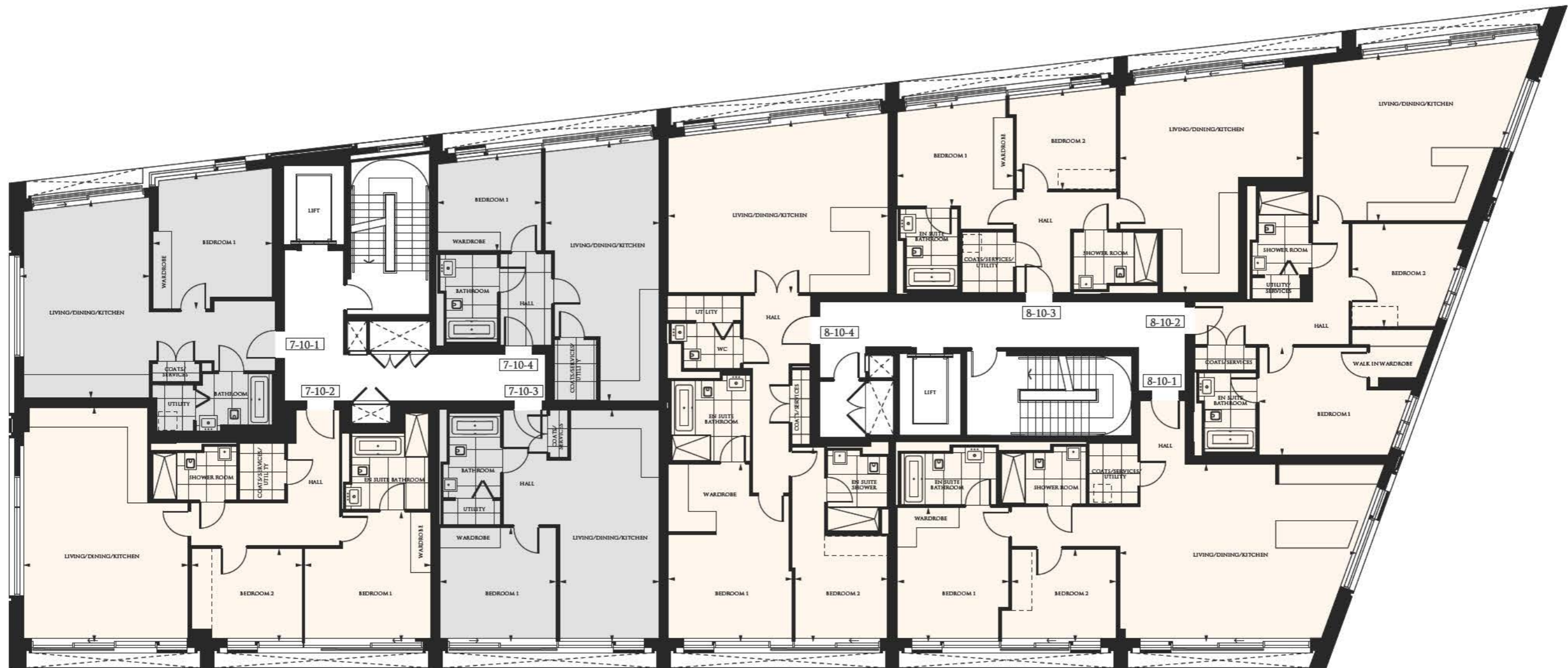
TOTAL AREA	110.1 sq m	1,185 sq ft
LIVING/DINING/KITCHEN	7188mm x 5664mm	23'7" x 18'7"
BEDROOM 1	5842mm x 4064mm	19'2" x 13'4"
BEDROOM 2	6375mm x 3048mm	20'11" x 10'0"
TERRACE	5.0 sq m	53 sq ft



BENSON HOUSE

APARTMENTS 7.10.1, 7.10.2, 7.10.3, 7.10.4, 8.10.1, 8.10.2, 8.10.3 & 8.10.4

TENTH FLOOR



1 BEDROOM – 7.10.1

TOTAL AREA	62.2 sq m	670 sq ft
LIVING/DINING/KITCHEN	6502mm x 4242mm	21'4" x 13'11"
BEDROOM 1	4470mm x 3886mm	14'8" x 12'9"
TERRACE	1.4 sq m	15 sq ft

2 BEDROOM – 7.10.2

TOTAL AREA	96.4 sq m	1,038 sq ft
LIVING/DINING/KITCHEN	7696mm x 5410mm	25'3" x 17'9"
BEDROOM 1	4267mm x 4140mm	14'0" x 13'7"
BEDROOM 2	3607mm x 3048mm	11'10" x 10'0"

1 BEDROOM – 7.10.3

TOTAL AREA	54.7 sq m	589 sq ft
LIVING/DINING/KITCHEN	7595mm x 3277mm	24'11" x 10'9"
BEDROOM 1	3810mm x 3734mm	12'6" x 12'3"
TERRACE	2.5 sq m	27 sq ft

1 BEDROOM – 7.10.4

TOTAL AREA	53.4 sq m	575 sq ft
LIVING/DINING/KITCHEN	8534mm x 3759mm	28'0" x 12'4"
BEDROOM 1	3404mm x 3175mm	11'2" x 10'5"
TERRACE	2.5 sq m	27 sq ft

2 BEDROOM – 8.10.1

TOTAL AREA	96.5 sq m	1,038 sq ft
LIVING/DINING/KITCHEN	7772mm x 5817mm	25'6" x 19'1"
BEDROOM 1	4394mm x 3632mm	14'5" x 11'11"
BEDROOM 2	3429mm x 3023mm	11'3" x 9'11"

2 BEDROOM – 8.10.2

TOTAL AREA	94.8 sq m	1,021 sq ft
LIVING/DINING/KITCHEN	6452mm x 5486mm	21'2" x 18'0"
BEDROOM 1	5004mm x 3531mm	16'5" x 11'7"
BEDROOM 2	3531mm x 3378mm	11'7" x 11'1"
TERRACE	2.2 sq m	24 sq ft

2 BEDROOM – 8.10.3

TOTAL AREA	82.8 sq m	891 sq ft
LIVING/DINING/KITCHEN	7137mm x 6020mm	23'5" x 19'9"
BEDROOM 1	3810mm x 3404mm	12'6" x 11'2"
BEDROOM 2	3277mm x 3277mm	10'9" x 10'9"

2 BEDROOM – 8.10.4

TOTAL AREA	110.1 sq m	1,185 sq ft
LIVING/DINING/KITCHEN	7188mm x 5664mm	23'7" x 18'7"
BEDROOM 1	5842mm x 4064mm	19'2" x 13'4"
BEDROOM 2	6375mm x 3048mm	20'11" x 10'0"



BENSON HOUSE

PENTHOUSES 7.11.1 & 8.11.2

ELEVENTH FLOOR



3 BEDROOM PENTHOUSE - 7.11.1

TOTAL AREA	174.8 sq m	1,881 sq ft
LIVING/DINING/KITCHEN	11328mm x 5029mm	37'2" x 16'6"
BEDROOM 1	9068mm x 3353mm	29'9" x 11'0"
BEDROOM 2	6807mm x 3378mm	22'4" x 11'1"
BEDROOM 3	3429mm x 3200mm	11'3" x 10'6"
TERRACE	85.7 sq m	922 sq ft

3 BEDROOM PENTHOUSE - 8.11.2

TOTAL AREA	211.9 sq m	2,281 sq ft
LIVING/DINING/KITCHEN	8357mm x 6096mm	27'5" x 20'0"
BEDROOM 1	4216mm x 4140mm	13'10" x 13'7"
BEDROOM SITTING	3505mm x 2235mm	11'6" x 7'4"
BEDROOM 2	6502mm x 3861mm	21'4" x 12'8"
BEDROOM 3	5105mm x 3658mm	16'9" x 12'0"
STUDY	4902mm x 3251mm	16'1" x 10'8"
TERRACE	113.6 sq m	1,223 sq ft

1-1-1
 Apartment Number
 Floor Level Number
 Lift Core Number



375 Kensington High Street
LONDON



DESIGNED FOR LIFE

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

Award winning and Royally recognised

In addition to receiving numerous awards for quality, design and customer service, the Berkeley Group was granted the 2014 Queen's Award for Enterprise in Sustainable Development and in 2011 they won Britain's Most Admired Company award. These prestigious awards recognise and reward outstanding achievements in business performance.

Customer service is our priority

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

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 Edward, 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 Edward 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 Edward'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.



Proud to be members of the Berkeley Group of companies





Over the years the Berkeley Group, including St Edward, has won many prestigious awards for the quality, design and sustainability of our developments. Our Vision strategy is designed to raise our standards higher still.

Our Vision means that when you buy a new home from St Edward, you can be safe in the knowledge that it is built to a very high standard of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

Our Vision also means that you are buying a home from a sustainable business that takes its responsibilities towards the environment, its workforce and the communities in which it works, very seriously.

An exceptional customer experience

- Every customer benefits from our St Edward Customer Satisfaction Commitment
- Dedicated sales teams provide exceptional service throughout the buying process
- Our customer service teams look after your needs after you have moved in

Greener, more economical homes

- Our new homes are designed to use 26% less water and their CO₂ emissions are 76% lower than an average home*
- This energy and water efficiency can save you around £380 per year on energy bills, and £83 per year on water bills*
- We provide recycling bins in every home, space to set up a home office and a safe place to store bicycles

Creating sustainable communities

- We consult with experts to make sure the homes and places we create are safe and secure
- Our homes are designed to be adaptable to meet the changing needs of individuals and families at different stages of life
- We reduce the impact of the construction process on the local community by ensuring all of our sites are registered with the Considerate Constructors Scheme

A commitment to the future

- St Edward sets targets to reduce to water use and CO₂ emissions associated with our construction activities and business operations
- St Edward sets targets to reduce water use and CO₂ emissions associated with our construction activities and business operations
- We aim to reuse or recycle a high proportion of our construction, demolition and excavation waste
- The Berkeley Foundation is our way of giving something back to the communities in which we operate. It aims to improve the lives of young people and their communities in London and the South-East of England

*Savings vary in every home. Figures based on a typical 3 bed Berkeley home achieving Code for Sustainable Homes Level 3. For further details contact: sustainability@berkeleygroup.co.uk

Homes will achieve Level 3 of the Code for Sustainable Homes.

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a Level 3 rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

Homes are designed to be highly energy efficient, with features including:

- High levels of thermal insulation
- Energy efficient lighting
- White goods with an EU Energy Label rating of A+ (where supplied)
- Energy for hot water, heating and cooling from a combined cooling, heating and power (CCHP) plant; a low carbon way of generating energy

There is also the ability to track energy usage using an in-home energy use display.

The water consuming fixtures and fittings in the homes are selected to make sure that they use less water than the average household in the UK.

Recycling facilities are provided to every home. This means that less waste from the home will go directly to landfill and will instead be recycled.

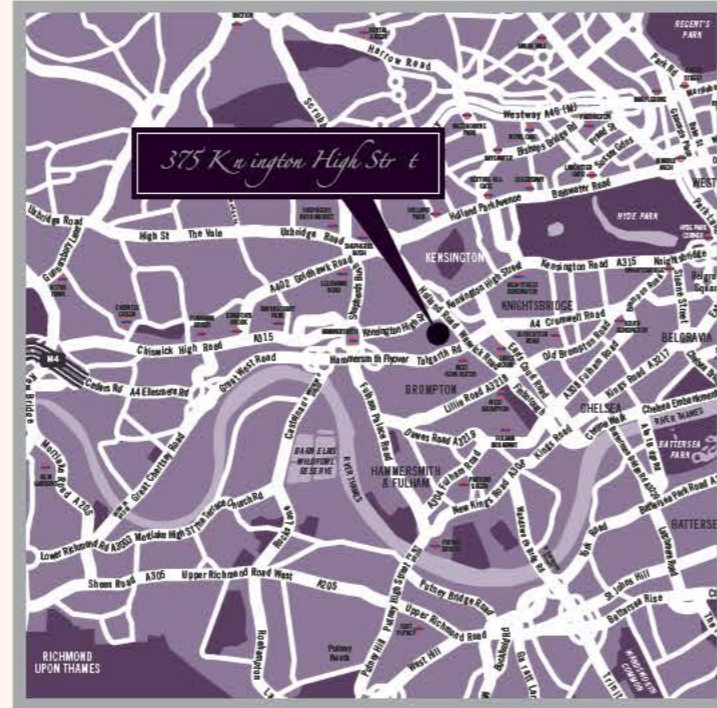
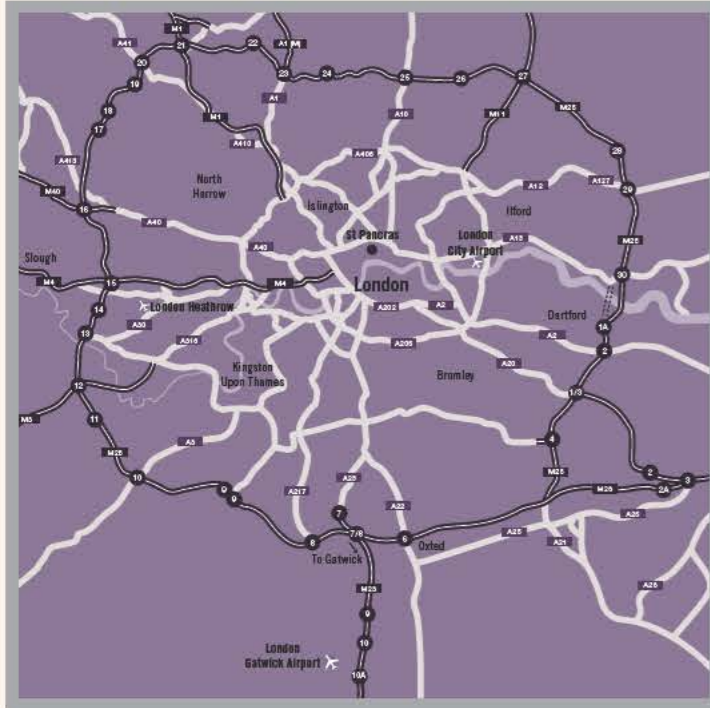
The development will provide occupants with the opportunity to use more environmentally friendly modes of transport including:

- Provision of secure cycle storage
- Close proximity to excellent public transport connections
- Space provided in homes to allow for a desk close to plug sockets and telephone points so that a home office can be set up by the occupant if required

The buildings have living ('green') roofs which help to promote biodiversity, reduce the risk of flooding, and provide additional thermal insulation.

Homes are designed to the principles of the Lifetime Homes standard which means that each dwelling will have adaptability intelligently designed in to accommodate the possible changing needs of the resident.

DIRECTIONS



By road from M4 Junction 4B / M25 Junction 15

Follow M4 and then A4 into central London. Go over the Hammersmith flyover onto A4 Talgarth Road / West Cromwell Road, merging left at the traffic lights into Warwick Road. 375 Kensington High Street is where Warwick Road joins Kensington High Street.

By Public Transport

If arriving at Heathrow Airport, take the Piccadilly Line and change at Earl's Court for the District Line to High Street Kensington. Turn left when you leave the station and walk along Kensington High Street as far as the junction with Warwick Road. 375 Kensington High Street is on this junction.

375 Kensington High Street
London W14 8QA
Tel: +44 (0)20 7118 0375
Email: 375kensingtonhighstreet@stedward.co.uk
www.375kensingtonhighstreet.co.uk

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 Edward'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. 375 Kensington High Street is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St Edward to ascertain the availability of any particular property. M12B/02CA/0514



Proud to be a member of the Berkeley Group of companies



St Edward
Designed for life



View west from 375 Kensington High Street.

WWW.375KENSINGTONHIGHSTREET.CO.UK

St Edward
Designed for life