

BEAUFORT
PARK
London NW9

*The Capri
Apartments*

Welcome to Beaufort Park

London NW9

North West London's most established new destination, created by St George.

Set amongst beautifully landscaped gardens and courtyards, the residences at Beaufort Park offer a new kind of London living.

As part of this community, residents benefit from exclusive access to a range of facilities including a stylish health and fitness suite and a variety of shops and restaurants, whilst superb transport links bring all that London has to offer within easy reach.



An inspiring outlook

The Capri Apartments, an exclusive selection of 1 bedroom Manhattan, 1, 2 and 3 bedroom apartments, designed with London living in mind.

Centrally located within Beaufort Park, these high specification homes are accompanied by stunning views over the central landscaped parkland and courtyards.

The Capri Apartments offer spacious, contemporary interiors and exceptional specifications, providing stylish city living amidst a beautiful parkland setting.

The local lifestyle



Having the everyday essentials on your doorstep does more than make life easier. Beaufort Park has a thriving social scene. Everything you need for an evening out or a relaxed weekend at home is here.

Beaufort Park is ideally designed for modern living. You can find all the essentials for a busy lifestyle and more, just a short stroll from your home.

With a Tesco Express conveniently located on Heritage Avenue, whether you want an early morning paper, some sweet treats, or ingredients for your evening meal, you can find it all at Beaufort Park.

Enjoy a leisurely drink, a quick bite to eat or a special meal with loved ones – Beaufort Park has a welcoming gastro pub and an indulgent coffee house, as well as a choice of exciting restaurants to discover.

There are even solutions for business needs. The new Business Centre and Community Rooms provide offices and areas for events, meetings, exhibitions and functions.





*A leading
global
city*



Beaufort Park is just a short journey from the very heart of London, the world's most vibrant city.

City of culture

World renowned galleries showcase all that's new and exciting in the arts, while the West End is acknowledged as the theatre capital of the world. London delivers world class entertainment to suit every taste.

City of gastronomy

Explore the cuisines of the world in London. From Michelin starred restaurants to trendy gastro pubs, there is always something tempting to satisfy all appetites.

City of shopping

A mix of elite brands, distinguished department stores and the huge choice of designer boutiques ensure the capital leads the way in both haute couture and high street fashion.

City of spectacle

Some of the world's most exciting architecture, old and new, adorns the London skyline. It's a combination that ensures there is always somewhere new to discover and to enjoy.

City of business

London is recognised as the world's leading international financial and business centre, being home to some of the world's most influential banks and financial institutions. The opportunities for businesses of every size are endless.

North West London provides a perfect balance of welcoming village character and capital city excitement.

The combination of leafy surroundings and bustling streets has created a very special appeal for anyone who wants to make the most of London living.

Spend a morning in ever fashionable Hampstead or exclusive Primrose Hill. Both offer a tempting choice of boutiques, restaurants and coffee shops in which to indulge.

Hampstead Heath and Primrose Hill are large areas of beautiful parkland that provide spectacular views of the City and all that it has to offer.

Explore Regent's Canal, with its colourful narrowboats or Camden's fascinating canalside market, where music and entertainment venues are almost too many to count.

Discover

North West London

Round-the-clock connections

"London is a bustling, 24-hour global city and we'll have an underground service to match... the night underground will without doubt make London an even better place to live, work, visit and invest."

Boris Johnson, Mayor of London, November 2014

COLINDALE STATION
LONDON UNDERGROUND
5 minutes walk
from Beaufort Park

BRENT CROSS
4 minutes

CAMDEN TOWN
17 minutes

KING'S CROSS ST. PANCRAS
22 minutes

HENDON CENTRAL
2 minutes

HAMPSTEAD
11 minutes

EUSTON
21 minutes

LEICESTER SQUARE
26 minutes

The London underground will soon run through the night at weekends*

*24-hour service subject to TfL. Timings are approximate. Source www.tfl.gov.uk

For the best education

Beaufort Park is within easy reach of London's outstanding schools and renowned universities.

The area's superb schools offer the perfect preparation for younger minds, with enough choice available to suit all families.

Private schools

Haberdashers' Aske's Boys' School

Harrow School

Keble School

The Latymer School

Mill Hill Preparatory School

Palmers Green High School

Queenswood School

Whether law, economics, science or the arts are the focus of study, the capital's higher education establishments offer the specialisation and world standing to launch fantastic careers.

London universities

City University
London

Imperial College
London

King's College
London

London School
of Economics &
Political Science

London School
of Science and
Technology

Middlesex University
London

North Middlesex
University Hospital

University of
the Arts London

Queen Mary
University
of London

Royal Free
Hospital

The Royal
London Hospital

Royal Veterinary
College

St Bartholomew's
Hospital

University
College London

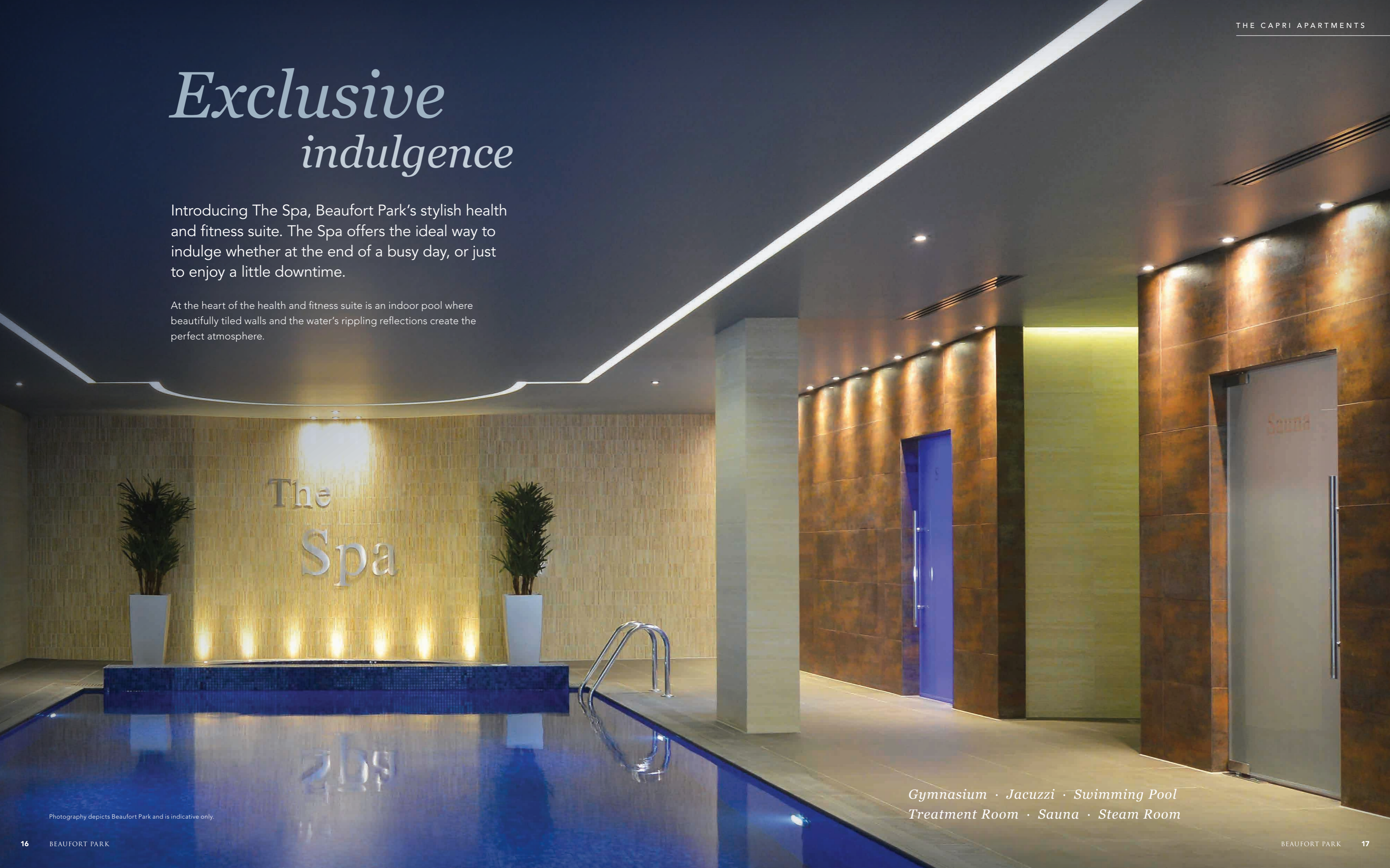
University College
London Hospital

University of
Westminster

Exclusive indulgence

Introducing The Spa, Beaufort Park's stylish health and fitness suite. The Spa offers the ideal way to indulge whether at the end of a busy day, or just to enjoy a little downtime.

At the heart of the health and fitness suite is an indoor pool where beautifully tiled walls and the water's rippling reflections create the perfect atmosphere.



*Gymnasium · Jacuzzi · Swimming Pool
Treatment Room · Sauna · Steam Room*

Mind, body and soul

The Spa has an impressive range of treatments and facilities to choose from, creating an environment in which everyone can relax, unwind and enjoy.

Whether it's working out in the fully equipped gymnasium, soaking in the Jacuzzi, indulging in a particular treatment or simply unwinding in the sauna or steam room, residents really are spoiled for choice.



Computer generated image depicts Beaufort Park and is indicative only.



Computer generated image depicts Beaufort Park and is indicative only.

Ground floor apartments

APARTMENTS

2246 – 1 Bedroom Apartment
 Living Space 8.19m x 3.23m 26' 10" x 10' 7"
 Bedroom 4.15m x 3.34m 13' 7" x 11' 0"

2247 – 1 Bedroom Apartment
 Living Space 7.47m x 3.90m 24' 6" x 12' 9"
 Bedroom 5.81m x 2.75m 19' 1" x 9' 0"



Computer generated image depicts Beaufort Park and is indicative only.

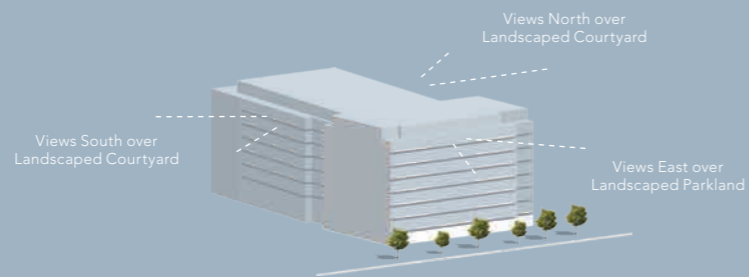
ENTRANCE TO THE CAPRI APARTMENTS FROM CAR PARK



Views East over Landscaped Parkland

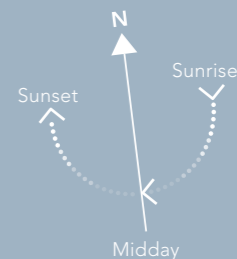
Views East over Landscaped Parkland

Views North East over Landscaped Parkland



KEY

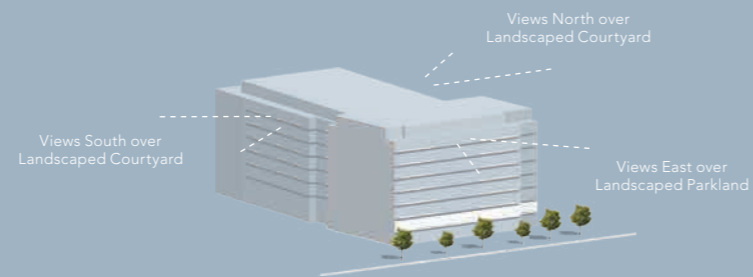
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|---|---------------------------------|---|-------------------------------|---|---|
| ⊕ | Batten lamp holder | ⚡ | Triplex Unit 1 (TV+FM+SAT+BT) | ⊗ | Hot water cylinder with space for washing machine below |
| ○ | Downlight | ⚡ | BT master socket | W | Wardrobe |
| ⌚ | Double switched socket | ☎ | Video entry phone | ⌚ | External tap |
| ⌚ | Single socket high level | — | Towel rail | ⌚ | External wall light |
| ⌚ | Single socket | — | Panel heater | | |
| ⌚ | External double switched socket | | | | |



1st floor apartments

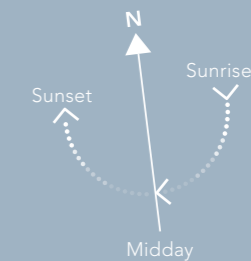
APARTMENTS

2248 – 1 Bedroom Manhattan Apartment		
Living Space	7.21m x 3.04m	23' 8" x 10' 0"
Bedroom	3.76m x 2.56m	12' 4" x 8' 6"
2249 – 1 Bedroom Apartment		
Living Space	8.19m x 3.12m	26' 10" x 10' 3"
Bedroom	4.31m x 2.75m	14' 2" x 9' 0"
2250 – 1 Bedroom Apartment		
Living Space	8.25m x 3.29m	27' 1" x 10' 9"
Bedroom	3.61m x 2.66m	11' 10" x 8' 9"
2251 – 1 Bedroom Apartment		
Living Space	7.79m x 3.75m	25' 7" x 12' 4"
Bedroom	5.81m x 2.75m	19' 1" x 9' 0"



KEY

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|----------------------------|---------------------------------|---|
| ⊕ Batten lamp holder | W Wardrobe | — Towel rail |
| ○ Downlight | ⊏ Triplex Unit 1 (TV+FM+SAT+BT) | — Panel heater |
| ⊞ Double switched socket | ⚡ BT master socket | ⊞ Hot water cylinder with space for washing machine below |
| ⊞ Single socket high level | ☎ Video entry phone | R Refuse |
| ○ Single socket | | |



2nd floor apartments

Views North over Landscaped Courtyard

Views North West over Landscaped Courtyard

APARTMENTS

2252 – 1 Bedroom Apartment	Living Space 8.71m x 3.14m	28' 7" x 10' 3"
	Bedroom 3.28m x 2.71m	10' 9" x 8' 10"
2253 – 2 Bedroom Apartment	Living Space 8.25m x 3.44m	27' 1" x 11' 3"
	Bedroom 1 4.77m x 2.75m	15' 8" x 9' 0"
	Bedroom 2 3.58m x 2.66m	11' 9" x 8' 9"
2254 – 1 Bedroom Manhattan Apartment	Living Space 8.20m x 2.96m	27' 0" x 9' 9"
	Bedroom 4.27m x 2.72m	14' 0" x 9' 0"
2255 – 2 Bedroom Apartment	Living Space 9.72m x 3.57m	32' 0" x 11' 9"
	Bedroom 1 4.69m x 2.75m	15' 4" x 9' 0"
	Bedroom 2 4.90m x 2.66m	16' 1" x 8' 9"
2256 – 1 Bedroom Apartment	Living Space 6.12m* x 5.15m	20' 1" x 17' 0"
	Bedroom 5.10m x 2.66m	16' 9" x 8' 8"
2257 – 1 Bedroom Apartment	Living Space 7.24m x 3.64m	23' 9" x 12' 0"
	Bedroom 3.99m x 3.80m	13' 1" x 12' 6"
2258 – 1 Bedroom Manhattan Apartment	Living Space 7.23m x 3.29m	23' 9" x 10' 10"
	Bedroom 3.40m x 2.61m	11' 2" x 8' 7"
2259 – 2 Bedroom Apartment	Living Space 8.71m x 3.23m	28' 7" x 10' 7"
	Bedroom 1 3.11m x 2.67m	10' 2" x 8' 9"
	Bedroom 2 4.06m x 2.53m	13' 4" x 8' 3"
2260 – 2 Bedroom Apartment	Living Space 8.31m x 3.09m	27' 3" x 10' 2"
	Bedroom 1 4.62m x 2.66m	15' 2" x 8' 9"
	Bedroom 2 4.85m x 2.69m	16' 0" x 8' 10"
2261 – 1 Bedroom Manhattan Apartment	Living Space 6.85m x 3.29m	22' 6" x 10' 10"
	Bedroom 3.26m x 2.60m	10' 8" x 8' 6"
2262 – 1 Bedroom Manhattan Apartment	Living Space 7.09m x 3.20m	23' 3" x 10' 6"
	Bedroom 3.26m x 2.60m	10' 8" x 8' 6"
2263 – 2 Bedroom Apartment	Living Space 7.06m x 6.48m	23' 2" x 21' 3"
	Bedroom 1 5.50m x 2.75m	18' 0" x 9' 0"
	Bedroom 2 3.24m x 2.88m*	10' 7" x 9' 6"*

*Denotes maximum measurements.



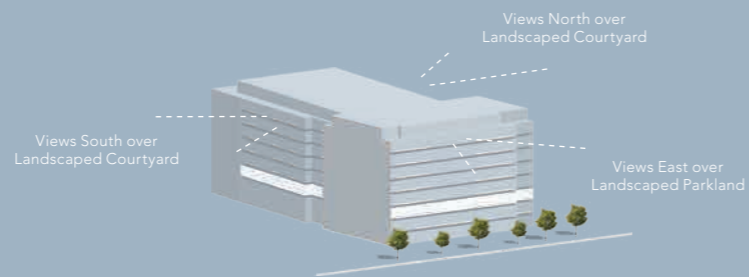
Views East over Landscaped Parkland

Views East over Landscaped Parkland

Views North East over Landscaped Parkland

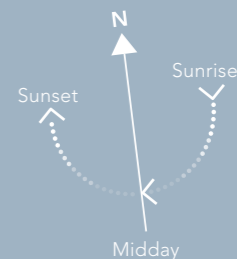
Views South over Landscaped Courtyard

Views South over Landscaped Courtyard



KEY

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|-----------------------------------|---------------------------------|---|
| ⊕ Batten lamp holder | ⚡ Triplex Unit 1 (TV+FM+SAT+BT) | ⊗ Hot water cylinder with space for washing machine below |
| ○ Downlight | ⚡ BT master socket | W Wardrobe |
| ⏏ Double switched socket | ☎ Video entry phone | ⚗ External tap |
| ⏏ Single socket high level | — Towel rail | ⦿ External wall light |
| ⏏ Single socket | — Panel heater | |
| ⏏ External double switched socket | | |

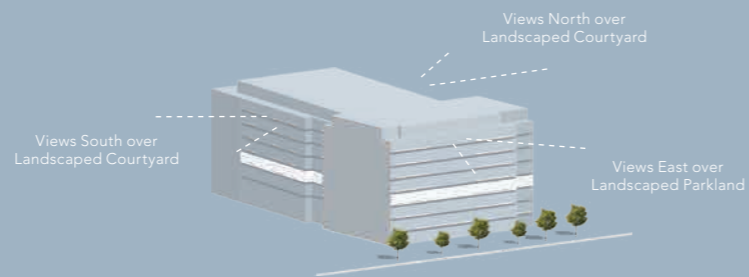


3rd floor apartments

APARTMENTS

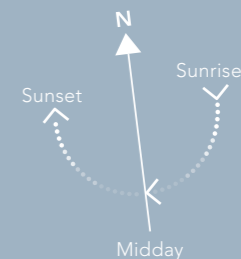
2264 – 1 Bedroom Apartment	Living Space 8.71m x 3.14m	28' 7" x 10' 3"
	Bedroom 3.28m x 2.71m	10' 9" x 8' 10"
2265 – 2 Bedroom Apartment	Living Space 8.25m x 3.44m	27' 1" x 11' 3"
	Bedroom 1 4.77m x 2.75m	15' 8" x 9' 0"
	Bedroom 2 3.58m x 2.66m	11' 9" x 8' 9"
2266 – 1 Bedroom Manhattan Apartment	Living Space 8.20m x 2.96m	27' 0" x 9' 9"
	Bedroom 4.27m x 2.72m	14' 0" x 9' 0"
2267 – 2 Bedroom Apartment	Living Space 9.72m x 3.57m	32' 0" x 11' 9"
	Bedroom 1 4.69m x 2.75m	15' 4" x 9' 0"
	Bedroom 2 4.90m x 2.66m	16' 1" x 8' 9"
2268 – 1 Bedroom Apartment	Living Space 6.16m* x 4.32m	20' 2"* x 14' 2"
	Bedroom 5.10m x 2.66m	16' 9" x 8' 8"
2269 – 2 Bedroom Apartment	Living Space 7.24m x 4.10m	23' 9" x 13' 6"
	Bedroom 1 6.22m x 2.86m	20' 6" x 9' 6"
	Bedroom 2 3.62m x 2.66m	11' 10" x 8' 9"
2270 – 1 Bedroom Manhattan Apartment	Living Space 7.23m x 3.29m	23' 9" x 10' 10"
	Bedroom 3.40m x 2.61m	11' 2" x 8' 7"
2271 – 2 Bedroom Apartment	Living Space 8.71m x 3.23m	28' 7" x 10' 7"
	Bedroom 1 3.11m x 2.67m	10' 2" x 8' 9"
	Bedroom 2 4.06m x 2.53m	13' 4" x 8' 3"
2272 – 2 Bedroom Apartment	Living Space 8.56m x 3.09m	28' 1" x 10' 2"
	Bedroom 1 4.62m x 2.66m	15' 2" x 8' 9"
	Bedroom 2 4.85m x 2.69m	16' 0" x 8' 10"
2273 – 1 Bedroom Manhattan Apartment	Living Space 7.10m x 3.29m	23' 3" x 10' 10"
	Bedroom 3.26m x 2.60m	10' 8" x 8' 6"
2274 – 1 Bedroom Manhattan Apartment	Living Space 7.09m x 3.20m	23' 3" x 10' 6"
	Bedroom 3.26m x 2.60m	10' 8" x 8' 6"
2275 – 2 Bedroom Apartment	Living Space 7.06m x 6.48m	23' 2" x 21' 3"
	Bedroom 1 5.50m x 2.75m	18' 0" x 9' 0"
	Bedroom 2 3.24m x 2.88m*	10' 7" x 9' 6"*

*Denotes maximum measurements.



KEY

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| ⊕ Batten lamp holder | W Wardrobe | — Towel rail |
| ○ Downlight | ⌄ Triplex Unit 1 (TV+FM+SAT+BT) | — Panel heater |
| ⌄ Double switched socket | ⚡ BT master socket | ⊠ Hot water cylinder with space for washing machine below |
| ⌄ Single socket high level | ☎ Video entry phone | R Refuse |
| ⌄ Single socket | | |

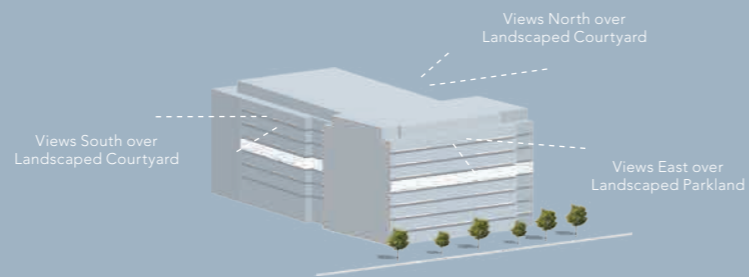


4th floor apartments

APARTMENTS & ELITE APARTMENTS

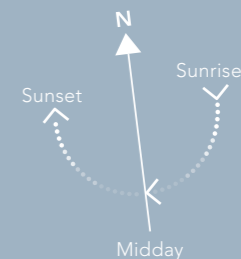
2276 – 1 Bedroom Apartment	Living Space 8.71m x 3.14m	28' 7" x 10' 3"
	Bedroom 3.28m x 2.71m	10' 9" x 8' 10"
2280 – 1 Bedroom Apartment	Living Space 6.16m* x 4.32m	20' 2" x 14' 2"
	Bedroom 5.10m x 2.66m	16' 9" x 8' 8"
2281 – 2 Bedroom Apartment	Living Space 7.24m x 4.10m	23' 9" x 13' 6"
	Bedroom 1 6.22m x 2.86m	20' 6" x 9' 6"
	Bedroom 2 3.62m x 2.66m	11' 10" x 8' 9"
2282 – 1 Bedroom Manhattan Apartment	Living Space 7.23m x 3.29m	23' 9" x 10' 10"
	Bedroom 3.40m x 2.61m	11' 2" x 8' 7"
2283 – 2 Bedroom Apartment	Living Space 8.71m x 3.23m	28' 7" x 10' 7"
	Bedroom 1 3.11m x 2.67m	10' 2" x 8' 9"
	Bedroom 2 4.06m x 2.53m	13' 4" x 8' 3"
2284 – 2 Bedroom Apartment	Living Space 8.56m x 3.09m	28' 1" x 10' 2"
	Bedroom 1 4.62m x 2.66m	15' 2" x 8' 9"
	Bedroom 2 4.85m x 2.69m	16' 0" x 8' 10"
2285 – 1 Bedroom Manhattan Apartment	Living Space 7.10m x 3.29m	23' 3" x 10' 10"
	Bedroom 3.26m x 2.60m	10' 8" x 8' 6"
2286 – 1 Bedroom Manhattan Apartment	Living Space 7.09m x 3.20m	23' 3" x 10' 6"
	Bedroom 3.26m x 2.60m	10' 8" x 8' 6"
2287 – 2 Bedroom Apartment	Living Space 7.06m x 6.48m	23' 2" x 21' 3"
	Bedroom 1 5.50m x 2.75m	18' 0" x 9' 0"
	Bedroom 2 3.24m x 2.88m*	10' 7" x 9' 6"
2277 – 2 Bedroom Elite Apartment	Living Space 8.25m x 3.44m	27' 1" x 11' 3"
	Bedroom 1 4.77m x 2.75m	15' 8" x 9' 0"
	Bedroom 2 3.58m x 2.66m	11' 9" x 8' 9"
2278 – 1 Bedroom Manhattan Elite Apartment	Living Space 8.20m x 2.96m	27' 0" x 9' 9"
	Bedroom 4.27m x 2.72m	14' 0" x 9' 0"
2279 – 2 Bedroom Elite Apartment	Living Space 9.72m x 3.57m	32' 0" x 11' 9"
	Bedroom 1 4.69m x 2.75m	15' 4" x 9' 0"
	Bedroom 2 4.90m x 2.66m	16' 1" x 8' 9"

*Denotes maximum measurements.



KEY

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|----------------------------|----------------------------------|---|
| ⊕ Batten lamp holder | W Wardrobe | — Towel rail |
| ○ Downlight | TV Triplex Unit 1 (TV+FM+SAT+BT) | — Panel heater |
| ⊞ Double switched socket | BT master socket | ⊞ Hot water cylinder with space for washing machine below |
| ⊞ Single socket high level | Video entry phone | R Refuse |
| ⊞ Single socket | | |

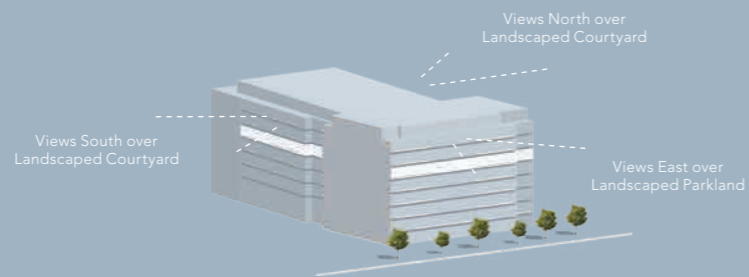


5th floor apartments

APARTMENTS & ELITE APARTMENTS

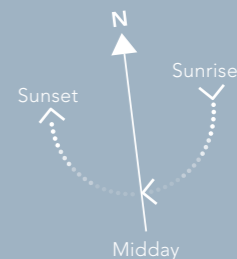
2288 – 1 Bedroom Apartment	Living Space 8.71m x 3.14m	28' 7" x 10' 3"
	Bedroom 3.28m x 2.71m	10' 9" x 8' 10"
2292 – 1 Bedroom Apartment	Living Space 6.16m* x 4.32m	20' 2" x 14' 2"
	Bedroom 5.10m x 2.66m	16' 9" x 8' 8"
2293 – 2 Bedroom Apartment	Living Space 7.24m x 4.10m	23' 9" x 13' 6"
	Bedroom 1 6.22m x 2.86m	20' 6" x 9' 6"
	Bedroom 2 3.62m x 2.66m	11' 10" x 8' 9"
2294 – 1 Bedroom Manhattan Apartment	Living Space 7.23m x 3.29m	23' 9" x 10' 10"
	Bedroom 3.40m x 2.61m	11' 2" x 8' 7"
2295 – 2 Bedroom Apartment	Living Space 8.71m x 3.23m	28' 7" x 10' 7"
	Bedroom 1 3.11m x 2.67m	10' 2" x 8' 9"
	Bedroom 2 4.06m x 2.53m	13' 4" x 8' 3"
2296 – 2 Bedroom Apartment	Living Space 8.56m x 3.09m	28' 1" x 10' 2"
	Bedroom 1 4.62m x 2.66m	15' 2" x 8' 9"
	Bedroom 2 4.85m x 2.69m	16' 0" x 8' 10"
2297 – 1 Bedroom Manhattan Apartment	Living Space 7.10m x 3.29m	23' 3" x 10' 10"
	Bedroom 3.26m x 2.60m	10' 8" x 8' 6"
2298 – 1 Bedroom Manhattan Apartment	Living Space 7.09m x 3.20m	23' 3" x 10' 6"
	Bedroom 3.26m x 2.60m	10' 8" x 8' 6"
2299 – 2 Bedroom Apartment	Living Space 7.06m x 6.48m	23' 2" x 21' 3"
	Bedroom 1 5.50m x 2.75m	18' 0" x 9' 0"
	Bedroom 2 3.24m x 2.88m*	10' 7" x 9' 6"
2289 – 2 Bedroom Elite Apartment	Living Space 8.25m x 3.44m	27' 1" x 11' 3"
	Bedroom 1 4.77m x 2.75m	15' 8" x 9' 0"
	Bedroom 2 3.58m x 2.66m	11' 9" x 8' 9"
2290 – 1 Bedroom Manhattan Elite Apartment	Living Space 8.20m x 2.96m	27' 0" x 9' 9"
	Bedroom 4.27m x 2.72m	14' 0" x 9' 0"
2291 – 2 Bedroom Elite Apartment	Living Space 9.72m x 3.57m	32' 0" x 11' 9"
	Bedroom 1 4.69m x 2.75m	15' 4" x 9' 0"
	Bedroom 2 4.90m x 2.66m	16' 1" x 8' 9"

*Denotes maximum measurements.



KEY

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|----------------------------|----------------------------------|---|
| ⊕ Batten lamp holder | W Wardrobe | — Towel rail |
| ○ Downlight | TV Triplex Unit 1 (TV+FM+SAT+BT) | — Panel heater |
| ⊞ Double switched socket | BT master socket | ⊞ Hot water cylinder with space for washing machine below |
| ⊞ Single socket high level | Video entry phone | R Refuse |
| ⊞ Single socket | | |



6th floor apartments

APARTMENTS & ELITE APARTMENTS

2300 – 1 Bedroom Apartment

Living Space 8.71m x 3.14m 28' 7" x 10' 3"
Bedroom 3.28m x 2.71m 10' 9" x 8' 10"

2304 – 1 Bedroom Apartment

Living Space 6.16m* x 4.32m 20' 2" x 14' 2"
Bedroom 5.10m x 2.66m 16' 9" x 8' 8"

2305 – 2 Bedroom Apartment

Living Space 7.24m x 4.10m 23' 9" x 13' 6"
Bedroom 1 6.22m x 2.86m 20' 6" x 9' 6"
Bedroom 2 3.62m x 2.66m 11' 10" x 8' 9"

2306 – 1 Bedroom Manhattan Apartment

Living Space 7.23m x 3.29m 23' 9" x 10' 10"
Bedroom 3.40m x 2.61m 11' 2" x 8' 7"

2307 – 2 Bedroom Apartment

Living Space 8.71m x 3.23m 28' 7" x 10' 7"
Bedroom 1 3.11m x 2.67m 10' 2" x 8' 9"
Bedroom 2 4.06m x 2.53m 13' 4" x 8' 3"

2308 – 2 Bedroom Apartment

Living Space 8.56m x 3.14m 28' 1" x 10' 4"
Bedroom 1 4.63m x 2.66m 15' 2" x 8' 9"
Bedroom 2 4.86m x 2.66m 16' 0" x 8' 9"

2309 – 2 Bedroom Apartment

Living Space 7.09m x 5.38m 23' 3" x 17' 8"
Bedroom 1 4.63m x 3.03m 15' 2" x 10' 0"
Bedroom 2 3.56m x 2.97m 11' 8" x 9' 9"

2310 – 2 Bedroom Apartment

Living Space 7.06m x 6.48m 23' 2" x 21' 3"
Bedroom 1 5.50m x 2.75m 18' 0" x 9' 0"
Bedroom 2 3.24m x 2.88m* 10' 7" x 9' 6"

2301 – 2 Bedroom Elite Apartment

Living Space 8.25m x 3.44m 27' 1" x 11' 3"
Bedroom 1 4.77m x 2.75m 15' 8" x 9' 0"
Bedroom 2 3.58m x 2.66m 11' 9" x 8' 9"

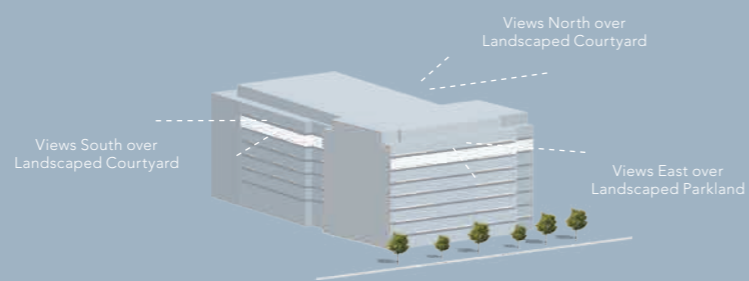
2302 – 1 Bedroom Manhattan Elite Apartment

Living Space 8.20m x 2.96m 27' 0" x 9' 9"
Bedroom 4.27m x 2.72m 14' 0" x 9' 0"

2303 – 2 Bedroom Elite Apartment

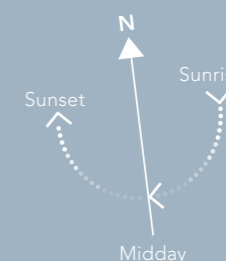
Living Space 9.72m x 3.57m 32' 0" x 11' 9"
Bedroom 1 4.69m x 2.75m 15' 4" x 9' 0"
Bedroom 2 4.90m x 2.66m 16' 1" x 8' 9"

*Denotes maximum measurements.



KEY

- | | | |
|----------------------------|----------------------------------|---|
| ⊕ Batten lamp holder | W Wardrobe | — Towel rail |
| ○ Downlight | TV Triplex Unit 1 (TV+FM+SAT+BT) | — Panel heater |
| ⊞ Double switched socket | BT master socket | ⊞ Hot water cylinder with space for washing machine below |
| ⊞ Single socket high level | Video entry phone | R Refuse |
| ⊞ Single socket | | |

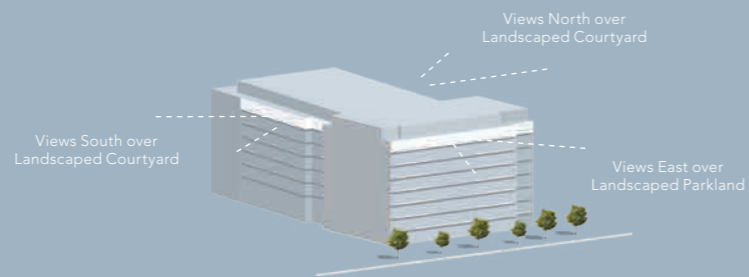


7th floor apartments

ELITE APARTMENTS

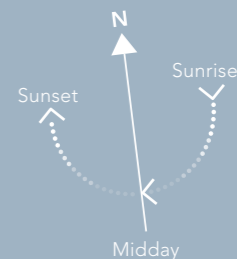
- 2311 – 1 Bedroom Elite Apartment**
Living Space 8.71m x 3.14m 28' 7" x 10' 3"
Bedroom 3.28m x 2.71m 10' 9" x 8' 10"
- 2312 – 2 Bedroom Elite Apartment**
Living Space 8.25m x 3.44m 27' 1" x 11' 3"
Bedroom 1 4.77m x 2.75m 15' 8" x 9' 0"
Bedroom 2 3.58m x 2.66m 11' 9" x 8' 9"
- 2313 – 1 Bedroom Manhattan Elite Apartment**
Living Space 8.20m x 2.96m 27' 0" x 9' 9"
Bedroom 4.27m x 2.72m 14' 0" x 9' 0"
- 2314 – 2 Bedroom Elite Apartment**
Living Space 9.72m x 3.57m 32' 0" x 11' 9"
Bedroom 1 4.69m x 2.75m 15' 4" x 9' 0"
Bedroom 2 4.90m x 2.66m 16' 1" x 8' 9"
- 2315 – 1 Bedroom Elite Apartment**
Living Space 6.16m* x 4.32m 20' 2" x 14' 2"
Bedroom 5.10m x 2.66m 16' 9" x 8' 8"
- 2316 – 2 Bedroom Elite Apartment**
Living Space 7.24m x 4.10m 23' 9" x 13' 6"
Bedroom 1 6.22m x 2.86m 20' 6" x 9' 6"
Bedroom 2 3.62m x 2.66m 11' 10" x 8' 9"
- 2317 – 1 Bedroom Manhattan Elite Apartment**
Living Space 7.23m x 3.29m 23' 9" x 10' 10"
Bedroom 3.40m x 2.61m 11' 2" x 8' 7"
- 2318 – 2 Bedroom Elite Apartment**
Living Space 8.71m x 3.23m 28' 7" x 10' 7"
Bedroom 1 3.11m x 2.67m 10' 2" x 8' 9"
Bedroom 2 4.06m x 2.53m 13' 4" x 8' 3"
- 2319 – 2 Bedroom Elite Apartment**
Living Space 8.56m x 3.14m 28' 1" x 10' 4"
Bedroom 1 4.63m x 2.66m 15' 2" x 8' 9"
Bedroom 2 4.86m x 2.66m 16' 0" x 8' 9"
- 2320 – 2 Bedroom Elite Apartment**
Living Space 7.09m x 5.38m 23' 3" x 17' 8"
Bedroom 1 4.63m x 3.03m 15' 2" x 10' 0"
Bedroom 2 3.56m x 2.97m 11' 8" x 9' 9"
- 2321 – 2 Bedroom Elite Apartment**
Living Space 7.06m x 6.48m 23' 2" x 21' 3"
Bedroom 1 5.50m x 2.75m 18' 0" x 9' 0"
Bedroom 2 3.24m x 2.88m* 10' 7" x 9' 6"

*Denotes maximum measurements.



KEY

- | | | |
|----------------------------|--|---|
| ⊕ Batten lamp holder | W Wardrobe | — Towel rail |
| ○ Downlight | TV+FM+SAT+BT Triplex Unit 1 (TV+FM+SAT+BT) | — Panel heater |
| ⊞ Double switched socket | △ BT master socket | ⊞ Hot water cylinder with space for washing machine below |
| ⊞ Single socket high level | ☎ Video entry phone | R Refuse |
| ⊞ Single socket | | |



8th floor apartments

ELITE & PREMIER PENTHOUSE APARTMENTS

2327 – 2 Bedroom Elite Apartment

Living Space	8.77m* x 3.76m	28' 9" x 12' 4"
Bedroom 1	3.72m* x 2.75m	12' 2" x 9' 0"
Bedroom 2	3.42m x 3.03m*	11' 2" x 10' 0"

2322 – 3 Bedroom Premier Apartment

Living Space	8.35m* x 6.18m*	27' 6" x 20' 3"
Bedroom 1	4.85m x 3.59m*	16' 0" x 11' 9"
Bedroom 2	3.99m* x 2.66m	13' 1" x 8' 9"
Bedroom 3	3.34m x 2.94m	11' 0" x 9' 8"

2323 – 3 Bedroom Premier Apartment

Living Space	9.93m x 6.17m*	32' 7" x 20' 3"
Bedroom 1	4.36m x 3.44m	14' 4" x 11' 4"
Bedroom 2	4.08m* x 3.55m*	13' 6" x 11' 8"
Bedroom 3	3.96m x 3.05m	13' 0" x 10' 0"

2324 – 2 Bedroom Premier Apartment

Living Space	6.98m x 5.67m	23' 0" x 18' 7"
Bedroom 1	5.08m* x 2.98m	16' 8" x 9' 9"
Bedroom 2	3.36m x 3.00m	11' 0" x 9' 10"

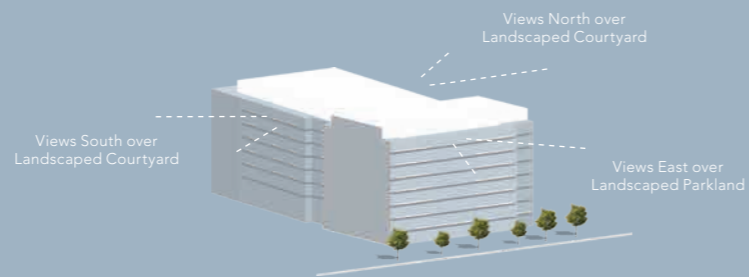
2325 – 3 Bedroom Premier Apartment

Living Space	7.14m x 6.04m	23' 6" x 19' 10"
Bedroom 1	3.85m* x 3.02m	12' 7" x 10' 0"
Bedroom 2	2.93m x 2.90m	9' 7" x 9' 6"
Bedroom 3	3.53m x 2.90m	11' 7" x 9' 6"

2326 – 3 Bedroom Premier Apartment

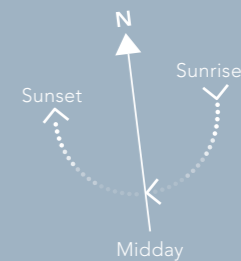
Living Space	9.23m x 5.52m	30' 3" x 18' 1"
Bedroom 1	4.92m x 2.65m	16' 2" x 8' 8"
Bedroom 2	2.78m x 3.10m	9' 1" x 10' 2"
Bedroom 3	3.37m x 2.83m	11' 1" x 9' 3"

*Denotes maximum measurements.



KEY

- | | | |
|-------------------------------------|---------------------------------|---|
| ⊕ Batten lamp holder | ⚡ Triplex Unit 1 (TV+FM+SAT+BT) | ⊗ Hot water cylinder with space for washing machine below |
| ○ Downlight | ⚡ BT master socket | ⊗ 300l hot water cylinder |
| ⏏ Double switched socket | ☎ Video entry phone | ⊗ Washer/dryer |
| ⏏ Single socket high level | 🧻 Heated towel rail | R Refuse |
| ⏏ Single socket | 🧻 Towel rail to heated wall | T External tap |
| EXT External double switched socket | 🔥 Panel heater | ⊕ External wall light |
| W Wardrobe | ➡ 55" 3D LED TV | |



Apartment Specification



Interior photography depicts Beaufort Park and is indicative only.

General

- Feature architrave and skirting
- Flush finished veneer front and internal doors
- Double glazed windows
- Balconies or terraces to all apartments
- Wardrobe to Bedroom 1
- Chrome door handles and fittings
- Matt emulsion paint finish to walls and ceilings
- Managed residents' gated car parking¹
- 999 year lease from December 2005
- 2 year St George warranty
- 10 year insurance backed building warranty

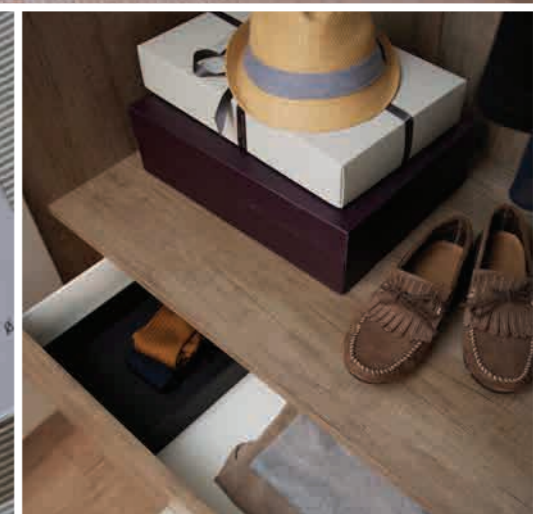
Security

- Colour video entryphone system
- Mains operated smoke detectors to hallways and communal areas
- 24 hour estate management²
- Monitored CCTV security system²

Communal areas

- Landscaped public areas²
- Access to The Spa, residents' health and fitness suite²
- Lifts to all floors
- Low level feature lighting to landscaped areas
- Interior designed entrance lobby

¹ Available at extra cost.
² Payable via the service charge.





Kitchen

- Custom designed fitted Kitchen
- Back painted glass splashback
- Washer/dryer in Kitchen or Hall cupboard
- Integrated fridge/freezer
- Integrated Neff dishwasher
- Integrated Neff oven and touch control ceramic hob
- Grade A energy efficient Kitchen appliances¹
- Integrated extractor
- Stainless steel bowl sink with chrome mixer tap
- Stainless steel 1 ½ bowl sink with chrome mixer tap to 2 Bedroom apartments
- Under wall unit lighting

Flooring

- Wood effect flooring to Living Space, Hallway and Kitchen
- Carpet to Bedrooms

Electrical

- LED downlighters to Living Space, Kitchen, Bathrooms and Hallway with dimmer switch to Living Space
- Additional high level socket for wall mounted TV in Living Space
- Satellite TV and FM terrestrial TV points to Living Space and all Bedrooms
- Electric panel heaters
- Telephone point
- Sky+ HD box and 1 year pre-paid contract installed and operational²
- White sockets and switches throughout
- USB charging points to Living Space and Bedroom 1

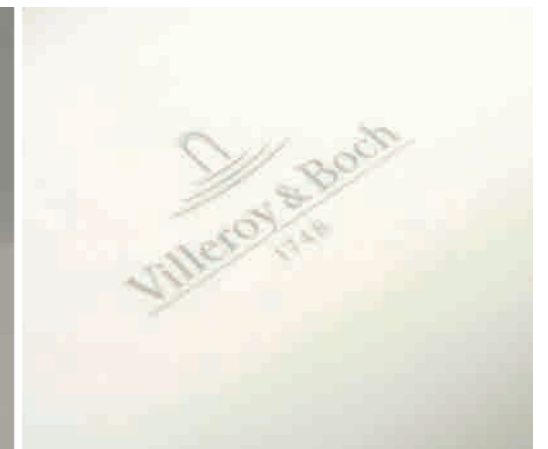
Bathroom / En Suite & Shower Room

- Interior designed Bathrooms & En Suites with feature wall and floor tiles
- Villeroy & Boch chinaware
- Vado chrome finished taps
- Chrome finished glass screen above bath to main Bathroom where no separate shower enclosure is in the same Bathroom
- Heated chrome towel rail
- Toilet roll holder

¹ Where applicable.

² 1 Year pre-paid subscription to include Sky Basic Entertainment Pack, Hyperoptic 20mb fibre optic broadband, free weekend and evening calls to UK mobiles and land lines. Router and VOIP connection included. Terms and conditions apply, please liaise with the Sales Consultants for further details.

The specification comes as standard with every apartment. Your attention is drawn to the fact that it may not be possible to obtain the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St George reserves the right to make these changes as required.



Interior photography depicts Beaufort Park and is indicative only.

Upgrade to *Elite*



Interior photography depicts Beaufort Park and is indicative only.

Enhance the specification of your apartment with a complete upgrade package

- Integrated drinks cooler*
- Integrated microwave*
- Composite stone Kitchen worktop
- Composite stone top to Bathroom vanity unit
- Brushed stainless steel light switches throughout
- LED downlighters to Bedroom(s)



*Replaces base/wall unit. Upgrade specification available as a complete package at extra cost when you purchase a standard apartment. Please see the sales consultants for further information. Interior photography depicts Beaufort Park and is indicative only.

Premier & Penthouse Specification

The Premier Apartments and Penthouses offer the finest in modern apartment living.

The quality specification has been created to suitably reflect their prime location within The Capri Apartments. From the custom designed fitted Kitchens to the elegant porcelain tiled Bathrooms and En Suites, each detail speaks of quality and style.

Features such as mood lighting, integrated audio and an LED television further enhance the feeling of sophistication.

Interior photography depicts Beaufort Park and is indicative only.



Interior photography depicts Beaufort Park and is indicative only.

General

- Comfort cooling to Living Space and Bedrooms¹
- Balconies or terraces to all apartments
- Flush finished veneer internal doors, with clear glazed panel to Living Space²
- Built-in-wardrobe to Bedrooms 1 & 2, with back painted glass doors, internal lighting and drawers
- 999 year lease from December 2005
- 2 year St George warranty
- 10 year insurance backed building warranty

Kitchen

- Custom designed fitted Kitchen
- Back painted glass splashbacks
- Integrated Siemens stainless steel oven, microwave and touch control ceramic hob
- Integrated stainless steel extractor
- Integrated drinks cooler
- Integrated Siemens fridge/freezer
- Integrated Siemens dishwasher
- Grade A energy efficient Kitchen appliances²
- Stainless steel 1½ sink bowl with chrome mixer tap and waste disposal unit
- Full height storage unit
- Corner carousel unit³
- Cutlery drawer inserts
- Composite stone Kitchen worktops
- Washer/dryer in Hallway cupboard or Kitchen

¹ The comfort cooling system is designed to provide an ambient temperature within the apartment for the majority of external temperatures. This may not be achieved in extreme temperature conditions.

² Where applicable.

³ Subject to Kitchen design.





Interior photography depicts Beaufort Park and is indicative only.



Bathroom / En Suite

- Interior designed Bathrooms and En Suites, with enlarged feature wall tiles
- Feature heated wall with chrome robe hooks and towel rail
- White oversized bath with chrome finishing set
- Vado chrome finished mixer set to shower enclosure
- Feature mirrored vanity cabinet
- Timber effect vanity unit with stone counter top and Vado chrome tap
- Demisting mirror in Bathrooms, En Suites and Shower Rooms
- Shower and shower screen provided above baths where no separate shower enclosure in the same bathroom
- Toilet roll holder

Flooring

- Engineered timber flooring to Living Space, Kitchen and Hallway
- Carpet to Bedrooms
- Under floor heated tiling to Bathroom and En Suite(s)

Electrical

- LED downlighters throughout with dimmer switches to Living Space and Bedrooms 1, 2 & 3
- 55" 3D LED TV and sound bar to Living Space, with high level socket
- Sky+ HD box and 1 year pre-paid contract installed and operational¹
- USB charging points to Living Space and Bedroom 1
- Intelligent lighting throughout
- External wall mounted light fittings to terraces
- Telephone points to Living Space, Bedrooms 1, 2 & 3 and Kitchen
- Brushed stainless steel sockets and switches throughout²

¹ 1 Year pre-paid subscription to include Sky Basic Entertainment Pack, Hyperoptic 20mb fibre optic broadband, free weekend and evening calls to UK mobiles and land lines. Router and VOIP connection included. Terms and conditions apply, please liaise with the Sales Consultants for further details.

² Where concealed behind appliances or within cupboards, sockets and switches are white.

Your attention is drawn to the fact that it may not be possible to obtain the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St George reserves the right to make these changes as required.

A vibrant & unique focal point

With each desirable home surrounded by landscaped gardens and a range of amenities to meet every need, the exclusive community at Beaufort Park is the result of meticulous planning.

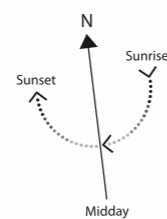
The stylish Show Apartments and Marketing Suite are open for viewing.

- 1 Show Apartments & Marketing Suite
- 2 The Spa
- 3 Chinese Restaurant
- 4 Italian Restaurant
- 5 Dry Cleaners
- 6 Business/Community Rooms and Estate Management Suite
- 7 Coffee Affair
- 8 Tesco Express
- 9 The Beaufort
- 10 Bright Horizons
- 11 Hairven Hair & Beauty
- 12 Benham & Reeves
- 13 Driving Standards Agency
- 14 Landscaped Parkland

Further commercial opportunities:
www.beaufortpark.co.uk



Site plan



Designed for life

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



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 George.

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 George, 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 George 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 George 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.

A commitment to the future

Our vision

Over the years, The Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments.

Our Vision is Berkeley's plan for the business, designed to raise standards higher still. Our goal is to be a world-class company creating successful, sustainable places where people aspire to live.

We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously.

Our plan for the business has five areas of focus:

Customers, Homes, Places, Operations and Our People.

OUR VISION

To be a world-class business generating long-term value by creating successful, sustainable places where people aspire to live.

FIVE FOCUS AREAS

AN EXCEPTIONAL CUSTOMER EXPERIENCE

We aim to put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

HIGH QUALITY HOMES

When you buy a new home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.

GREAT PLACES

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

EFFICIENT AND CONSIDERATE OPERATIONS

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

A COMMITMENT TO PEOPLE AND SAFETY

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



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

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

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

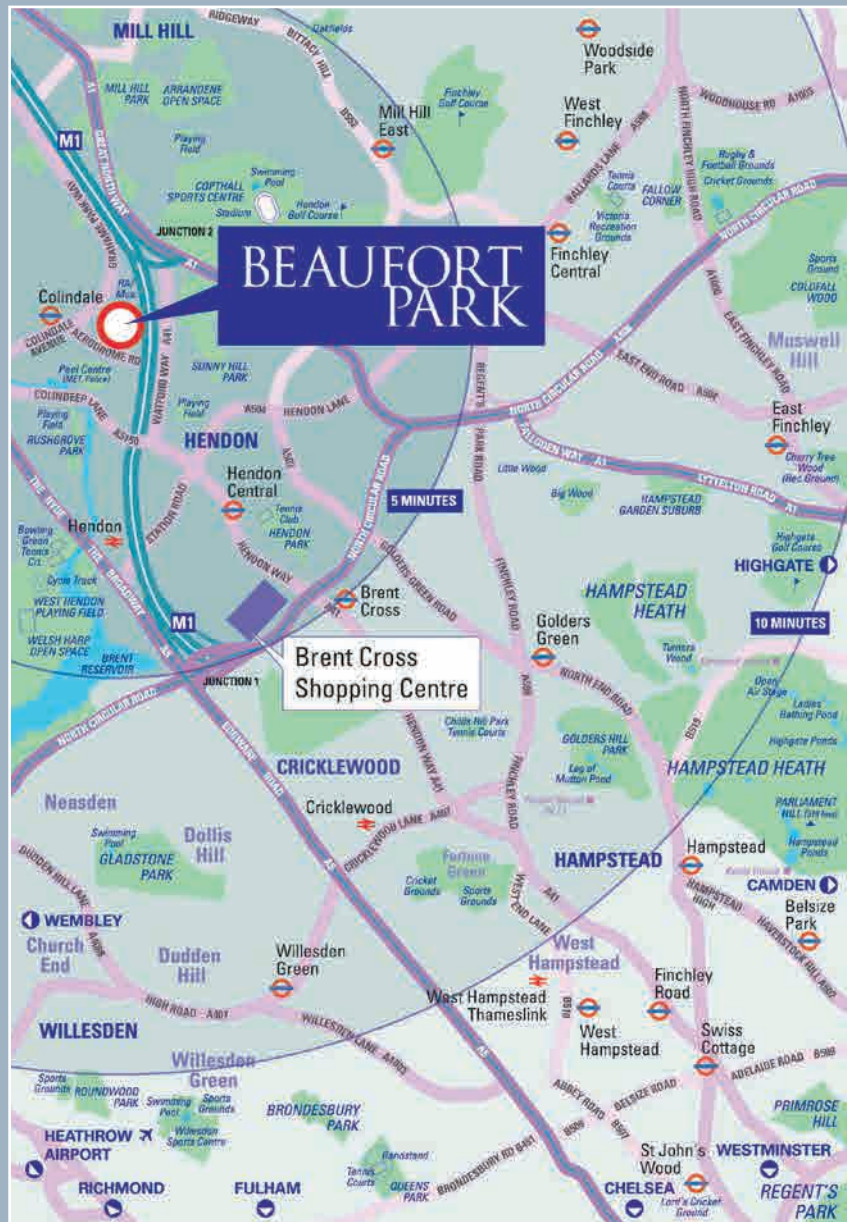
www.berkeleyfoundation.org.uk

www.berkeleygroup.co.uk



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Show Apartments & Marketing Suite

16–18 Aerodrome Road, London NW9 5GW

Open weekdays 10am–8pm Weekends 10am–6pm

+44 (0)20 8511 8600 sales@beaufortpark.co.uk

www.beaufortpark.co.uk

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This paper has been independently certified as meeting the standards of the Forest Stewardship Council (FSC)®, and was manufactured at a mill that is certified to the ISO14001 and EMAS environmental standards.



Proud to be a member of the Berkeley Group of companies



St George
Designed for life