



EBURY

SW1



City of Westminster









EBURY

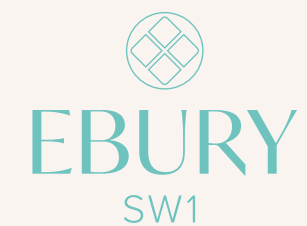
SW1







Computer Generated Image (CGI) is indicative only.



A new *award-winning residential destination* set within the prime central London location of SW1.

*Sutherland Apartments* is the first of nine residential buildings in this exceptional new neighbourhood featuring *1, 2 and 3 bedroom apartments and 3 and 4 bedroom duplexes*.

All homes are meticulously designed for sustainable, energy-efficient living and provide stunning views over London, the River Thames and Ebury's *four newly created garden squares*.

The whole of Ebury has been thoughtfully designed to *maximise natural light* all year round.



City of Westminster





# London's new *landmark development*

Enjoy breathtaking uninterrupted views of *London's skyline*, with its iconic and *historic buildings* and the River Thames, making you feel at the very heart of this *vibrant and thriving city*.

View is representative only.



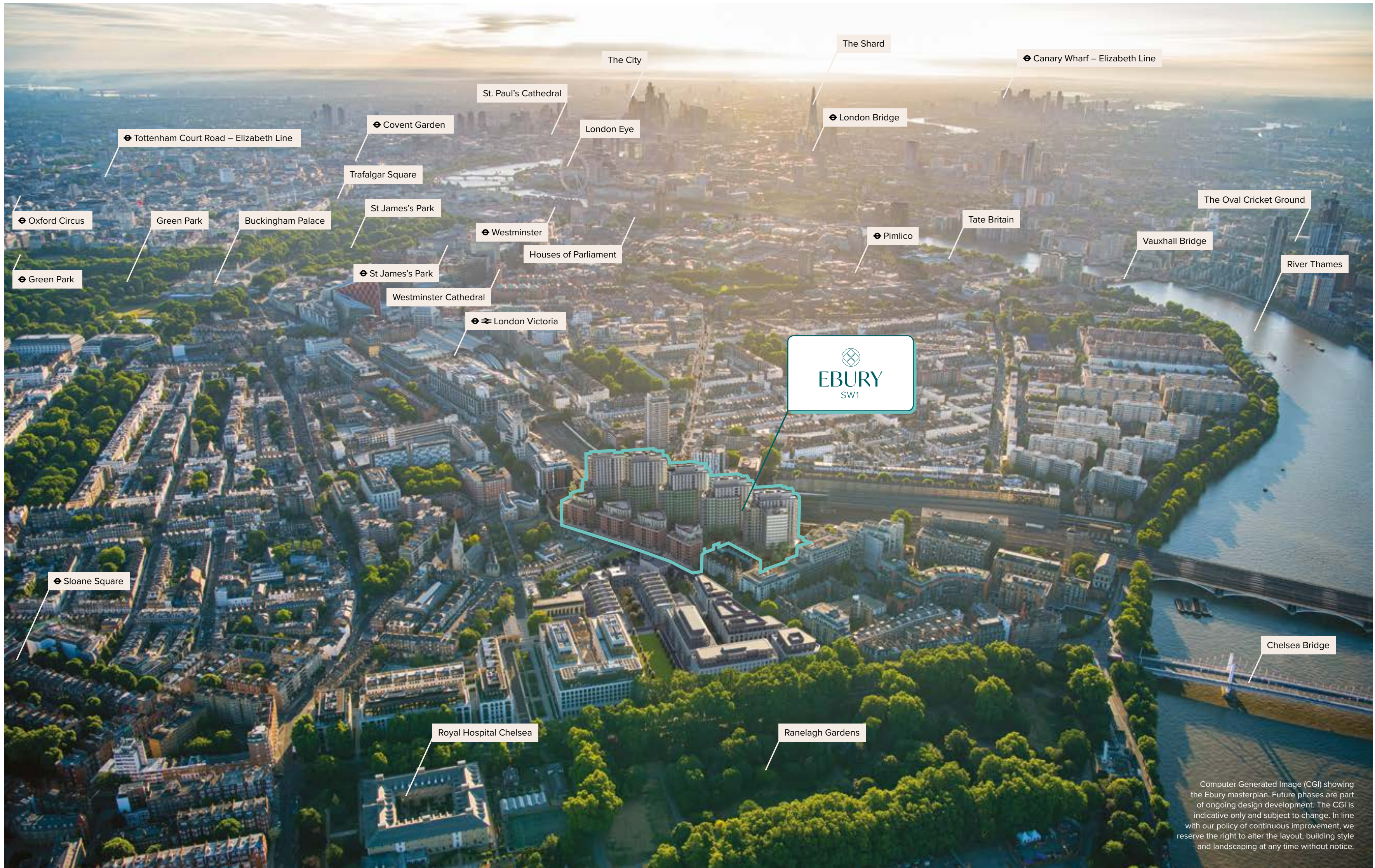




Illustrated map is an artist impression of the local area and indicative only.









# *Visionary* thinking for people and planet



City of Westminster has set out to achieve an exemplary design for its flagship regeneration scheme. A design that places the residents and the community at its heart but that is visionary and future-proofed in its approach. The result is Ebury – a residential-led destination place that seamlessly integrates with the wider neighbourhood.

Ebury's masterplan includes a reimagining of London's traditional garden squares to offer residents four outstanding linked public spaces; Bridge, Manor, Alba and Willow Squares which is the basis of the logo concept. While homeowners will also enjoy new shops and leisure facilities, a dedicated 12-hour concierge service, easy access to the River Thames and the transport connections at Victoria and Sloane Square stations. Ebury is within the golden postcodes of Belgravia, Chelsea and Westminster and close to the open space of Battersea Park and the buzz of new cultural activity at Battersea Power Station.

Computer Generated Image (CGI) showing the Ebury masterplan. Future phases are part of ongoing design development. The CGI 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 and landscaping at any time without notice.





Discover Ebury

# Richard Hyams

*astudio*

Richard is the lead architect on Ebury, and with his team they have *crafted the vision* and the masterplan, and driven the design process of this *landmark scheme*.

“Ebury is the best site you can get in terms of connectivity. It is close to Victoria Station, to the buses, to everything, so had huge potential for development.”

The prime location, in combination with the benefits that a council-led scheme can deliver, has secured Ebury’s reputation as a standout London development. “Unlike a private developer, Westminster can adopt a long-term approach, taking a view that is 100 years and not 5 years.” This enabled astudio’s design to be visionary and more future-proofed, incorporating features not found in other similar schemes such as enhanced flexibility in the interior design, a state-of-the-art energy centre and leading sustainability initiatives.

“Sustainability is part of our DNA, that’s why we used daylight, wind and water to shape the masterplan.” The development and the placement of buildings maximises daylight. “We weren’t briefed to design a space that works better in daylight than the average space but that is something that we felt passionate about, it’s all about sustainability and the social side of that too.” astudio’s design “reinvents the old London square,” of which the local area is synonymous, creating “a place that is a destination and not just a place that you pass through, featuring a series of beautiful public outside spaces that will create a new heart to the community.”



# Vision for Ebury

“

*The big vision was to create a new landscape, a space where people can come together and meet. I think the public garden squares between the buildings are the jewel in the crown.*

Richard Hyams  
*Lead architect, astudio*

Meticulous design and planning are evident in this *visually striking development*. A staggered building arrangement provides a varied sense of scale and proportion throughout and *maximises daylight and sunlight* in all homes.

The design focuses on elegant proportions and *high-quality architectural detailing* and materials. From the buildings' undulating ribbon balconies with decorative metalwork balustrades, to the subtle slices of glazed external cladding in earthy shades to mirror the planting in the garden squares below.

*Sutherland Apartments* is one of the taller buildings extending over 16 storeys with a terrace at its mid-point and a ground level podium garden. Centrally located within the development, these apartments are set in *prime position* to enjoy all that Ebury has to offer.

Award-winning design 2023

Winner, *Editor's Award*

Awarded to the most outstanding of all winning entries

**PLANNING  
AWARDS 2023**



Architect concept sketch of Ebury, this is indicative only.





An extended high street frontage features space for cafés, restaurants and shops.

Computer Generated Image (CGI) is indicative only.





# Ebury's vivid and important *history*

With its central London location Ebury has had a front row seat for *vast cultural changes* in the capital from the 1800s onwards and has equally experienced several significant and remarkable events that could never have been predicted.

1800s >



**Manor of Ebury becomes Pimlico**  
The areas of Pimlico, Belgravia, Mayfair and Knightsbridge were all known, during the 16th and 17th centuries, as the Manor of Ebury. This changed in the late 17th or early 18th century, as today's names were adopted. The residential streets of Pimlico were designed by the architect Thomas Cubitt in the 1820s and today form the 'Pimlico Conservation Area.' A highly disciplined structure of streets known as the Pimlico Grid.

1930s >



**Quality housing created in Pimlico**  
The Ebury Bridge Estate was largely built in the 1930s in response to a lack of good quality housing in Pimlico. Part of the estate was built on reclaimed canal land following the reconstruction and partial filling in of the Grosvenor Canal. The beginning of World War II meant the remaining plans for the scheme were suspended. The Estate is now the site of Ebury – the most significant regeneration project in Westminster.

1940s >



**Buckingham Palace is saved**  
A little-known story outside of Ebury is the heroic action of a pilot who saved Buckingham Palace from a German Dornier bomber. Sergeant Ray Holmes makes a head-on attack and prevents a German bomber from reaching the palace, then makes his own parachuting escape. He falls into a dustbin on the Ebury Bridge Estate and is hoisted into the air by locals who take him to the pub to celebrate!

1960s >



**King's Road and the Swinging Sixties**  
Anyone with an eye for fashion made their way to the King's Road in the Swinging Sixties. Mary Quant, the defining designer of the era, opened her first boutique, Bazaar, here in 1955 and just a few years later her miniskirts and hotpants – the 'Chelsea look' – were manufactured on a major scale and worn across the world.

1980s >



**Social and political change in London**  
London in the 1980s was a politically charged era and a time of significant change. Many of the events making London what it is today. Positive local change included the opening of the Chelsea Physic Garden to the public for the first time in 1987 since its origins in 1673.

2020s >



**Thriving net zero carbon community**  
In a short space of time Ebury is set to become a landmark thriving community, known for its homes achieving net zero carbon in operation, incredible garden squares and creative calendar of events. While residents will also enjoy an exclusive 12-hour concierge service, technology-enabled shared work and collaboration spaces.



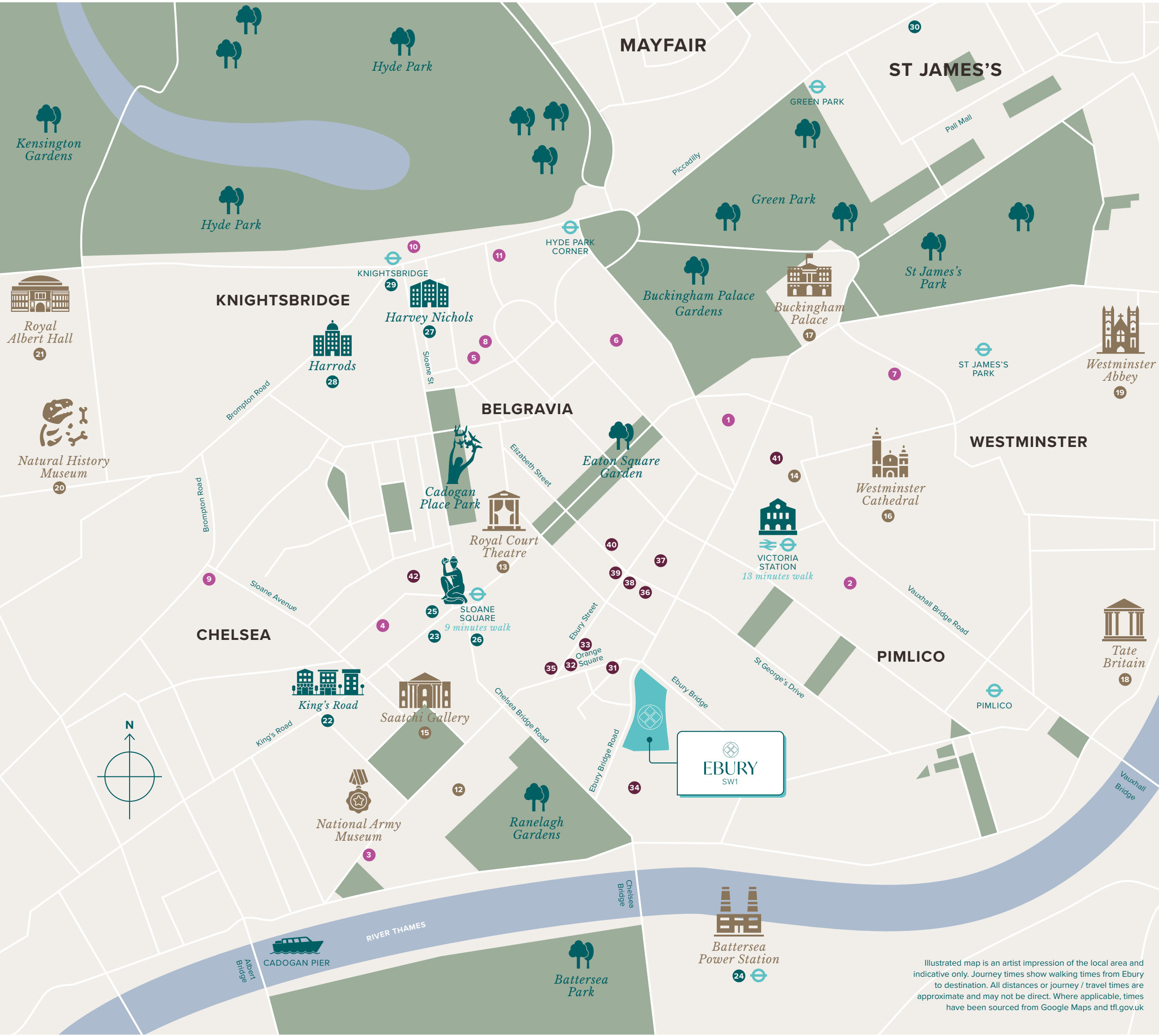
# London *village life* on your doorstep

Ebury's surrounding streets and neighbourhoods of Pimlico and Belgravia offer the *style, vibrancy and eclecticism* of London village life. Here you'll discover pretty cafés, independent boutiques, organic bakeries and farm shops nestled alongside elegant bars and an *excellent choice of Michelin star restaurants*.

Peggy Porschen, Ebury Street  
*6 minute walk*







Illustrated map is an artist impression of the local area and indicative only. Journey times show walking times from Ebury to destination. All distances or journey / travel times are approximate and may not be direct. Where applicable, times have been sourced from Google Maps and tfl.gov.uk

# Explore your neighbourhood

## MICHELIN-STAR DINING

- |   |   |
|---|---|
| 1 The Goring Dining Room (1★) 12 mins   | 7 Pétrus by Gordon Ramsay (1★) 17 mins      |
| 2 A.Wong (2★) 13 mins                   | 8 Quilon (1★) 20 mins                       |
| 3 Restaurant Gordon Ramsay (3★) 14 mins | 9 Bibendum (2★) 22 mins                     |
| 4 The Five Fields (1★) 15 mins          | 10 Dinner by Heston Blumenthal (2★) 22 mins |
| 5 Amaya Grill & Bar (1★) 16 mins        | 11 Marcus (1★) 23 mins                      |
| 6 Muse by Tom Aikens (1★) 17 mins       |   |

## CULTURE

- |                                      |                                   |
|--------------------------------------|-----------------------------------|
| 12 Chelsea Flower Showgrounds 8 mins | 17 Buckingham Palace 19 mins      |
| 13 Royal Court Theatre 10 mins       | 18 Tate Britain 24 mins           |
| 14 Victoria Apollo 13 mins           | 19 Westminster Abbey 25 mins      |
| 15 Saatchi Gallery 13 mins           | 20 Natural History Museum 31 mins |
| 16 Westminster Cathedral 16 mins     | 21 Royal Albert Hall 39 mins      |

## RETAIL DESTINATIONS

- |                                     |                            |
|-------------------------------------|----------------------------|
| 22 King's Road 11 mins              | 27 Harvey Nichols 20 mins  |
| 23 Duke of York Square 12 mins      | 28 Harrods 22 mins         |
| 24 Battersea Power Station 12 mins  | 29 Knightsbridge 23 mins   |
| 25 Peter Jones (John Lewis) 13 mins | 30 Fortnum & Mason 32 mins |
| 26 Sloane Square 13 mins            |                            |

## FOOD & DRINK

- |  |                                 |
|--|---------------------------------|
| 31 No 11 Pimlico Road 2 mins           | 37 Eccleston Yards 6 mins       |
| 32 Pimlico Road Farmers' Market 3 mins | 38 Bayley & Sage 6 mins         |
| 33 La Poule Au Pot 4 mins              | 39 Peggy Porschen 6 mins        |
| 34 The Locals Chelsea 4 mins           | 40 The Thomas Cubitt Pub 7 mins |
| 35 Daylesford Organics 5 mins          | 41 Nova 12 mins                 |
| 36 Chestnut Bakery 5 mins              | 42 Ottolenghi Chelsea 13 mins   |

## FROM VICTORIA STATION ➡️ FROM SLOANE SQUARE ➡️

- |  |                               |
|--|-------------------------------|
| 13 minute walk                               | 9 minute walk                 |
| Green Park 2 mins                            | Westminster 5 mins            |
| Oxford Circus 3 mins                         | Earl's Court 6 mins           |
| Euston 7 mins ➡️                             | Waterloo 10 mins ➡️           |
| King's Cross St Pancras (Eurostar) 8 mins ➡️ | High Street Kensington 7 mins |
| Bond Street 11 mins                          | Notting Hill Gate 9 mins      |
| Covent Garden 13 mins                        | Blackfriars 13 mins ➡️        |
| Paddington (Heathrow Express) 18 mins ➡️     | Canon Street 16 mins ➡️       |
| Liverpool Street 24 mins ➡️                  | Wimbledon 28 mins             |
| Gatwick Airport 33 mins                      | Kew Gardens 29 mins           |

## RIVER BUS – ROUTE RB6 🚢

- From Cadogan Pier to Putney Pier 24 mins
- From Cadogan Pier to Canary Wharf 44 mins







Bayley & Sage,  
Ebury Street  
*6 minute walk*



The Thomas Cubitt,  
Elizabeth Street  
*7 minute walk*



Daylesford Organic,  
Pimlico Road  
*5 minute walk*



La Poule Au Pot,  
Ebury Street  
*4 minute walk*





Harrods, Knightsbridge  
22 minute walk



Harvey Nichols,  
Knightsbridge  
20 minute walk

Enjoy *incredible retail* experiences in every direction, whether you like the *luxuries* on offer in world famous *Knightsbridge* or the choice of *lifestyle* and *fashion* shops on Chelsea's *King's Road*.

Sloane Street  
16 minute walk



King's Road,  
Chelsea  
11 minute walk



The Five Fields,  
Blacklands Terrace  
*15 minute walk*



Dine out on exquisite *international cuisine* – you'll find the perfect option close by for every night of the week – or indulge your tastebuds with *modern British delights*, created with seasonal produce in a beautiful Chelsea setting.

A. Wong,  
Wilton Road (2 Michelin stars)  
*13 minute walk*



Photo credit: Jutta Klee



Tomtom Coffee House,  
Ebury Street  
*7 minute walk*





Nova,  
Victoria  
*12 minute walk*



Market Hall,  
Victoria  
*12 minute walk*



Whether you fancy tantalising your taste buds with *street food*, *sushi* or expertly made *burger and fries*, or maybe a *freshly baked pastry* before you head into work, look no further than *Nova*, Victoria's *eclectic collection of eateries* just a 12-minute walk away.

Timmy Green,  
Victoria  
*13 minute walk*





*Art lovers* are truly spoiled for choice with *Tate Britain* on Ebury's doorstep, *Saatchi Gallery* an easy saunter away, and *Tate Modern* just a short boat trip along the Thames. *Chelsea College of Arts* is around the corner as well.



Saatchi Gallery  
*13 minute walk*



Tate Britain  
*24 minute walk*





*The Victoria Palace Theatre* has hosted many outstanding shows, including the award-winning musical *Hamilton*.

So whether you're welcoming friends to the city or fancy a great night yourself, *unmissable performances* are moments from your door.

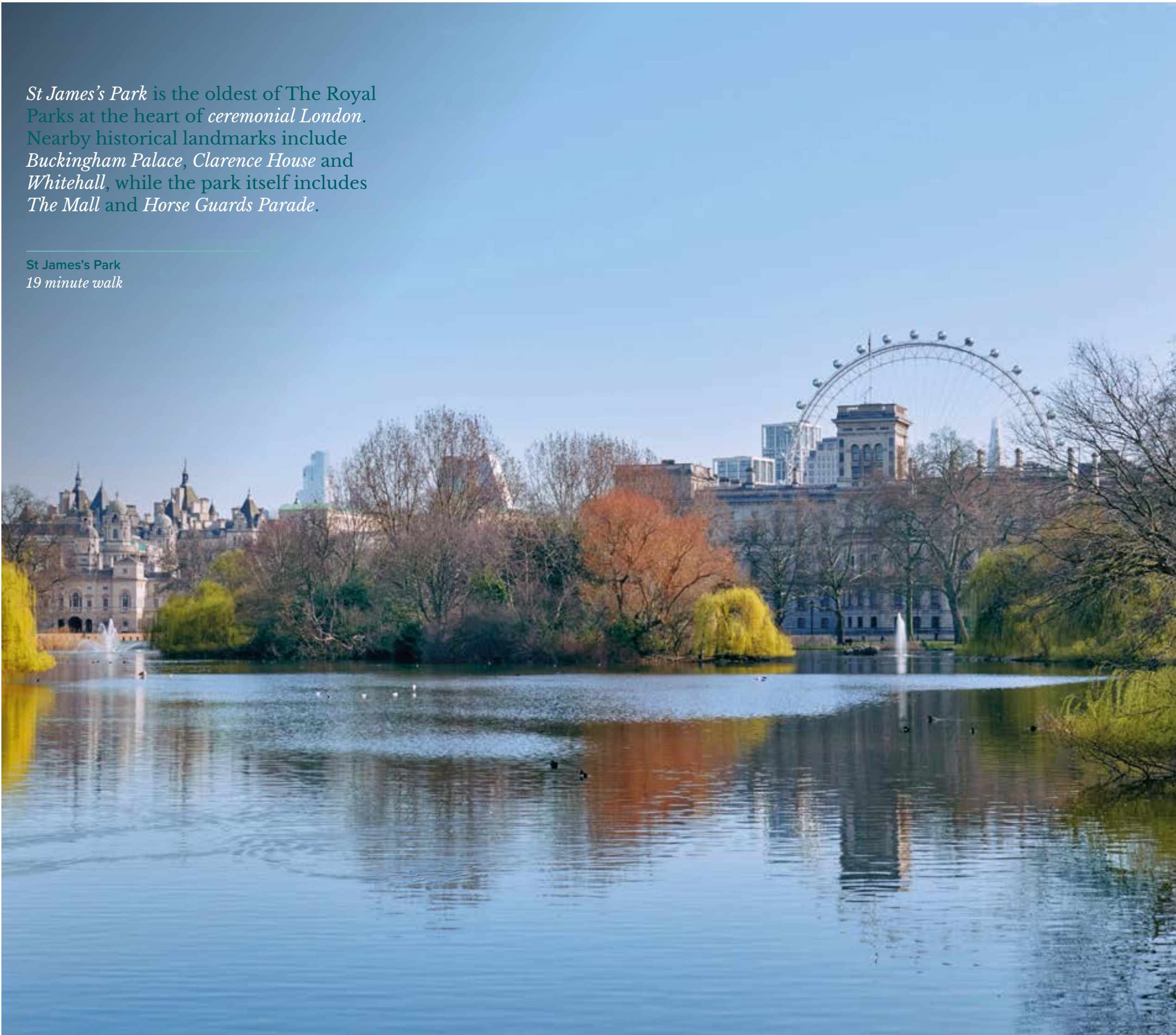
Victoria Palace Theatre  
*13 minute walk*





*St James's Park* is the oldest of The Royal Parks at the heart of *ceremonial London*. Nearby historical landmarks include *Buckingham Palace*, *Clarence House* and *Whitehall*, while the park itself includes *The Mall* and *Horse Guards Parade*.

St James's Park  
19 minute walk



World-famous *Buckingham Palace* is the King's official London residence and the focus of *national and Royal celebrations* and the backdrop for the iconic *Changing the Guard* ceremony.



Buckingham Palace  
19 minute walk







*Chelsea Physic Garden* is an incredible four acres of land, set on the *Thames Embankment*, sheltered by high walls. It is one of the oldest and most *respected botanic gardens* in Europe.

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Chelsea Physic Garden  
16 minute walk



The prestigious annual *Chelsea Flower Show* is home to inspiring and *cutting-edge garden design* that attracts international visitors every year.

The RHS Chelsea Flower Show,  
Royal Hospital Chelsea  
*12 minute walk*

There are over *350 Grade II listed buildings* in the surrounding Chelsea neighbourhood, many of them situated on *pretty garden squares* for which this part of London is renowned.







Battersea Power Station  
12 minute walk

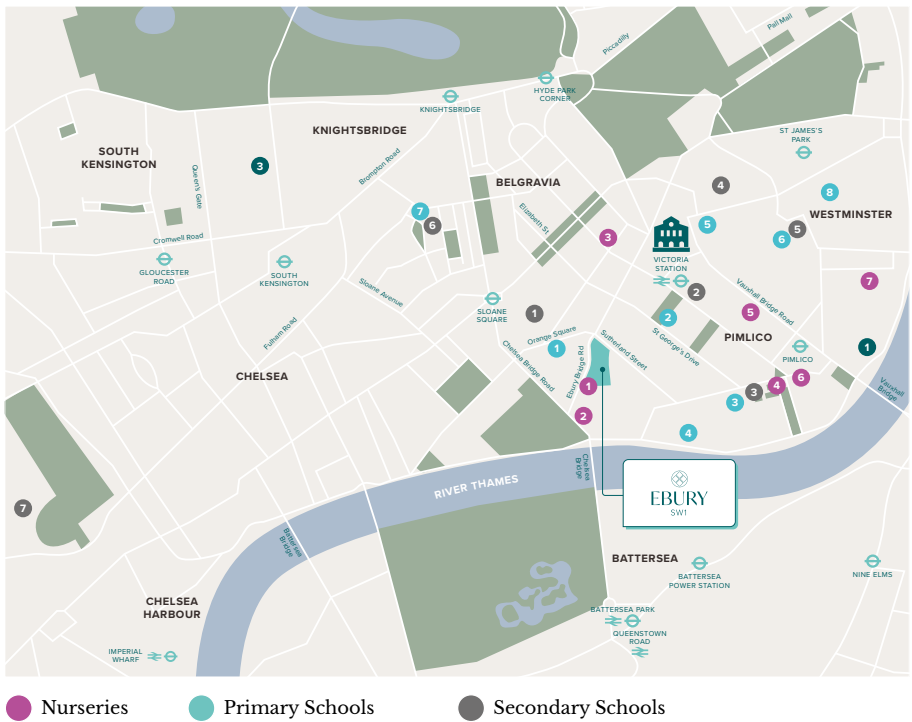
Just across the river is the reimagined *Battersea Power Station*, an iconic destination showcasing a *lively mix* of over 100 shops, bars, restaurants, leisure activities and an entertaining calendar of events.





# Love *learning*

Whether you're looking to boost your own *skills* and *expertise* or need to find the right *school* or *university* for your children, your home in Ebury offers a wide range of *education options*.



## NURSERIES

- 1/ Carly's Angels  
*1 minute walk*
- 2/ Bright Horizons  
Ofsted Rating: Good  
*5 minute walk*
- 3/ Miss Daisy's Nursery  
Ofsted Rating: Outstanding  
*9 minute walk*
- 4/ Young England Kindergarten  
Ofsted Rating: Outstanding  
*15 minute walk*
- 5/ Hatching Dragons  
Ofsted Rating: Good  
*17 minute walk*
- 6/ LEYF Bessborough  
Ofsted Rating: Outstanding  
*17 minute walk*
- 7/ LEYF Marsham Street  
Ofsted Rating: Outstanding  
*24 minute walk*

## PRIMARY SCHOOLS

- 1/ St Barnabas C of E Primary School  
Ofsted Rating: Good  
*3 minute walk*
- 2/ Eaton Square Prep School  
ISI Rating: Excellent  
*8 minute walk*
- 3/ Churchill Gardens Primary Academy  
Ofsted Rating: Good  
*13 minute walk*
- 4/ St Gabriel's C of E Primary School  
Ofsted Rating: Good  
*14 minute walk*
- 5/ St Vincent de Paul Roman Catholic Primary School  
Ofsted Rating: Good  
*17 minute walk*
- 6/ Burdett Coutts and Townshend Foundation C of E Primary School  
Ofsted Rating: Good  
*18 minute walk*
- 7/ Knightsbridge School (juniors)  
ISI Rating: Excellent  
*20 minute walk*
- 8/ St Matthew's C of E Primary School  
Ofsted Rating: Good  
*23 minute walk*

## SECONDARY SCHOOLS

- 1/ Francis Holland School for girls  
ISI Rating: Excellent  
*6 minute walk*
- 2/ Eaton Square Sixth Form  
Ofsted Rating: Good  
*10 minute walk*
- 3/ Pimlico Academy  
Ofsted Rating: Good  
*13 minute walk*
- 4/ Westminster City School for boys  
Ofsted Rating: Good  
*17 minute walk*
- 5/ The Grey Coat Hospital for girls  
Ofsted Rating: Outstanding  
*19 minute walk*
- 6/ Knightsbridge School (seniors)  
ISI Rating: Excellent  
*20 minute walk*
- 7/ London Oratory  
Ofsted Rating: Outstanding  
*27 minute walk*

## UNIVERSITIES

- Chelsea College of Arts  
arts.ac.uk  
*22 minute walk*
- Imperial College London  
imperial.ac.uk  
*34 minute walk*
- University of Westminster  
westminster.ac.uk  
*18 minutes by tube*
- University College London  
ucl.ac.uk  
*19 minutes by tube*
- King's College London  
kcl.ac.uk  
*21 minutes by tube*
- London School of Economics and Political Science  
lse.ac.uk  
*24 minutes by tube*
- SOAS University of London  
soas.ac.uk  
*26 minutes by tube*
- City, University of London  
city.ac.uk  
*35 minutes by tube*

All distances or journey / travel times are approximate and may not be direct. Where applicable, times have been sourced from Google Maps and tfl.gov.uk  
School ratings are correct at time of publication.



University College London (UCL)  
*19 minutes by tube*







Discover Ebury

# Ian Bennett

Bespoke Milliner, Ebury Bridge Road

“I love having my shop here. Ebury Bridge Road feels like a *small village high street surrounded by a town*, it is so close to Victoria but it feels quite removed from busy central London. There is a lovely local pub opposite and there’s the Farmers’ Market on the weekend.”

Ian Bennett’s shop reveals an eye-catching display of beautifully crafted hats and head pieces and his workshop downstairs is filled with all the necessary tools of his trade and his intriguing collection of heritage hat blocks and hat stands.

Ian has been a milliner by trade for over 30 years, first studying sculpture at The Royal College of Art before applying these skills to the art of hat making. He worked at Buckingham Palace for ten months in the run up to the Diamond Jubilee tour helping to craft hats for the Queen, including the purple hat she wore to unveil the new plaque naming the Elizabeth Line in her honour. He also created the feathers that embellished the Queen’s hat for the opening ceremony of the 2012 Olympics. “We had to make two hats, one for the Queen and one for her stunt double who dived out of the helicopter.”

Alongside his bespoke award-winning creations for weddings, races, television and theatre – Ian made all the hats for English National Opera’s *My Fair Lady* – he has single-handedly revived the heritage craft of men’s black silk top hat making. “It’s taken five years to research – no one else has carried on the tradition – they are heirloom pieces, made completely to order. They take up to ten weeks to make as each hat has 26 layers of fabric and each layer is steam ironed separately.”

Reviving this traditional labour intensive art form has encouraged in Ian a particular fondness for making top hats, although he thrives in the variety of his work and the impact of every creation. “The great thing about hats is that they transform people – people act differently when they wear a hat.”



All of Ebury's apartments enjoy an *abundance of light* ensuring the open plan spaces feel fresh and inspiring all year around.

The kitchen/dining/living space leads onto a *private balcony* where you can enjoy the *impressive views* across London's skyline.



Apartments are designed for *future living* with *sustainability* at the forefront of every decision. Instant heating and hot water, natural ventilation, low water use fittings and high rated appliances are just a few of the *energy-efficient features* in your new home.







Computer Generated Image (CGI) is indicative only.  
Views are indicative only.









# Outside *living*

*Garden squares* are a quintessential feature of many central London neighbourhoods and they have been *creatively reimaged* for Ebury residents and visitors alike.

A true *extension of your home*, Ebury's four garden squares are designed to support your *wellbeing*, encourage *social connection* and to facilitate your enjoyment of the *great outdoors*.

Outside living extends beyond the garden squares with access to a podium garden and landscaped terrace from your apartment building. Both offer a peaceful oasis and wide-ranging views. Enjoy a drink with friends on the terrace under the shade of the pergola or try your hand at gardening in the podium garden with many planters available for vegetable growing and edible planting.

“

*We have effectively reinvented the traditional London Square by creating a series of beautiful outside spaces that will be the new heart of the community.*

Richard Hyams  
*Lead architect, astudio*



Computer Generated Image (CGI) is indicative only







Computer Generated Image (CGI) is indicative only

Over 2.3 acres of public outside space will be provided across Ebury as a whole.

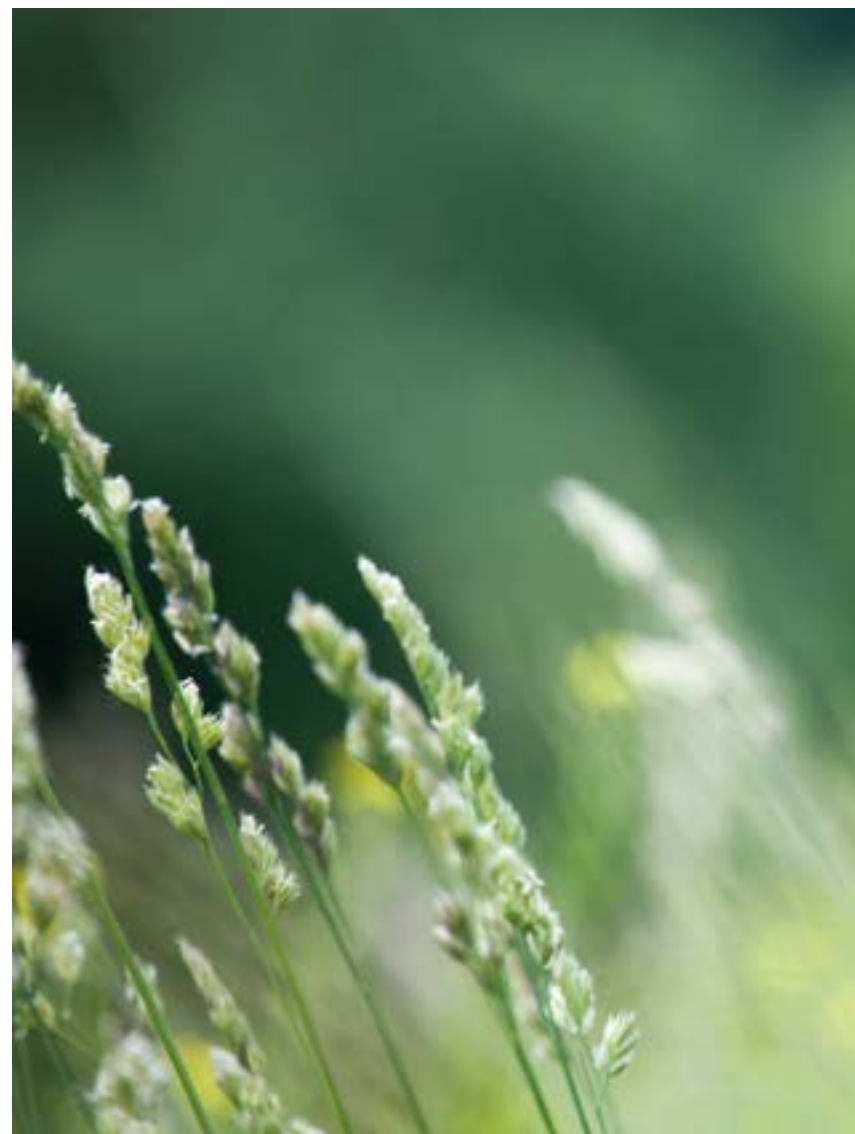
Make your *local café*, bar or restaurant your own, with several options on your doorstep to bring *simple pleasures* and *convenience* into day-to-day life.





# Explore *the landscape*

The garden squares offer *pedestrian-friendly spaces* imaginatively designed and planted to give each a distinctive character feel, and providing a variety of habitats to *encourage and support wildlife and bio-diversity*.



# Introducing *Alba Square*

Alba Square sets the scene for Ebury – creating *the gateway space* for the whole development. Beautifully landscaped walkways meander between the buildings, and at its centre discover a play area set within trees and lush planting.



All featured images are from picture libraries and included for illustrative purposes only.



# Future *green spaces*

Meet your neighbours, *explore* clusters of woodland and pocket gardens, or *discover* the many opportunities for *play* and *fitness* dotted throughout the squares.



## Bridge Square

Relax in this attractive pocket garden which will feature a range of play activities from tree houses to a sandpit.

## Manor Square

Bordered by trees to create an interior space with lots of outdoor seating perfectly placed to capture the sunlight, this will be the place to meet your neighbours. You'll enjoy a host of activities here – picture open air cinema nights under the stars, live music on balmy summer evenings, and visiting barista vans. Manor Square will be the social heart of Ebury.

## Willow Square

Expect plenty of opportunities to relax and improve fitness. Here you'll find fixed outdoor exercise equipment, as well as a multi-surface games area. Unwind with an early morning yoga session on the grass as the birds fly overhead, or explore the woodland trail that will lead off from the square.

## The Northern and Southern Gateways

These are more than just access points – they will be thoughtfully designed, attractive green spaces in their own right. The Northern Gateway, connecting Ebury to Victoria, will lead you down sweeping stairs to a pretty garden area. In contrast, the Southern Gateway gardens will feature a bowl-shaped amphitheatre-style lawn surrounded by trees.

All featured images are from picture libraries and included for illustrative purposes only.







*Discover Ebury*

# Becci Taylor

*Arup*

Becci has led the *sustainability strategy* and building services engineering at Ebury from the outset ensuring Ebury is at the forefront of *low carbon* and *high comfort* design.

“Westminster’s brief was to create something ‘exemplary’ in terms of housing. Working with a public client enabled us to push things more than we would have with a private developer and that is why we have ended up with a more sustainable and resilient approach than on a typical residential development. And that has meant being brave and doing something that remains relevant in the future.”

The development’s sustainability initiatives are wide ranging and based on the ethos of People and Planet and achieving a balance to ensure a positive impact on the future health of both. The success of this approach is evident in Ebury scoring ‘Outstanding’ on the BREEAM Communities sustainability assessment. “The BREEAM outstanding award is unique for a residential masterplan scale development as it assesses sustainability on a broader level.”

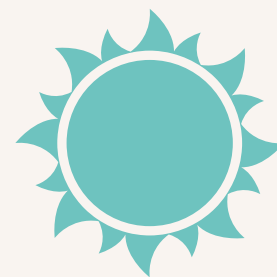
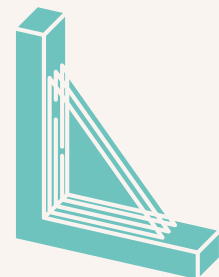
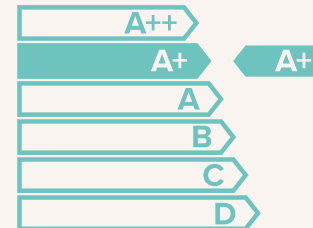
Our strategy was about having a vision for the development and keeping to it, we had to disrupt the traditional idea of how a home works to make it better and to achieve that balance between people and planet.”



# Setting the standards for *sustainable living*

Sustainable living is at the heart of the design and construction of Ebury, driven by the City of Westminster’s vision for its exemplary flagship scheme and its *commitment to lead the way in tackling climate change and future proofing the vision* for future phases.

But sustainability is not just about energy saving and environmental initiatives but about the community as a whole. The creation of the public garden squares, space for shops and cafés and a design that opens up the development to the wider area will ensure Ebury becomes a thriving neighbourhood in its own right.



## Low carbon heating and cooling systems

All heating, cooling and hot water is provided by a centralised all-electricity energy centre using a combination of ground source and air source heat pumps ensuring carbon emissions are 70% better than current regulations.

## Grey water recycling

Waste water ‘grey water’ from baths, showers and wash basins will be treated and recycled and used for flushing toilets, ensuring a 30% water saving per building. This means no toilets are flushed with drinking water!

## Blue roofs

Innovative blue roof systems sustainably manage storm water, reduce discharge rates from the site and alleviate pressure on London’s drainage network.

## Increasing biodiversity

Careful planting throughout the development maximises bio-diversity. This includes pollen producing plants to encourage insects and planting of trees and shrubs creating nesting opportunities for birds. Bird and bat boxes also encourage wildlife.

## High performance homes

Every apartment is built with sustainable materials and fitted with A+ rated appliances, lower water-use fittings, smart meters and low energy LED lighting. Providing greater control over your energy use.

## Quiet homes

Homes are triple glazed, improving insulation and comfort. Mechanical ventilation (with heat recovery) and an element of comfort cooling allows windows to be closed to minimise noise so you can enjoy a quiet and peaceful home environment.

## Bright homes

Every home is carefully designed and positioned to increase the amount of daylight coming in. Creating ‘brighter homes’ reduces the need to turn on lights in the day, which is kinder to the planet and helps to reduce electricity costs.

## Low-car development

Ebury actively encourages a car-light lifestyle with priority given to pedestrians and cyclists. Specially designed through ways across the development ensure easy access to nearby public transport.

“

Ebury has achieved a BREEAM Communities ‘*Outstanding*’ award\* – the highest possible ranking – recognising its achievements and commitment to *delivering more sustainable homes that are kinder to the planet.*

\*BREEAM Communities is a framework used internationally to assess sustainable design in the master planning of regeneration projects.





# Specification

## overview

The homes at *Sutherland Apartments* are spacious properties boasting floor to ceiling windows that let the light flood in. A *fresh, neutral colour palette* is used throughout, and contemporary fixtures and fittings provide the *perfect finish*.

### Kitchen

- Contemporary-designed Nobilia handleless kitchen units in ‘Mineral Green’
- Nobilia silestone worktops and glass splashbacks in ‘Snowy Ibiza’, with chamfer edge
- Single bowl sink with matt black mixer tap
- Siemens integrated touch-controlled induction hob with canopy cooker hood
- Siemens integrated single oven
- Siemens integrated fridge freezer
- Siemens integrated dishwasher
- Pull-out waste bins

### Utility

- High-performance A+ rated built-in washer/dryer

### Floor Finishes

- Wool texture carpets to bedrooms in ‘Mirage Satin Nickel’
- Engineered timber flooring to kitchens, living spaces and hallways (and stairs in duplexes)
- Porcelain stone-effect natural grip tiles to bathroom and ensuites

### Bathrooms

- White steel bath with shower over and glass shower screen
- Bath and shower mixer taps in brushed nickel
- Porcelain stone-effect tiled bath panel
- White wall mounted basin with single lever mixer tap in brushed nickel
- Low-profile steel enamelled shower tray (ensuites)
- White WC with soft-close seat
- Feature wall mounted mirrored vanity cabinet with integrated lighting, shaver sockets and demister pads
- Ladder-style heated towel rail in brushed nickel
- Porcelain stone-effect natural grip wall and floor tiles

### Decorative Finishes

- Built-in wardrobe with LED lighting in Bedroom 1
- Internal walls and ceilings painted in matt finish neutral emulsion
- Bathroom walls and ceilings painted in matt finish moisture-resistant emulsion
- Kitchen walls and ceilings painted in matt finish Mouldshield emulsion
- Brushed stainless steel internal door handles and latches

### Doors and Windows

- Timber apartment entry door in oak veneer finish with locking system
- Painted internal doors with stainless steel handles
- High-efficiency triple-glazed windows

### Heating and Water

- Low water-use fittings installed throughout
- Instant heating and hot water
- Smart energy meter with energy display device
- Mechanical ventilation (with heat recovery) ensuring peaceful living spaces and enhanced air quality

### Electrical

- Low energy LED feature lighting

### Amenity

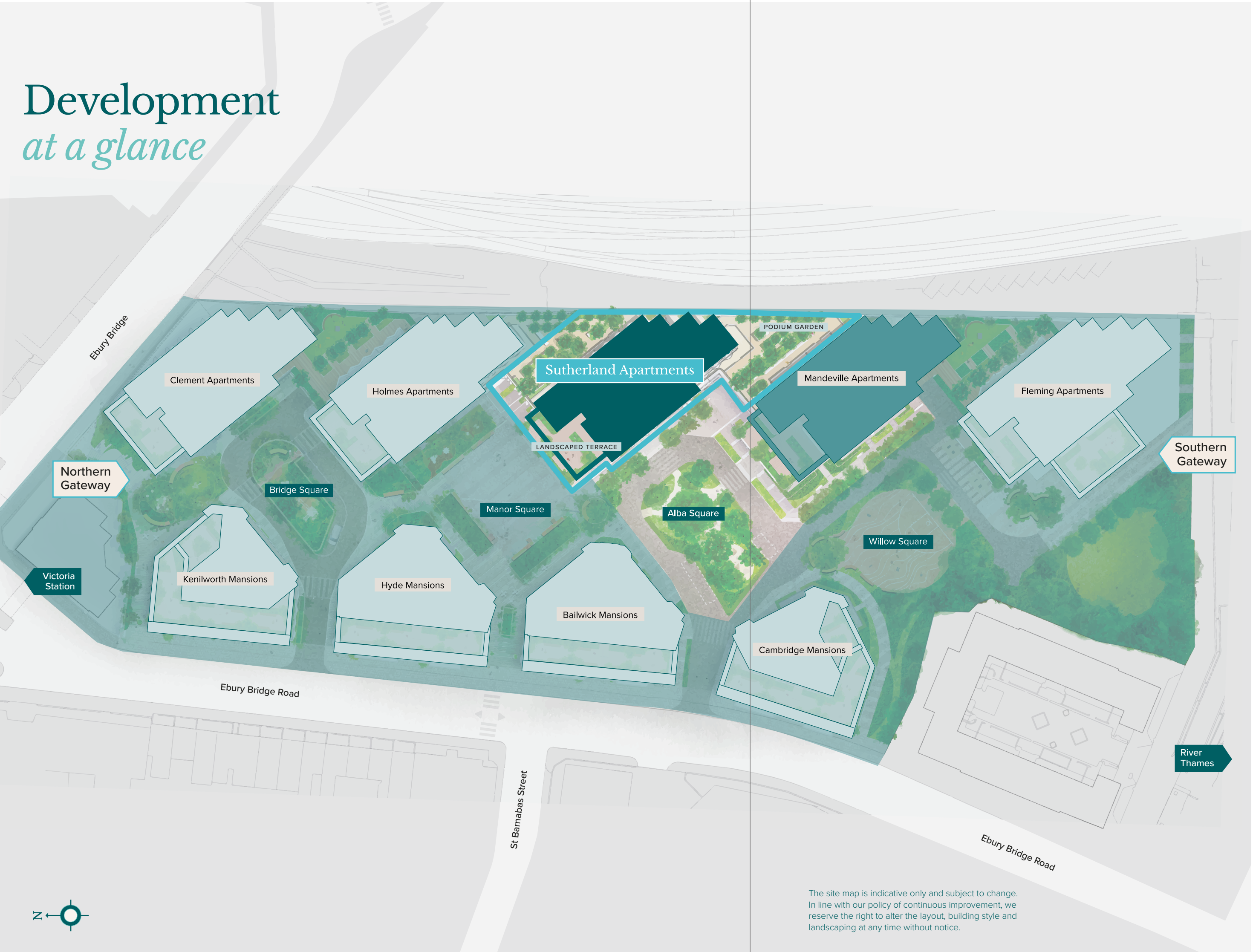
- Residents’ landscaped podium garden and terrace
- Dedicated 12-hour concierge
- Cycle storage

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Westminster City Council reserves the right to alter, amend or update the specification, which may include changes in the colour, material and / or brand specified. In such cases, a similar alternative will be provided. Westminster City Council reserves the right to make these changes as required.





# Development *at a glance*



Ebury is a three-phased development with *Sutherland Apartments* forming part of phase 1, setting the standard for this *innovative and visionary* place to live.

The 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 and landscaping at any time without notice.



Type 1  
1 Bedroom Apartment

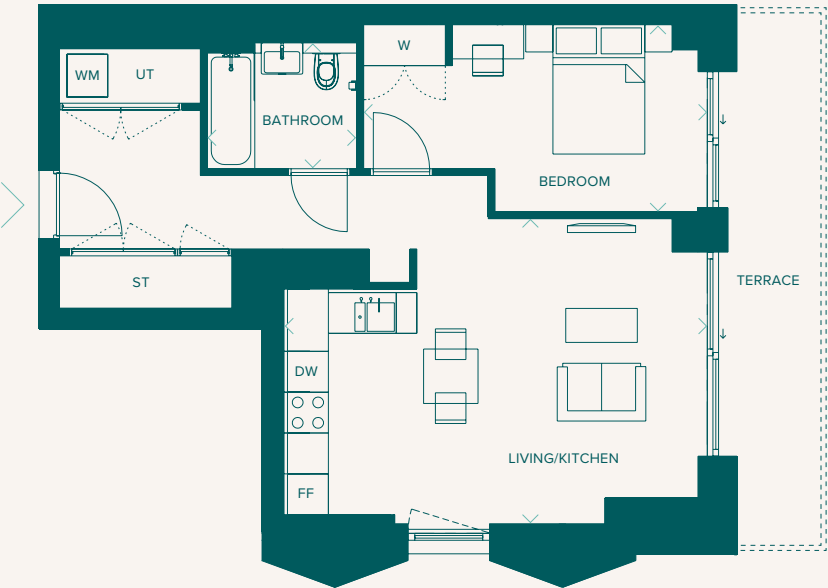
1.04

Dimensions

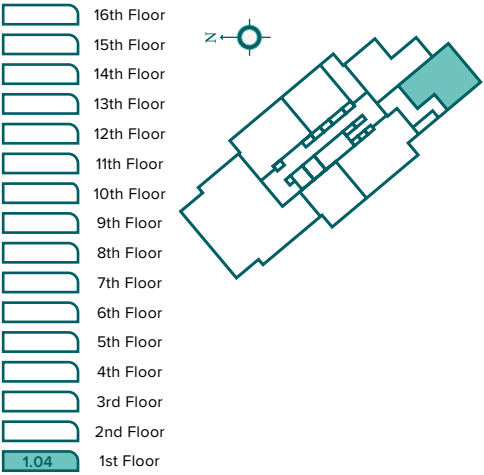
Living/Kitchen	
6.1m x 4.5m	20'0" x 14'9"
Bedroom	
5.0m x 2.7m	16'5" x 8'10"
Bathroom	
2.1m x 1.8m	6'11" x 5'11"

Net Internal Area	
55.0 sq m	592.0 sq ft
Terrace	
11.7 sq m	125.9 sq ft

KEY  
DW = Dishwasher  
FF = Fridge/Freezer  
ST = Store  
UT = Utility Cupboard  
W = Wardrobe  
WM = Washing Machine



Floor & Apartment Locator



**Disclaimer**  
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Type 2  
1 Bedroom Apartment

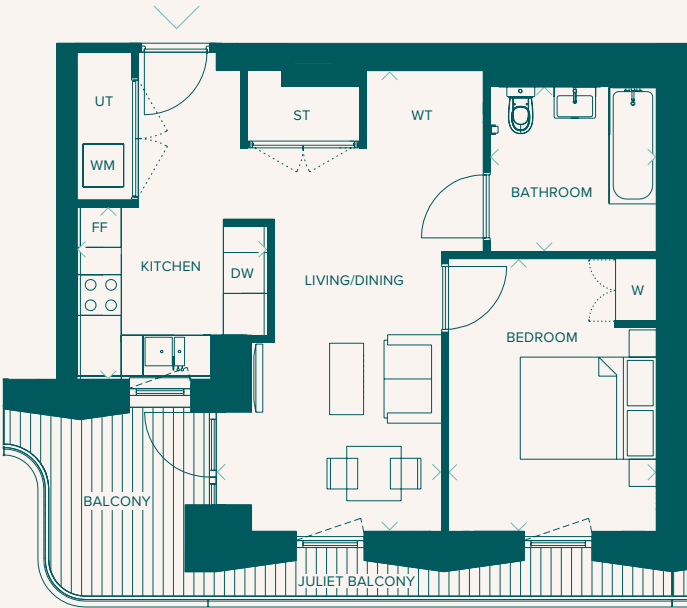
2.01 / 3.01 / 5.01 / 10.01

Dimensions

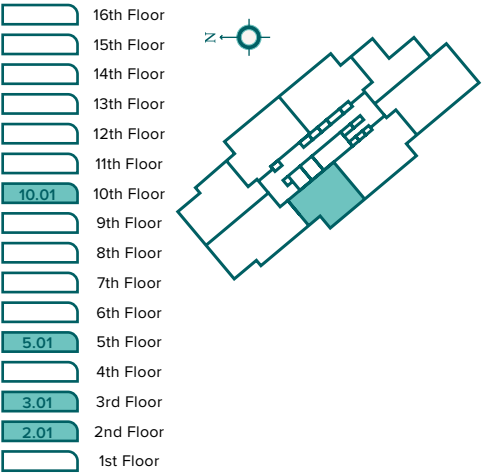
Kitchen	
2.7m x 2.5m	8'10" x 8'2"
Living/Dining	
6.7m x 3.2m	22'0" x 10'6"
Bedroom	
3.9m x 3.0m	12'9" x 9'10"
Bathroom	
2.4m x 2.4m	7'10" x 7'10"

Net Internal Area	
52.0 sq m	559.7 sq ft
Balcony	
5.8 sq m	62.4 sq ft
Juliet Balcony	
3.6 sq m	38.8 sq ft

KEY  
DW = Dishwasher  
FF = Fridge/Freezer  
ST = Store  
UT = Utility Cupboard  
W = Wardrobe  
WM = Washing Machine  
WT = Suitable for wheelchair transfer usage where applicable



Floor & Apartment Locator



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# Type 3

## 1 Bedroom Apartment

3.06 / 4.06 / 5.06 / 6.06 /  
7.06 / 8.06 / 9.06 / 10.06 /  
11.06 / 12.04 / 13.04 /  
14.04 / 15.04 / 16.04

### Dimensions

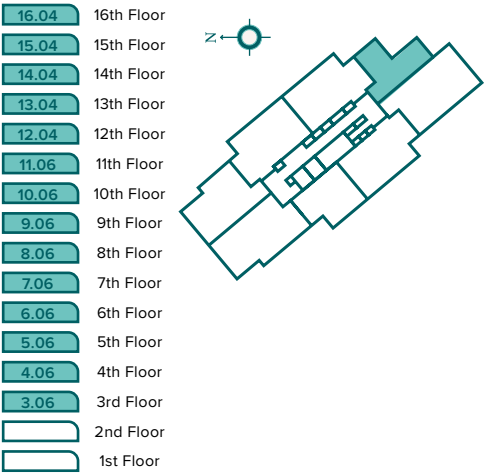
Living/Kitchen	
6.4m x 4.1m	21'0" x 13'5"
Bedroom	
4.0m x 2.9m	13'1" x 9'6"
Bathroom	
2.1m x 1.8m	6'11" x 5'11"

Net Internal Area	
48.5 sq m	522.0 sq ft
Juliet Balcony	
2.2 sq m	23.7 sq ft

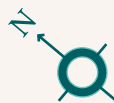
- KEY**  
DW = Dishwasher  
FF = Fridge/Freezer  
ST = Store  
UT = Utility Cupboard  
W = Wardrobe  
WM = Washing Machine



### Floor & Apartment Locator



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# Type 4

## 1 Bedroom Apartment

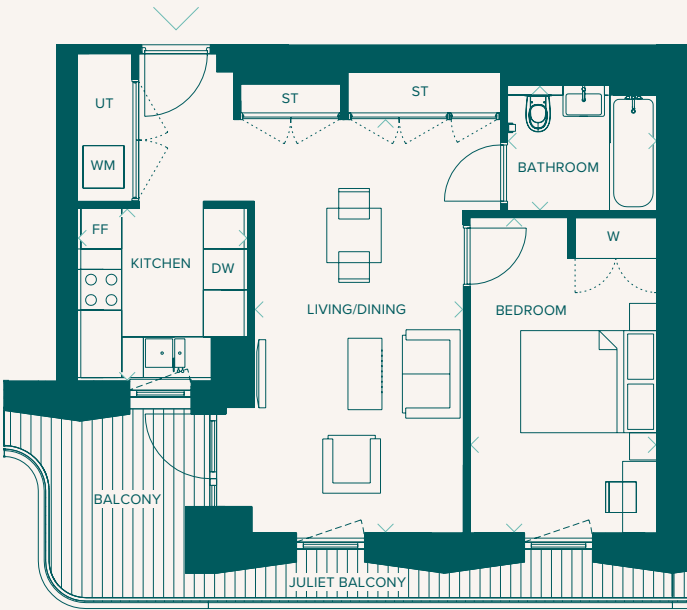
4.01 / 6.01 / 7.01 / 8.01 /  
9.01 / 11.01

### Dimensions

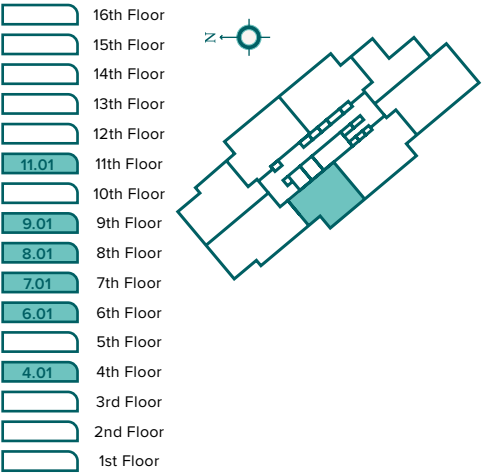
Kitchen	
2.5m x 2.4m	8'2" x 7'10"
Living/Dining	
6.0m x 3.0m	19'8" x 9'10"
Bedroom	
4.6m x 2.7m	15'1" x 8'10"
Bathroom	
2.1m x 1.8m	6'11" x 5'11"

Net Internal Area	
52.0 sq m	559.7 sq ft
Balcony	
5.8 sq m	62.4 sq ft
Juliet Balcony	
3.6 sq m	38.8 sq ft

- KEY**  
DW = Dishwasher  
FF = Fridge/Freezer  
ST = Store  
UT = Utility Cupboard  
W = Wardrobe  
WM = Washing Machine



### Floor & Apartment Locator



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Type 5a  
1 Bedroom Apartment

12.01

Dimensions

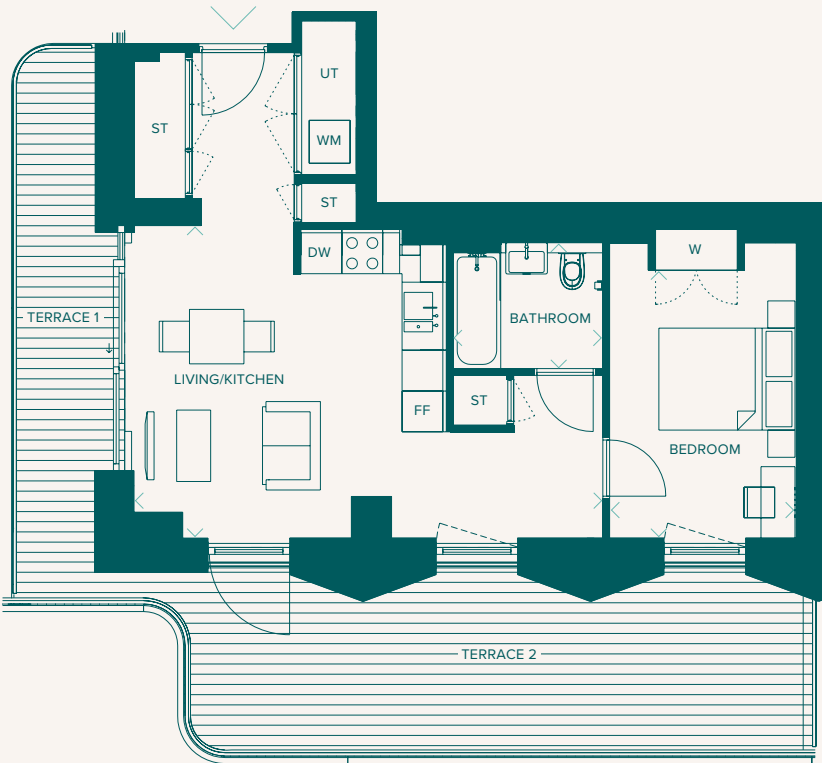
Living/Kitchen	
6.8m x 4.5m	22'4" x 14'9"
Bedroom	
3.8m x 2.6m	12'6" x 8'6"
Bathroom	
2.1m x 1.8m	6'11" x 5'11"

Net Internal Area

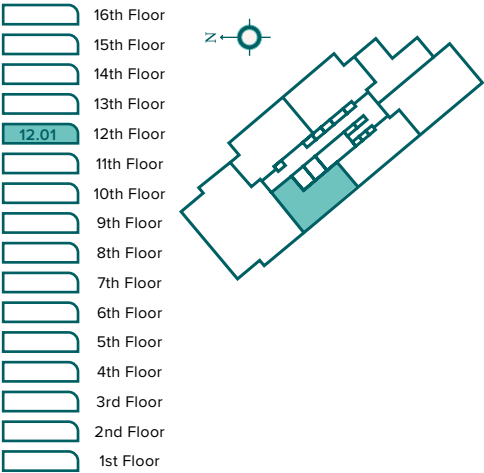
51.5 sq m	554.3 sq ft
Terrace 1	
10.4 sq m	111.9 sq ft
Terrace 2	
24.4 sq m	262.6 sq ft

KEY

- DW = Dishwasher
- FF = Fridge/Freezer
- ST = Store
- UT = Utility Cupboard
- W = Wardrobe
- WM = Washing Machine



Floor & Apartment Locator



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Type 5b  
1 Bedroom Apartment

13.01 / 14.01 / 15.01 / 16.01

Dimensions

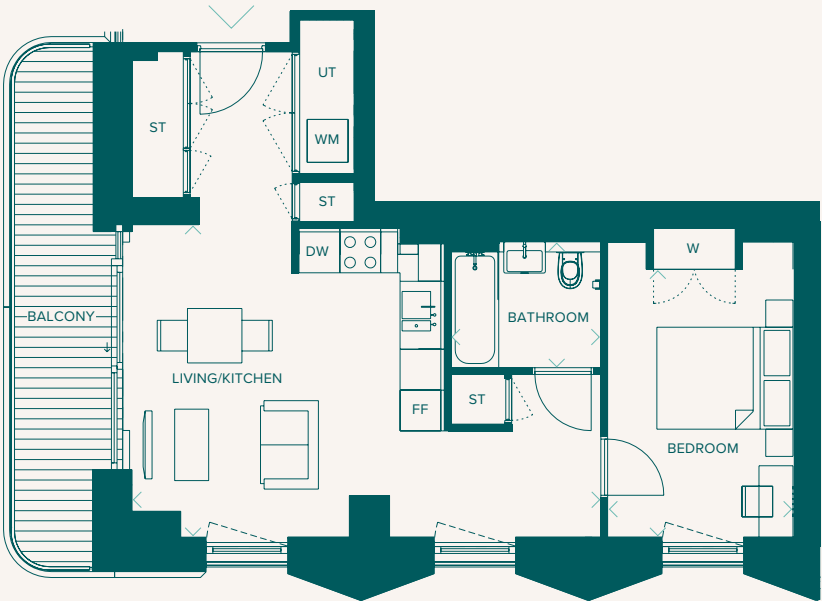
Living/Kitchen	
6.8m x 4.5m	22'4" x 14'9"
Bedroom	
3.8m x 2.6m	12'6" x 8'6"
Bathroom	
2.1m x 1.8m	6'11" x 5'11"

Net Internal Area

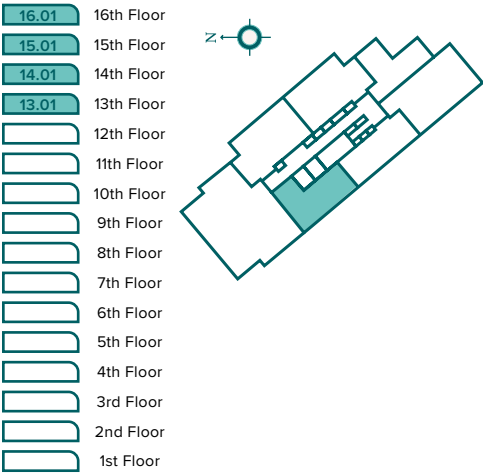
51.5 sq m	554.3 sq ft
Balcony	
9.7 sq m	104.4 sq ft

KEY

- DW = Dishwasher
- FF = Fridge/Freezer
- ST = Store
- UT = Utility Cupboard
- W = Wardrobe
- WM = Washing Machine



Floor & Apartment Locator



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Type 6a

1 Bedroom Apartment

12.06

Dimensions

Living/Kitchen	
7.8m x 5.2m	25'7" x 17'0"
Bedroom	
3.9m x 3.6m	12'10" x 11'10"
Bathroom	
2.1m x 1.8m	6'11" x 5'11"

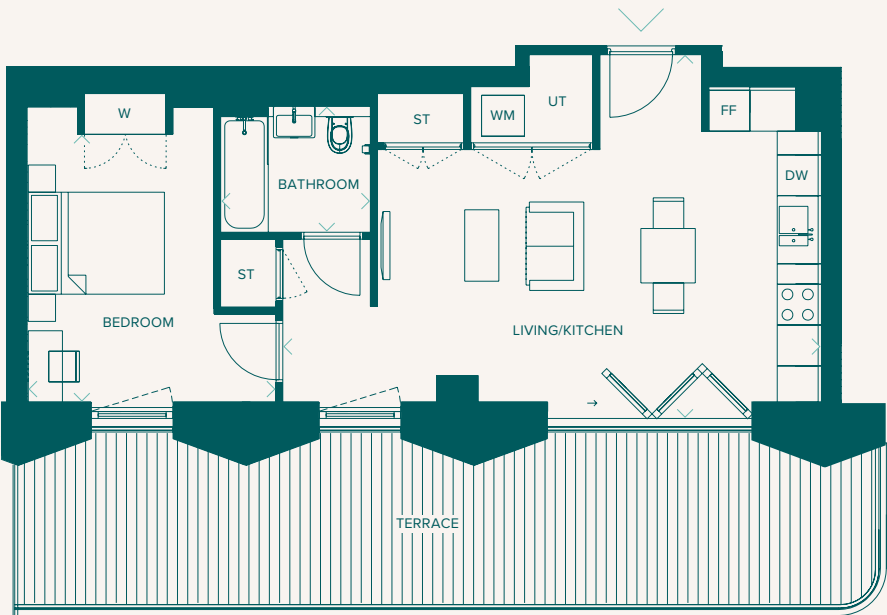
Net Internal Area

54.0 sq m	581.3 sq ft
-----------	-------------

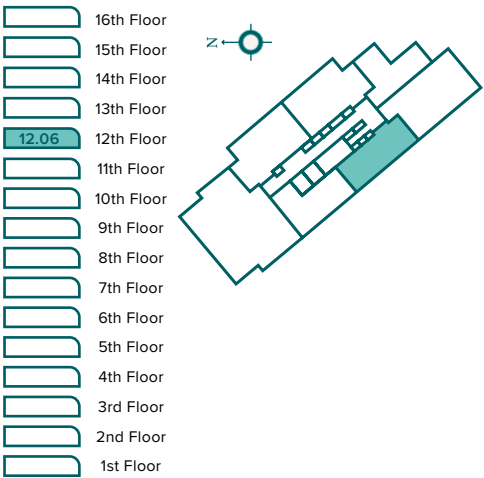
Terrace	
34.4 sq m	370.3 sq ft

KEY

- DW = Dishwasher
- FF = Fridge/Freezer
- ST = Store
- UT = Utility Cupboard
- W = Wardrobe
- WM = Washing Machine



Floor & Apartment Locator



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Type 6b

1 Bedroom Apartment

14.06 / 15.06 / 16.06

Dimensions

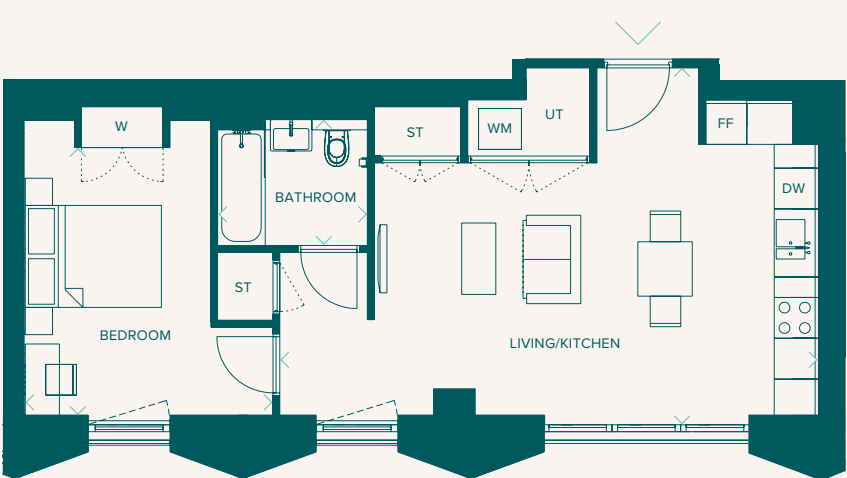
Living/Kitchen	
7.8m x 5.2m	25'7" x 17'0"
Bedroom	
3.9m x 3.6m	12'10" x 11'10"
Bathroom	
2.1m x 1.8m	6'11" x 5'11"

Net Internal Area

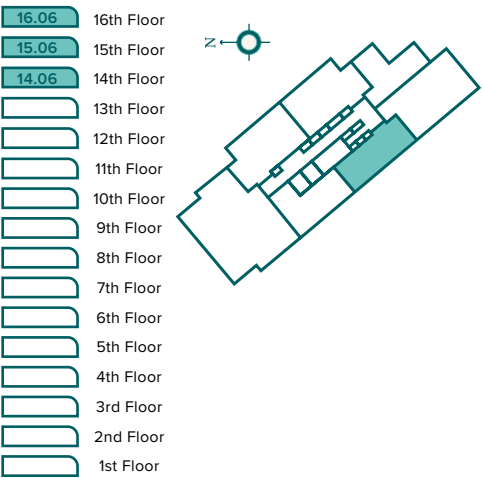
54.0 sq m	581.3 sq ft
-----------	-------------

KEY

- DW = Dishwasher
- FF = Fridge/Freezer
- ST = Store
- UT = Utility Cupboard
- W = Wardrobe
- WM = Washing Machine



Floor & Apartment Locator



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Type 7  
2 Bedroom Apartment

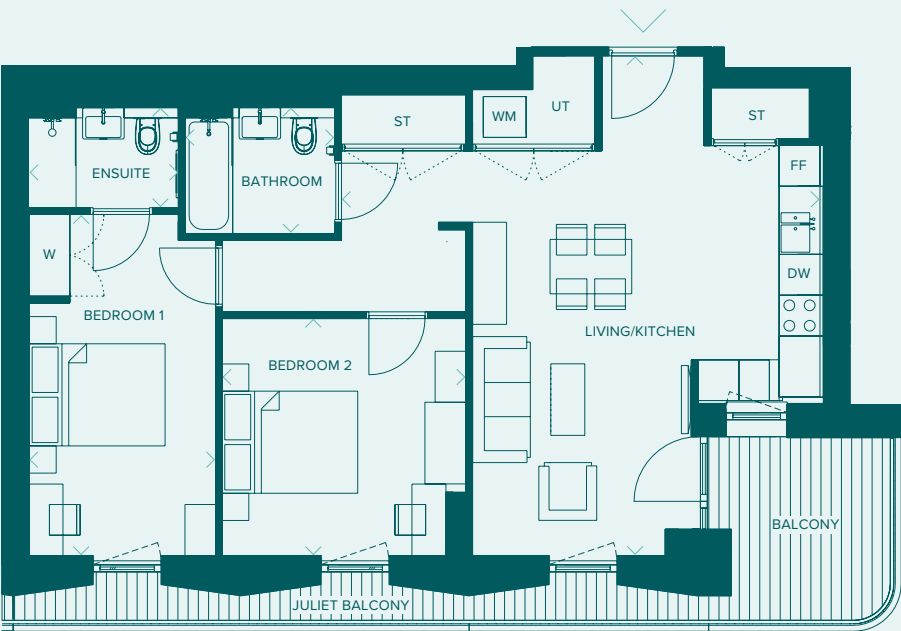
1.05 / 2.05 / 3.08 / 5.08 /  
6.08 / 7.08 / 8.08 / 9.08 /  
10.08 / 11.08

Dimensions

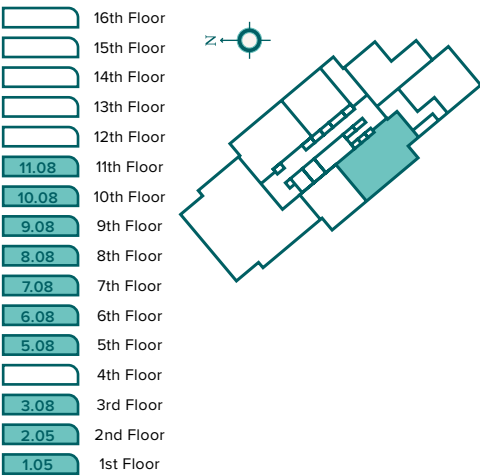
Living/Kitchen	7.3m x 7.0m	23'11" x 22'11"
Bedroom 1	4.9m x 2.7m	16'1" x 8'10"
Bedroom 2	3.5m x 3.4m	11'6" x 11'2"
Bathroom	2.1m x 1.8m	6'11" x 5'11"
Ensuite	2.1m x 1.4m	6'11" x 4'7"

Net Internal Area	
75.0 sq m	807.3 sq ft
Balcony	
6.7 sq m	72.1 sq ft
Juliet Balcony	
5.4 sq m	58.1 sq ft

KEY  
DW = Dishwasher  
FF = Fridge/Freezer  
ST = Store  
UT = Utility Cupboard  
W = Wardrobe  
WM = Washing Machine



Floor & Apartment Locator



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Type 8  
2 Bedroom Apartment

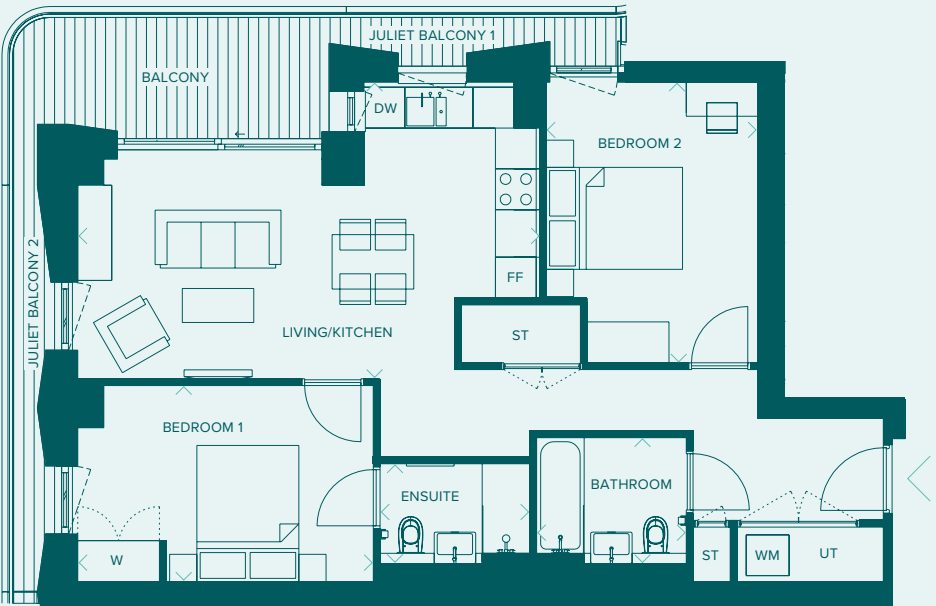
2.03 / 3.03 / 4.03 / 5.03 /  
6.03 / 7.03 / 8.03 / 9.03 /  
10.03 / 11.03

Dimensions

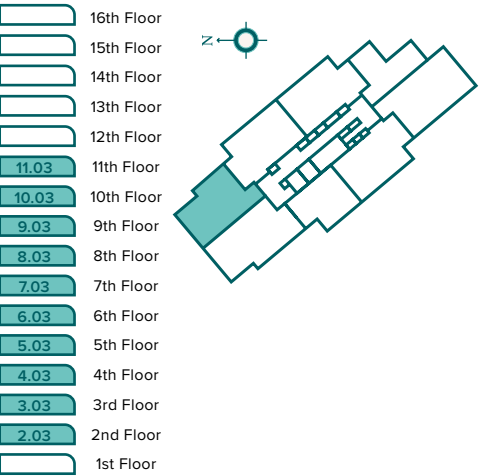
Living/Kitchen	6.8m x 4.2m	22'4" x 13'9"
Bedroom 1	4.3m x 2.8m	14'1" x 9'2"
Bedroom 2	4.2m x 3.1m	13'9" x 10'2"
Bathroom	2.1m x 1.8m	6'11" x 5'11"
Ensuite	2.1m x 1.4m	6'11" x 4'7"

Net Internal Area	
71.0 sq m	764.2 sq ft
Balcony	
8.0 sq m	86.1 sq ft
Juliet Balcony 1	
2.3 sq m	24.8 sq ft
Juliet Balcony 2	
3.4 sq m	36.6 sq ft

KEY  
DW = Dishwasher  
FF = Fridge/Freezer  
ST = Store  
UT = Utility Cupboard  
W = Wardrobe  
WM = Washing Machine



Floor & Apartment Locator



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Type 9

2 Bedroom Apartment

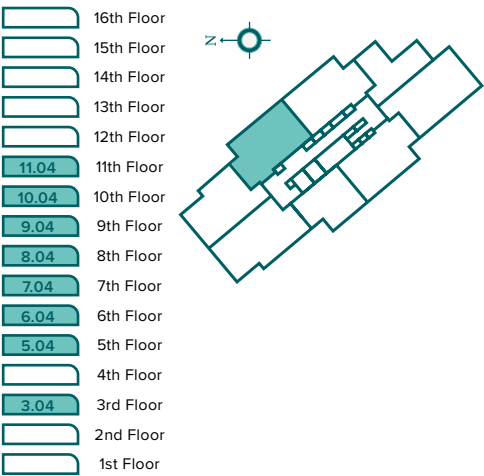
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8.04 / 9.04 / 10.04 / 11.04

Dimensions

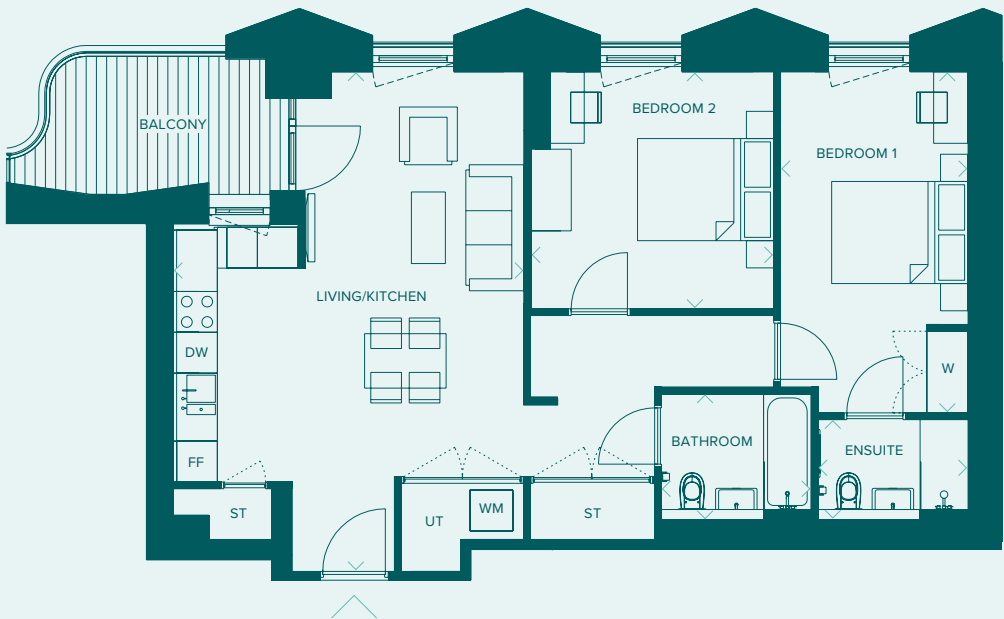
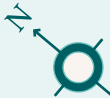
Living/Kitchen	
7.3m x 5.1m	23'11" x 16'9"
Bedroom 1	
4.9m x 2.7m	16'1" x 8'10"
Bedroom 2	
3.5m x 3.4m	11'6" x 11'2"
Bathroom	
2.1m x 1.8m	6'11" x 5'11"
Ensuite	
2.1m x 1.4m	6'11" x 4'7"
Net Internal Area	
75.0 sq m	807.3 sq ft
Balcony	
7.0 sq m	75.4 sq ft

- KEY**  
DW = Dishwasher  
FF = Fridge/Freezer  
ST = Store  
UT = Utility Cupboard  
W = Wardrobe  
WM = Washing Machine

Floor & Apartment Locator



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Type 10

2 Bedroom Apartment

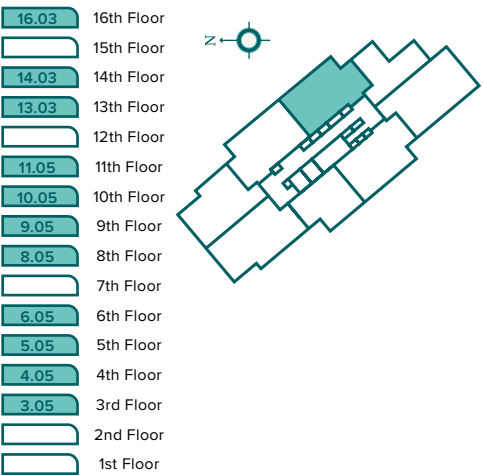
3.05 / 4.05 / 5.05 / 6.05 /  
8.05 / 9.05 / 10.05 / 11.05 /  
13.03 / 14.03 / 16.03

Dimensions

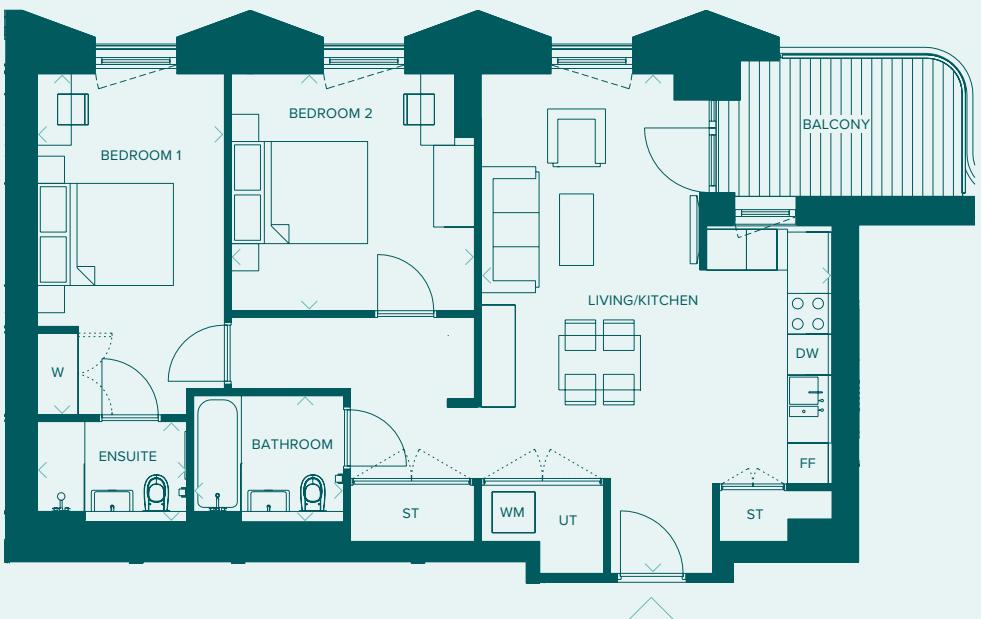
Living/Kitchen	
7.3m x 5.1m	23'11" x 16'9"
Bedroom 1	
4.9m x 2.7m	16'1" x 8'10"
Bedroom 2	
3.5m x 3.4m	11'6" x 11'2"
Bathroom	
2.1m x 1.8m	6'11" x 5'11"
Ensuite	
2.1m x 1.4m	6'11" x 4'7"
Net Internal Area	
75.0 sq m	807.3 sq ft
Balcony	
7.0 sq m	75.4 sq ft

- KEY**  
W = Wardrobe  
DW = Dishwasher  
FF = Fridge/Freezer  
ST = Store  
UT = Utility Cupboard  
W = Wardrobe  
WM = Washing Machine

Floor & Apartment Locator



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Type 11  
2 Bedroom Apartment

4.04

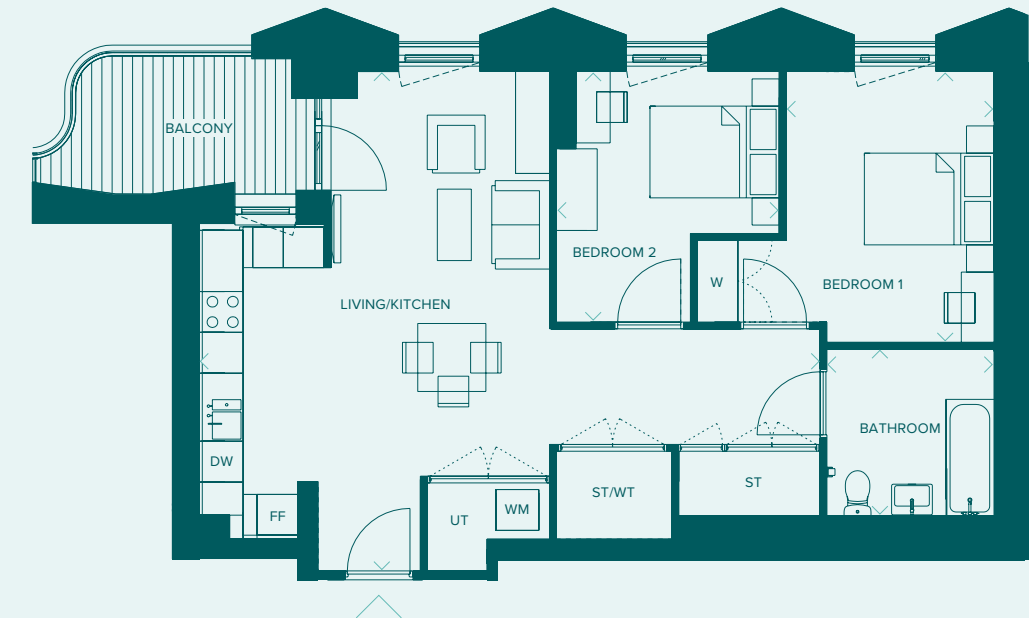
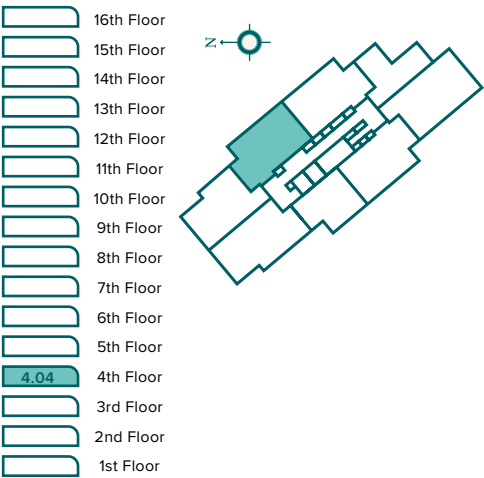
Dimensions

Living/Kitchen	
9.0m x 7.3m	29'6" x 23'11"
Bedroom 1	
3.9m x 3.0m	12'10" x 9'10"
Bedroom 2	
3.6m x 3.2m	11'10" x 10'6"
Bathroom	
2.4m x 2.4m	7'10" x 7'10"

Net Internal Area	
75.0 sq m	807.3 sq ft
Balcony	
7.0 sq m	75.4 sq ft

- KEY
- DW = Dishwasher
  - FF = Fridge/Freezer
  - ST = Store
  - UT = Utility Cupboard
  - W = Wardrobe
  - WM = Washing Machine
  - WT = Suitable for wheelchair transfer usage where applicable

Floor & Apartment Locator



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Type 12  
2 Bedroom Apartment

4.08

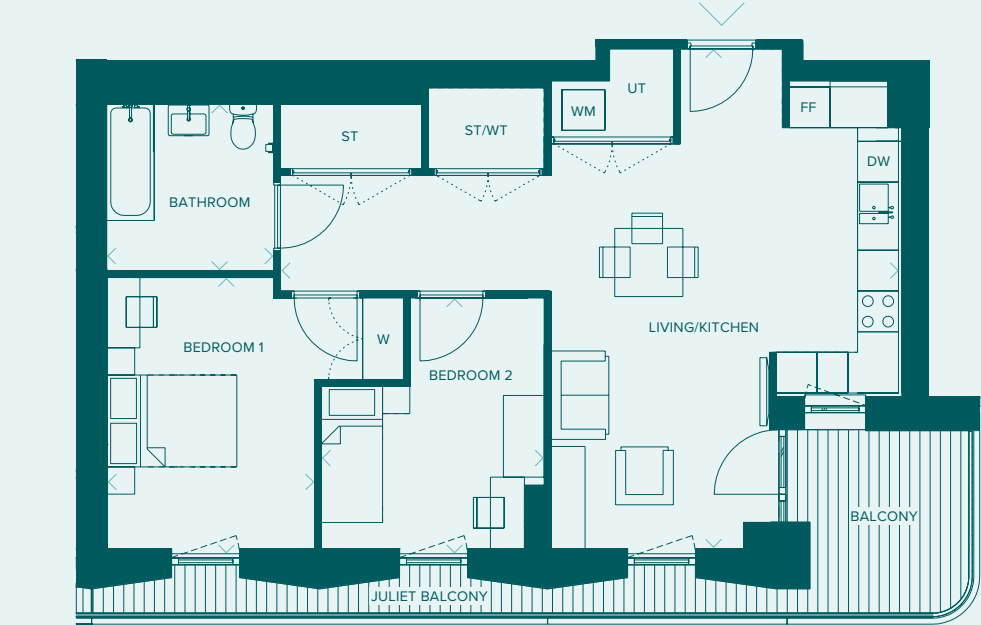
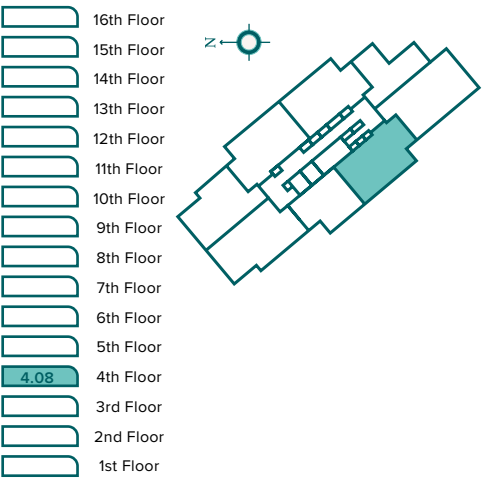
Dimensions

Living/Kitchen	
9.0m x 7.3m	29'6" x 23'11"
Bedroom 1	
3.9m x 3.0m	12'10" x 9'10"
Bedroom 2	
3.6m x 3.2m	11'10" x 10'6"
Bathroom	
2.4m x 2.4m	7'10" x 7'10"

Net Internal Area	
75.0 sq m	807.3 sq ft
Balcony	
6.7 sq m	72.1 sq ft
Juliet Balcony	
5.4 sq m	58.1 sq ft

- KEY
- DW = Dishwasher
  - FF = Fridge/Freezer
  - ST = Store
  - UT = Utility Cupboard
  - W = Wardrobe
  - WM = Washing Machine
  - WT = Suitable for wheelchair transfer usage where applicable

Floor & Apartment Locator



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Type 13

2 Bedroom Apartment

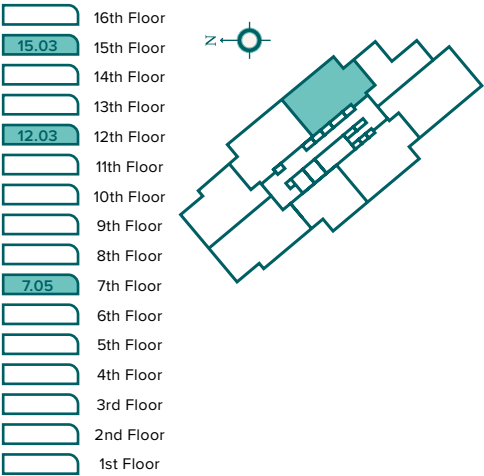
7.05 / 12.03 / 15.03

Dimensions

Living/Kitchen	
9.0m x 7.3m	29'6" x 23'11"
Bedroom 1	
3.9m x 3.0m	12'10" x 9'10"
Bedroom 2	
3.6m x 3.2m	11'10" x 10'6"
Bathroom	
2.4m x 2.4m	7'10" x 7'10"
Net Internal Area	
75.0 sq m	807.3 sq ft
Balcony	
7.0 sq m	75.4 sq ft

**KEY**  
DW = Dishwasher  
FF = Fridge/Freezer  
ST = Store  
UT = Utility Cupboard  
W = Wardrobe  
WM = Washing Machine  
WT = Suitable for wheelchair transfer  
usage where applicable

Floor & Apartment Locator



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Type 14

2 Bedroom Apartment

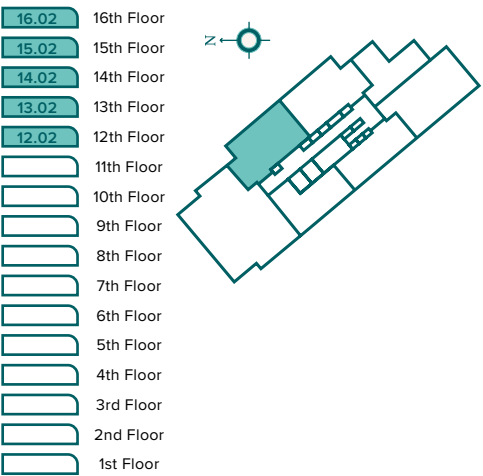
12.02 / 13.02 / 14.02 /  
15.02 / 16.02

Dimensions

Living/Kitchen	
7.3m x 5.4m	23'11" x 17'8"
Bedroom 1	
4.9m x 2.7m	16'1" x 8'10"
Bedroom 2	
3.5m x 3.4m	11'6" x 11'2"
Bathroom	
2.1m x 1.8m	6'11" x 5'11"
Ensuite	
2.1m x 1.4m	6'11" x 4'7"
Net Internal Area	
75.5 sq m	812.7 sq ft
Balcony	
13.9 sq m	149.6 sq ft

**KEY**  
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FF = Fridge/Freezer  
ST = Store  
UT = Utility Cupboard  
W = Wardrobe  
WM = Washing Machine

Floor & Apartment Locator



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Type 15  
3 Bedroom Apartment

2.02 / 4.02 / 5.02 / 6.02 /  
7.02 / 8.02 / 10.02

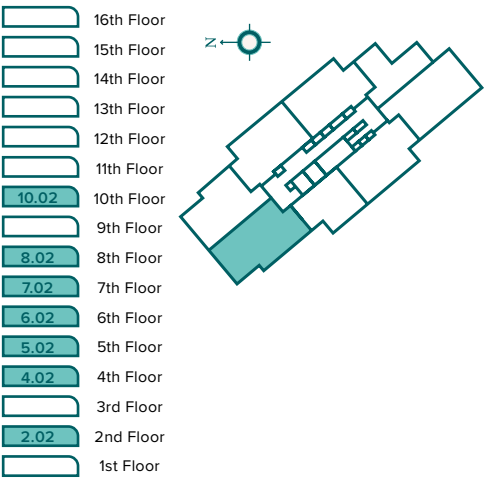
Dimensions

Living/Kitchen	7.1m x 4.4m	23'3" x 14'5"
Bedroom 1	4.9m x 2.7m	16'1" x 8'10"
Bedroom 2	4.6m x 3.2m	15'1" x 10'6"
Bedroom 3	3.3m x 2.5m	10'10" x 8'2"
Bathroom	2.1m x 1.8m	6'11" x 5'11"
Ensuite	2.1m x 1.4m	6'11" x 4'7"

Net Internal Area	87.0 sq m	936.5 sq ft
Balcony	8.0 sq m	86.1 sq ft
Juliet Balcony 1	3.3 sq m	35.5 sq ft
Juliet Balcony 2	4.7 sq m	50.6 sq ft

KEY  
DW = Dishwasher  
FF = Fridge/Freezer  
ST = Store  
UT = Utility Cupboard  
W = Wardrobe  
WM = Washing Machine

Floor & Apartment Locator



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Type 16  
3 Bedroom Apartment

2.04\* / 3.07 / 4.07 / 5.07 /  
6.07 / 7.07 / 8.07 / 9.07 /  
10.07 / 11.07 / 12.05 /  
13.05 / 14.05 / 15.05 / 16.05

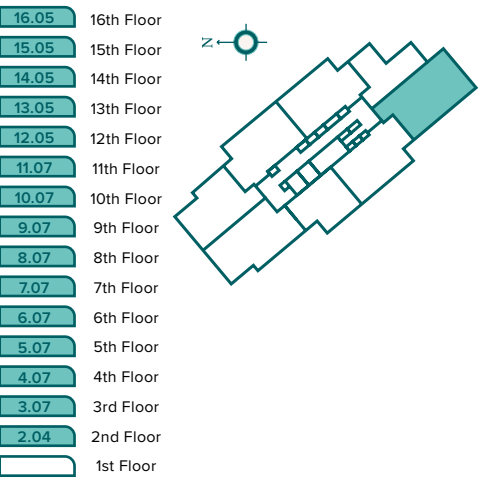
Dimensions

Living/Kitchen	6.3m x 4.4m	20'8" x 14'5"
Bedroom 1	5.0m x 2.7m	16'5" x 8'10"
Bedroom 2	3.9m x 2.8m	12'9" x 9'2"
Bedroom 3	3.9m x 2.3m	12'9" x 7'7"
Bathroom	2.1m x 1.8m	6'11" x 5'11"
Ensuite	2.1m x 1.8m	6'11" x 5'11"

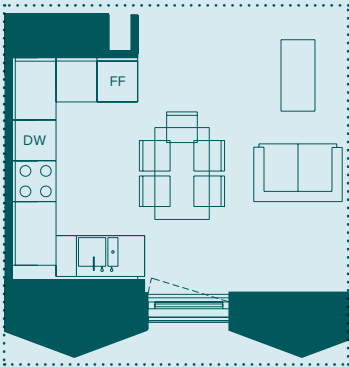
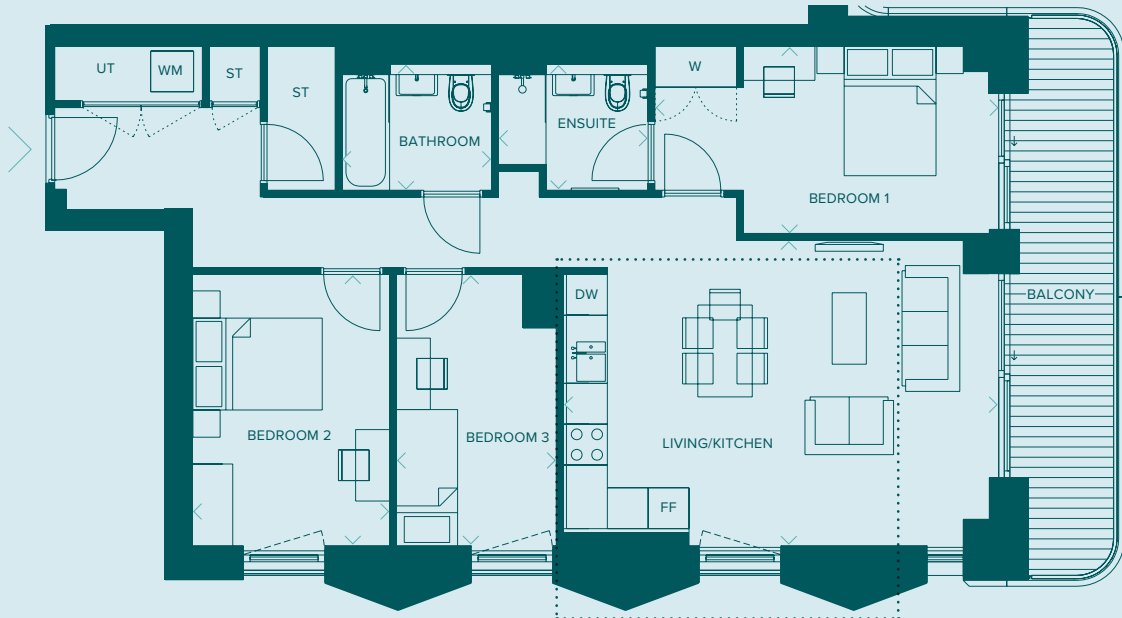
Net Internal Area	89.0 sq m	958.0 sq ft
Balcony	11.7 sq m	125.9 sq ft

KEY  
DW = Dishwasher  
FF = Fridge/Freezer  
ST = Store  
UT = Utility Cupboard  
W = Wardrobe  
WM = Washing Machine

Floor & Apartment Locator



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\*Kitchen layout differs on plot 2.04



Type 17

3 Bedroom Apartment

3.02 / 9.02

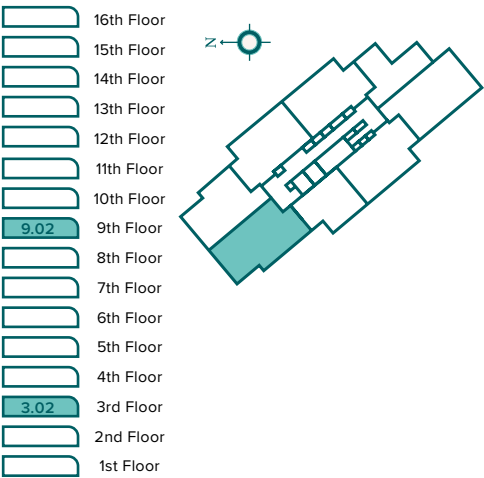
Dimensions

Living/Kitchen	
7.3m x 4.6m	23'11" x 15'1"
Bedroom 1	
4.5m x 2.9m	14'9" x 9'6"
Bedroom 2	
3.5m x 2.5m	11'6" x 8'2"
Bedroom 3	
3.5m x 2.6m	11'6" x 8'6"
Bathroom	
2.5m x 2.1m	8'2" x 6'11"
WC	
1.7m x 1.1m	5'7" x 3'7"

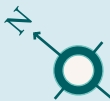
Net Internal Area	
87.0 sq m	936.5 sq ft
Balcony	
8.0 sq m	86.1 sq ft
Juliet Balcony 1	
3.3 sq m	35.5 sq ft
Juliet Balcony 2	
4.7 sq m	50.60 sq ft

- KEY
- DW = Dishwasher
- FF = Fridge/Freezer
- ST = Store
- UT = Utility Cupboard
- W = Wardrobe
- WM = Washing Machine
- WT = Suitable for wheelchair transfer usage where applicable

Floor & Apartment Locator



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Type 18

3 Bedroom Duplex

1.03

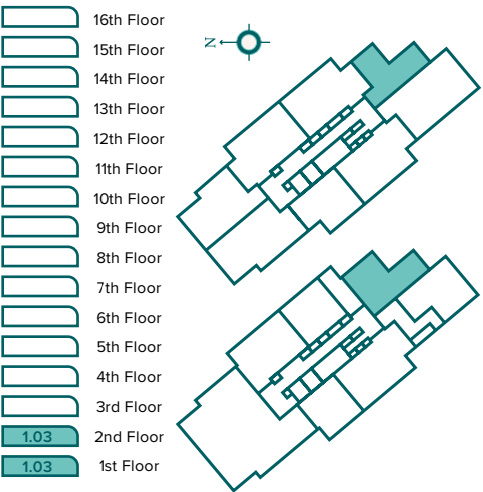
Dimensions

Kitchen	
3.3m x 2.9m	10'10" x 9'6"
Living/Dining	
6.4m x 3.4m	21'0" x 11'2"
Bedroom 1	
4.9m x 3.1m	16'1" x 10'2"
Bedroom 2	
3.9m x 2.9m	12'10" x 9'6"
Bedroom 3	
4.3m x 2.5m	14'1" x 8'2"
Bathroom	
2.1m x 1.8m	6'11" x 5'11"
WC	
1.6m x 1.4m	5'3" x 4'7"

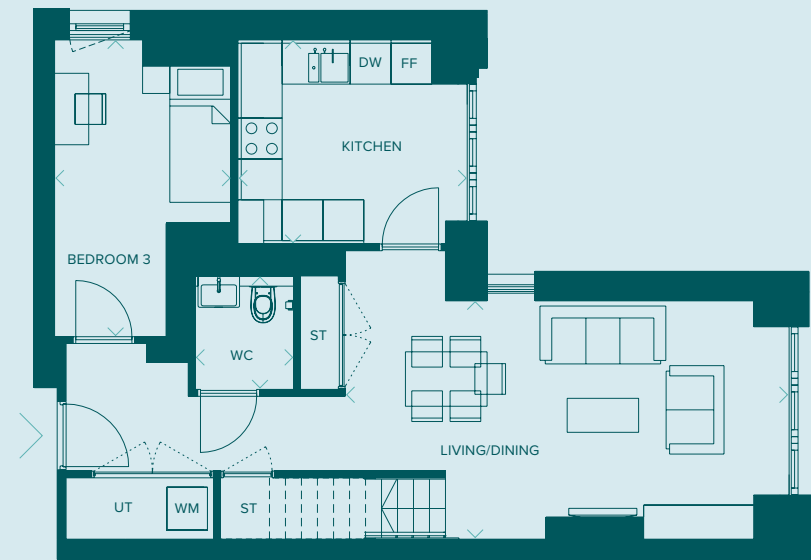
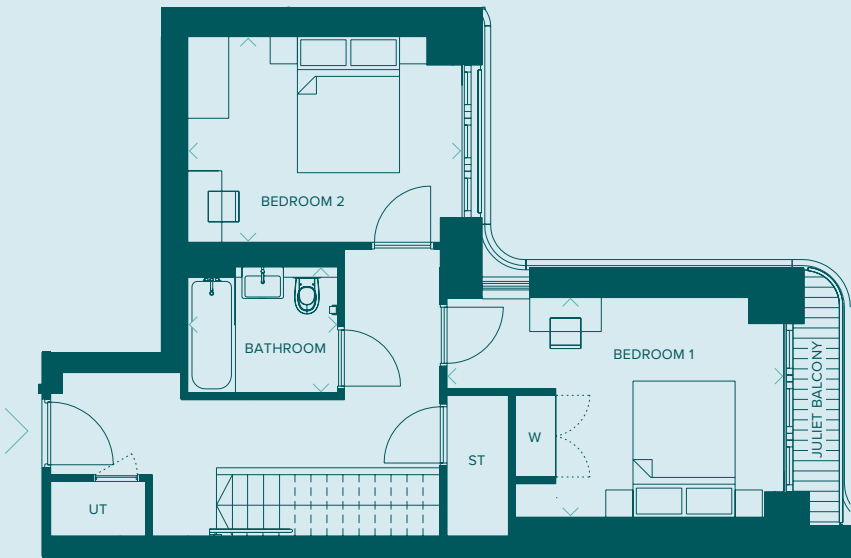
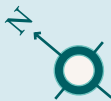
Net Internal Area	
100.0 sq m	1,076.4 sq ft
Juliet Balcony	
2.2 sq m	23.7 sq ft

- KEY
- DW = Dishwasher
- FF = Fridge/Freezer
- ST = Store
- UT = Utility Cupboard
- W = Wardrobe
- WM = Washing Machine

Floor & Apartment Locator



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Type 19  
4 Bedroom Duplex

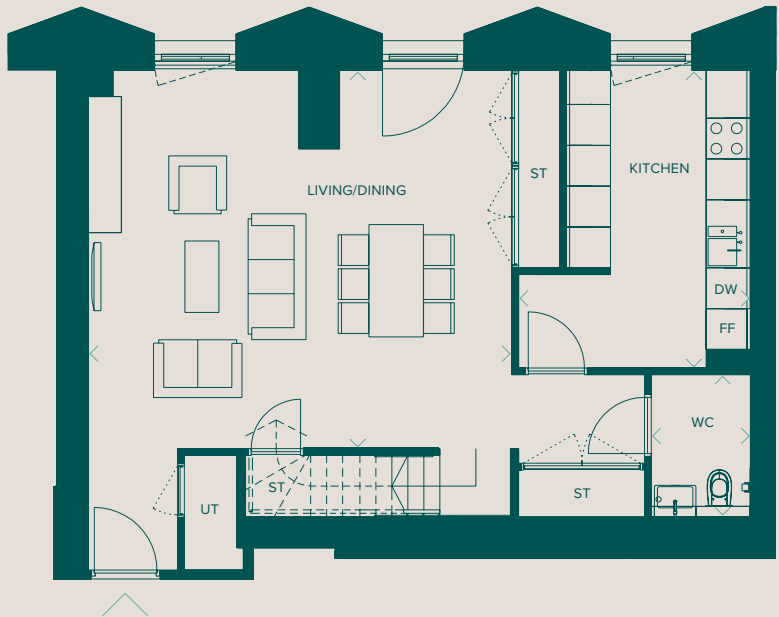
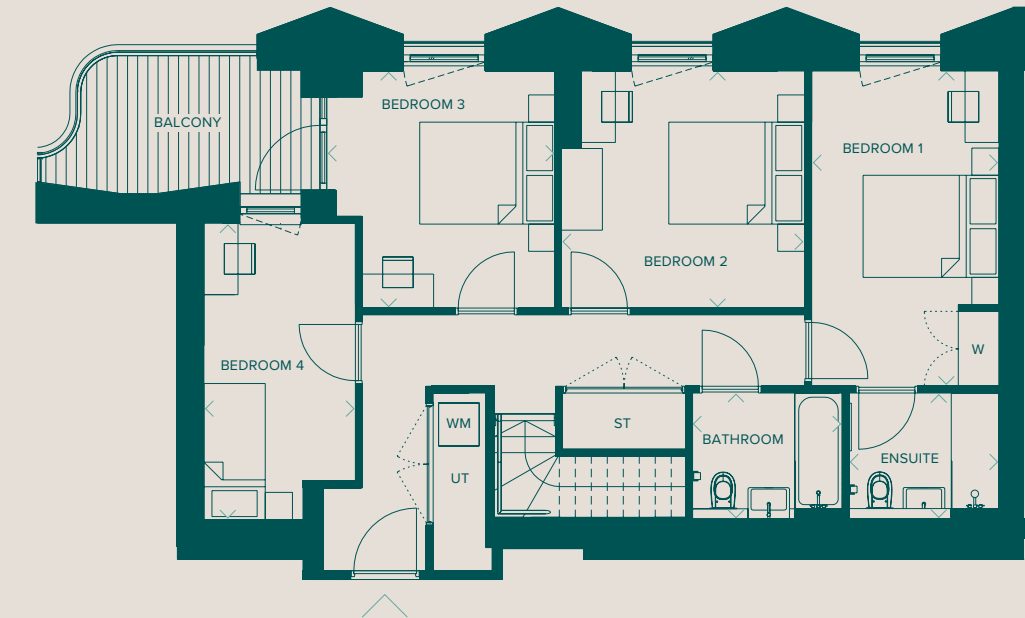
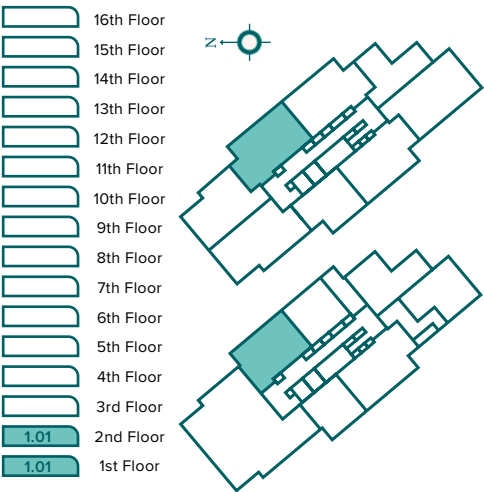
1.01

Dimensions

Kitchen	4.3m x 3.3m	14'1" x 10'10"
Living/Dining	6.1m x 5.5m	20'0" x 18'1"
Bedroom 1	4.5m x 2.7m	14'9" x 8'10"
Bedroom 2	3.5m x 3.4m	11'6" x 11'2"
Bedroom 3	3.4m x 3.3m	11'2" x 10'10"
Bedroom 4	4.3m x 2.1m	14'2" x 6'11"
Bathroom	2.1m x 1.8m	6'11" x 5'11"
Ensuite	2.1m x 1.8m	6'11" x 5'11"
WC	2.0m x 1.4m	6'7" x 4'7"
Net Internal Area	132.0 sq m	1,420.8 sq ft
Balcony	6.8 sq m	73.2 sq ft

- KEY
- DW = Dishwasher
  - FF = Fridge/Freezer
  - ST = Store
  - UT = Utility Cupboard
  - W = Wardrobe
  - WM = Washing Machine

Floor & Apartment Locator



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Type 20  
4 Bedroom Duplex

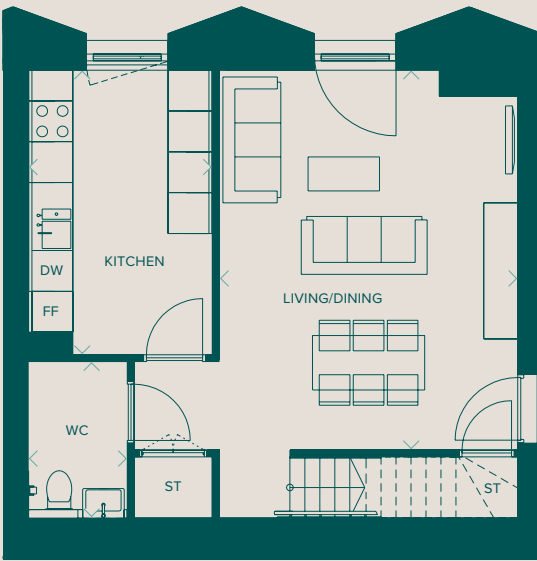
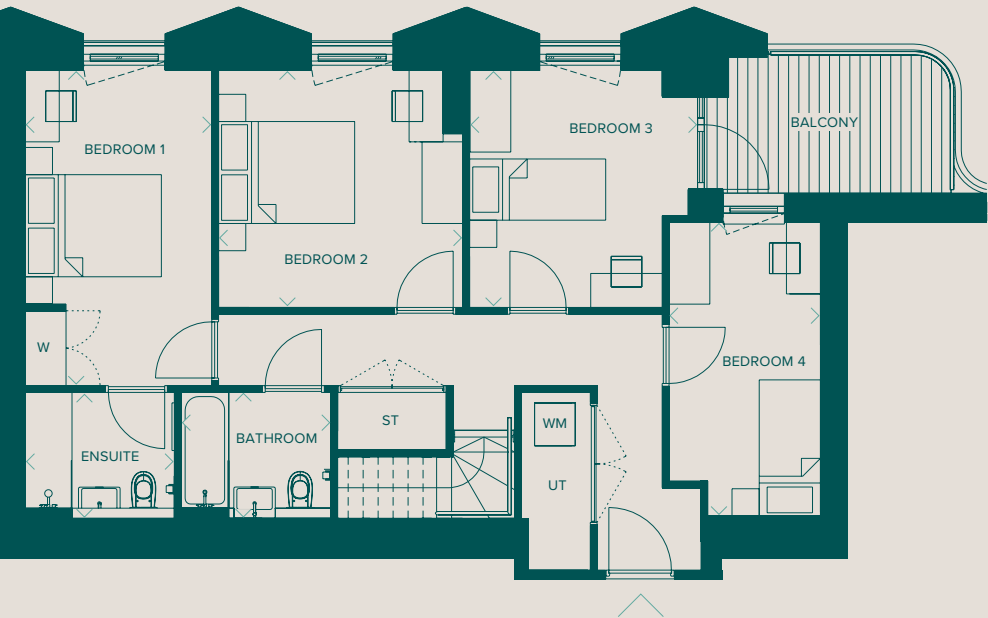
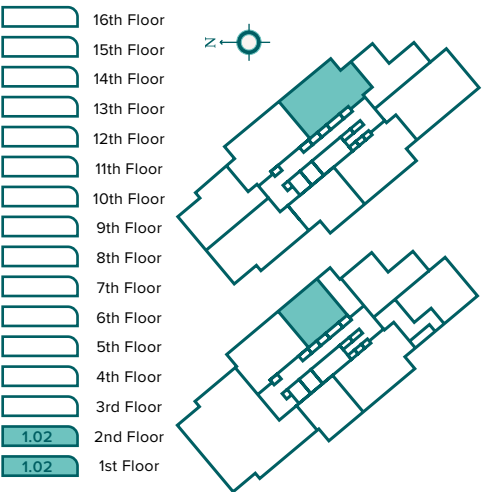
1.02

Dimensions

Kitchen	4.1m x 2.6m	13'5" x 8'6"
Living/Dining	5.5m x 4.3m	18'1" x 14'1"
Bedroom 1	4.5m x 2.7m	14'9" x 8'10"
Bedroom 2	3.5m x 3.4m	11'6" x 11'2"
Bedroom 3	3.4m x 3.3m	11'2" x 10'10"
Bedroom 4	4.2m x 2.1m	13'9" x 6'11"
Bathroom	2.1m x 1.8m	6'11" x 5'11"
Ensuite	2.1m x 1.8m	6'11" x 5'11"
WC	2.2m x 1.4m	7'3" x 4'7"
Net Internal Area	117.0 sq m	1,259.4 sq ft
Balcony	6.7 sq m	72.1 sq ft

- KEY
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  - FF = Fridge/Freezer
  - ST = Store
  - UT = Utility Cupboard
  - W = Wardrobe
  - WM = Washing Machine

Floor & Apartment Locator



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# Investing in *your neighbourhood*

City of Westminster has embarked on the most *ambitious house-building programme* in a generation, delivering *contemporary, high-quality* homes for all.

From modern apartments for first-time buyers to larger properties for families looking for more space, the council's portfolio will include new homes of all tenures – in central London locations. As well as providing much-needed new homes across Westminster, the portfolio will generate income to be reinvested; it will fund brand new social and affordable homes, state-of-the-art community facilities and the rejuvenation of existing neighbourhoods.

By leading its own developments, the Council will prioritise local businesses and suppliers, repurpose under-utilised space and provide training and employment opportunities for students and apprentices. City of Westminster is investing around one billion pounds over the next five years into their regeneration and development programme. This is an investment in Westminster's communities and will deliver thousands of new affordable homes, as well as creating local jobs and providing beautiful spaces for the community to enjoy.



City of Westminster



## The Masefield

Situated on a quiet residential road in the heart of Maida Vale, The Masefield is a collection of 31 charming and stylish 1, 2 and 3 bedroom apartments and duplexes that sit happily alongside the beautiful period properties this area is famous for.

The sale of homes at The Masefield will fund the adjoining Beachcroft Care Home, a state of the art facility that includes 84 residences, shared living space and a sensory garden.

This investment will provide more opportunities for people who wish to live and remain in Westminster and, in turn, unlock the funding needed to enable the provision of an outstanding service to residents.



## Carrick Yard

Carrick Yard is a residential scheme that is championing local community and mixed tenure neighbourhoods to become a catalyst for the exciting regeneration of Church Street.

Its 109 contemporary homes have been designed to both contrast with and complement the architectural character of the area.

Funds generated by sales at Carrick Yard will directly fund the delivery of 62 affordable homes as part of the same scheme as well as contributing to a whole range of initiatives bringing positive change to the neighbourhood from the first phase of the green spine through to new sports facilities, community hubs and upgrades to the surrounding neighbourhood.



## Venice Court

A modern take on the Victorian mansion block, Venice Court is a collection of 60 homes ranging from studios to 3 bedroom apartments set around a secluded residents' garden.

Built on the site of a former underground car park, this mixed tenure development brings much needed homes to this vibrant and well connected part of central London.

The proceeds from residential sales and the commercial space at Venice Court have helped to fund the development's 19 affordable apartments.



## Cosway Street

Cosway Street is an award-winning landmark scheme in the centre of Marylebone comprising 49 homes for sale overlooking communal landscaped gardens. The income generated is directly cross subsidising the delivery of affordable homes at nearby Ashmill and Ashbridge Streets and has been inspired by the nearby Georgian terraces and mansion blocks.

Cosway Street forms part of the Church Street regeneration area bringing change to the neighbourhood by redeveloping infill and underutilised sites into much needed housing. Working in partnership with the community and local residents, Cosway Street is providing much needed new homes within Marylebone rejuvenating the neighbourhood bringing new residents into a historic area of the borough.





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