





06 CASCADES



07 ORIENTAL BRIDGES



10 AQUATIC PLANTING

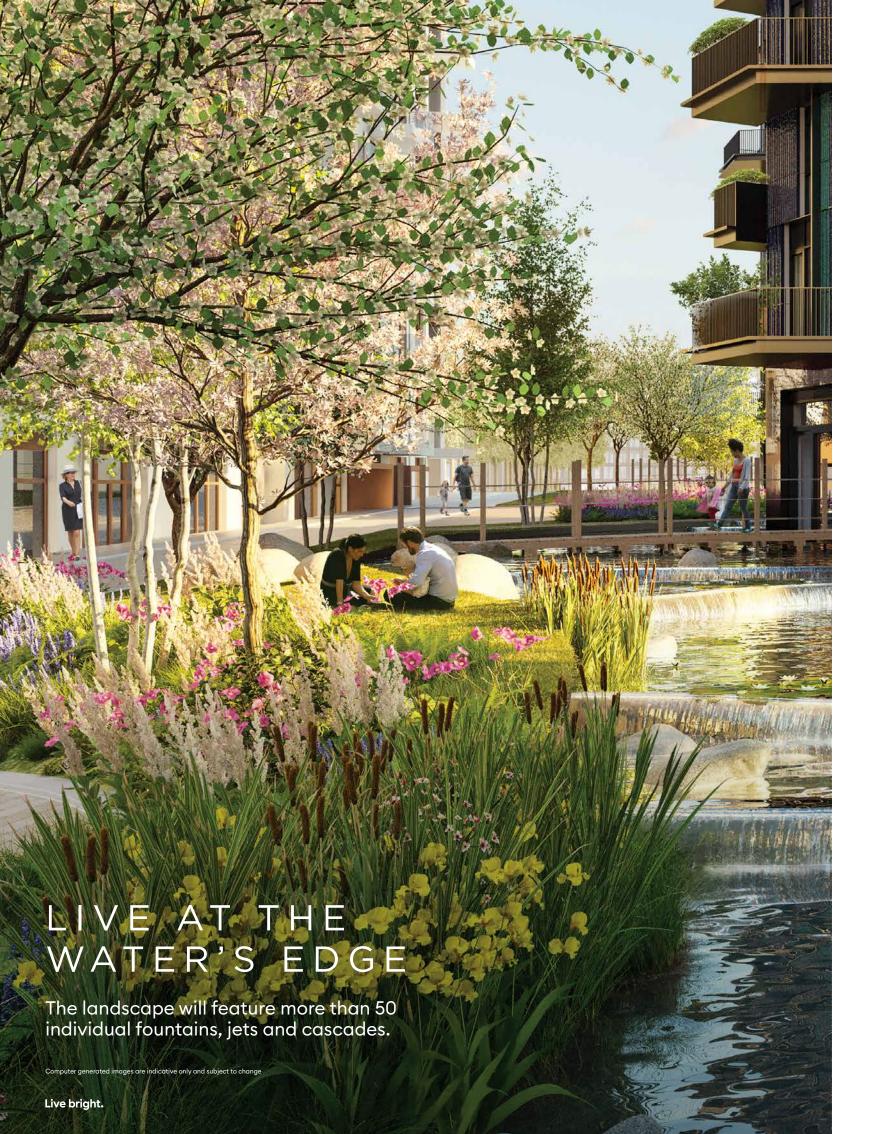


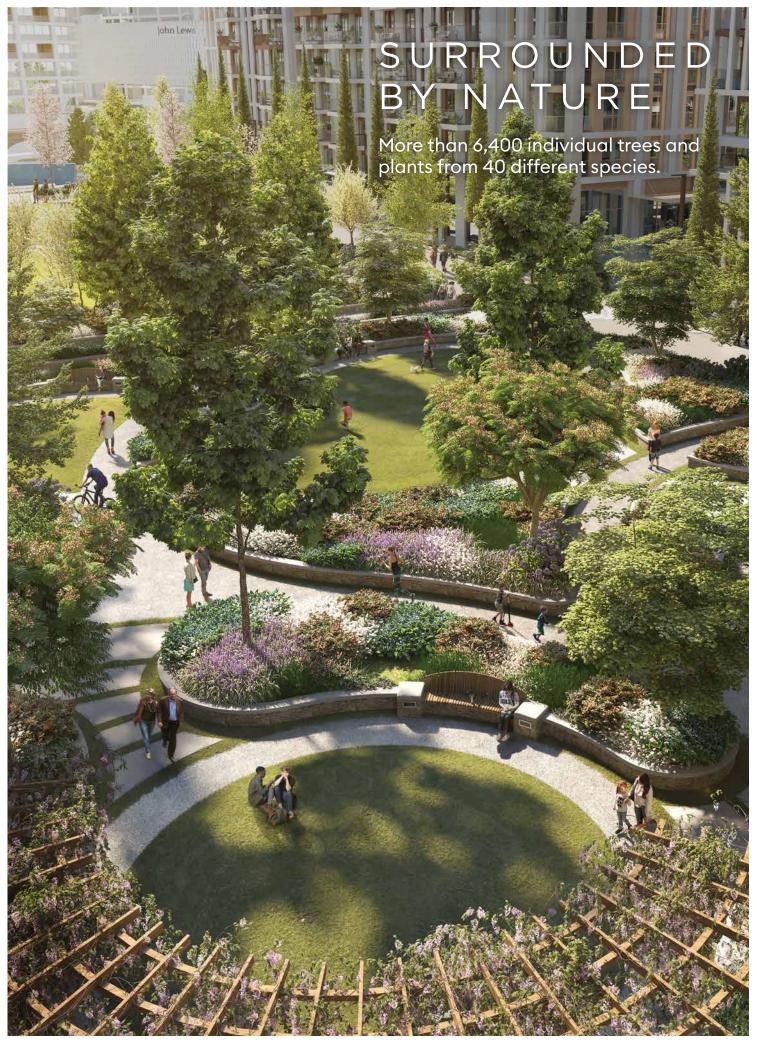
11 WATERFALL



Scan the QR code to view the 3D tour

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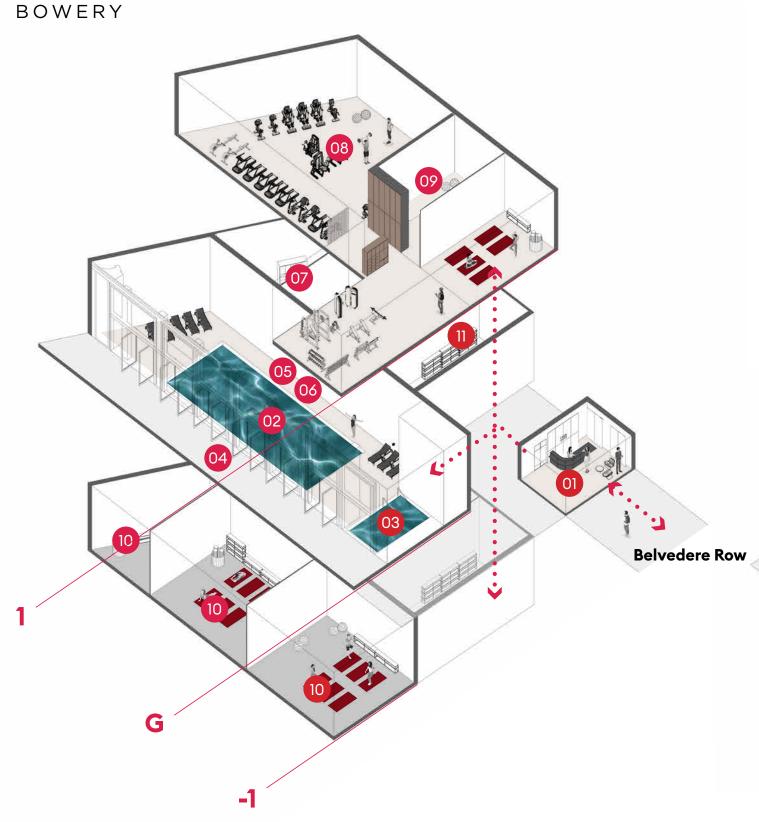








24-hour Concierge, swimming pool with sun terrace, Residents' Club Lounge, therapeutic hydro-pool, dining room and private kitchen, fully equipped gym with rooms for personal training and classes, treatment and massage rooms, café, two 12-seat private cinemas with food and drink facilities, business lounge and meeting rooms, entertainment suite.



## WORLD-CLASS RESIDENTS' FACILITIES

Amongst the most extensive private residents' facilities in London, the stateof-the-art Home Club occupies more than 20,000 sq ft across two buildings.

The diagram is indicative only and subject to change and planning. In line with our policy of continua improvement we reserve the right to alter the layout and building style at any time without notice.

(01) Health Club reception (02) Swimming pool

(03) Hydro-pool

(04) Sun terrace

(05) Sauna

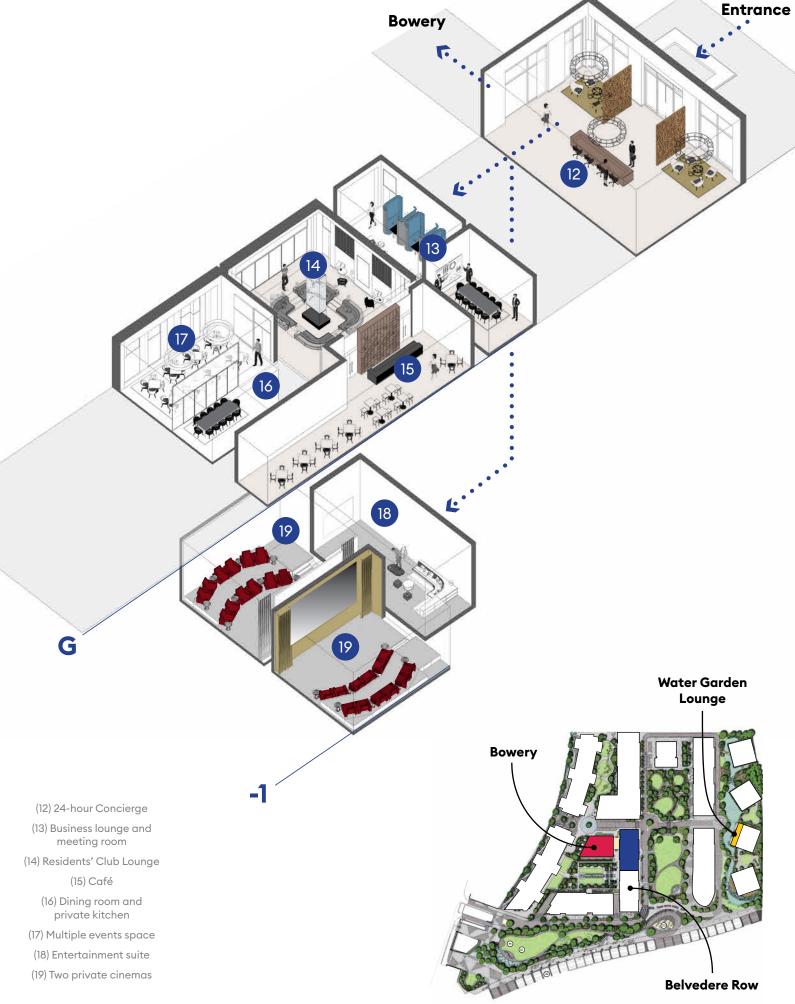
(06) Steam room

(07) Changing facilities

(08) Fully equipped gym

(09) Stretching area

(10) Personal training rooms (11) Treatment rooms



## WATER GARDEN LOUNGE

Cross an oriental bridge and enter the tranquil Water Garden Lounge. The perfect place to work and meet during the day, or relax in the evening and socialise with friends at the water's edge.



(02) Water Garden terrace

(03) Seating area

(04) Lounge

(05) Relaxation area

(06) Private study area

(07) Garden room











Live bright. 12-13





## WELCOME HOME

Great service will be at the heart of your living experience, with a 24-hour concierge always on hand.



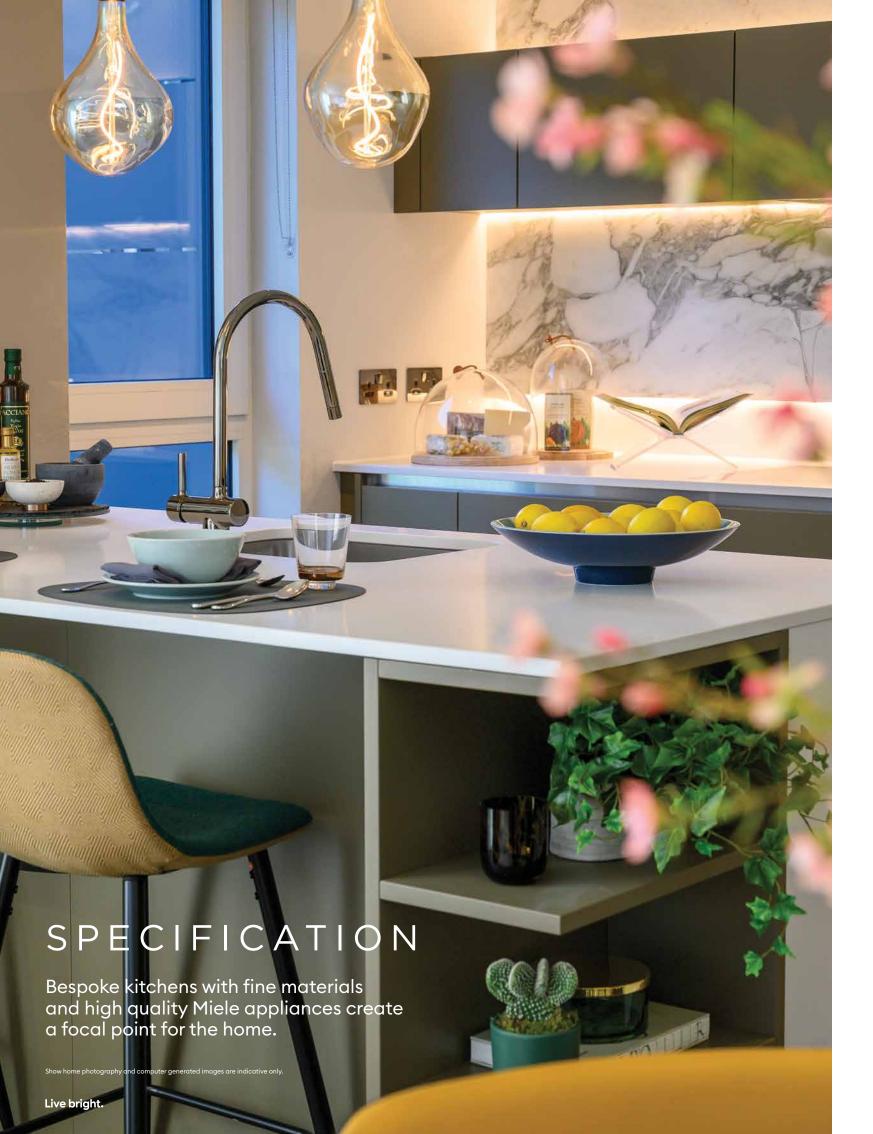




With generous windows the apartments are filled with natural light. The private balconies and terraces seamlessly connect you to the outside world with views over the Water Gardens or Central Gardens.







#### COLOUR PALETTE OPTIONS



Elevation Light palette



Inspiration Medium palette



Reflection Dark palette



#### KITCHENS

Interior designed kitchens with a choice of three colour palettes\*

Feature lighting above and below wall cabinets and task lighting to splashback

Matt lacquered kitchen cabinets with tall units and shelving in gloss

Soft closing drawers and doors

Pendant lights over kitchen island/ peninsula\*†

Polished composite stone worktop and matching upstand

Feature polished natural stone splashback continued above wall cabinets

Black chrome utensil rail to splashback

Open shelving to island/peninsula<sup>†</sup>

Stainless steel undermount sink

Single lever kitchen tap in black chrome

Recycling bins to base unit

Miele black appliances

Suites include 450mm dishwasher, induction hob, hob extractor, undercounter combi oven, integrated fridge/freezer

1 Beds (as Suites) with upgrade to 600mm dishwasher, single oven and combi oven

2 Beds (as 1 Bed) plus Caple 300mm wine cooler

3 Beds (as 2 Bed) upgrade to 600mm Miele wine cooler plus coffee machine

#### UTILITY

Matt white finish cabinets with matching white stone worktop<sup>†</sup>

Miele washer/dryer to utility cupboard

Separate Miele washing machine and tumble dryer to utility rooms†

Purchaser choices and options are available subject to build stage. Please ask your Sales Consultant for further information. Material and colourways are subject to change.
To selected apartments dependent on layout.
Location of kitchen appliances subject to change.







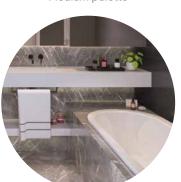
## COLOUR PALETTE OPTIONS



Elevation Light palette



Inspiration
Medium palette



Reflection

Dark palette

#### HEATING & COOLING

Underfloor heating throughout excluding some areas (please refer to mechanical layout)

Comfort cooling to all habitable rooms

Communal system with metered water and electrical supply to apartments

Heating controls with remote connectivity

#### ELECTRICAL & LIGHTING

White LED downlights throughout

Black chrome sockets and switch plates

Double socket with USB charger port to kitchen and bedrooms

Provision for Sky+ HD and choice of two satellite channels (either Hotbird or Arabsat)

Sky Q playback to all rooms

Provision for fibre optic broadband, BT and Hyperopic

#### BEDROOMS

INTERNAL FINISHES

Timber laminated front entrance

door with vertical feature band

and matching handle in bronze

White painted internal doors

Black chrome finish ironmongery

White painted walls and ceilings

White roller blinds within recess

Coat cupboard with shelf and

hanging rail including sensor lighting

Engineered timber plank flooring

throughout excluding bathroom

Flooring colour choices available\*

and skirtings

to all windows

and bedrooms

Carpet to bedrooms\*

Fitted wardrobes to all bedrooms with lacquered hinged or sliding doors

Wardrobe internals include timber laminate shelf, metal hanging rail and sensor lighting

Light switch at bed position

#### ELITE

Master bedroom wardrobes include timber laminate lining, shelving and drawers

#### SECURITY

CCTV to apartment lobby areas, car park and external areas

Colour screen video/audio door entry system

24-hour concierge

#### EXTERNAL

Aluminium decking to balconies

Paving to terrace areas

#### COMMUNAL AREAS

Interior designed apartment entrance lobbies and corridors

Tiled floor to main entrance lobby

Feature linear perimeter lighting to entrance lobby

Carpet to apartment corridors

Wallpaper to apartment corridor walls

## CUSTOMER UPGRADE OPTIONS

Internal wardrobe drawers, shelving, lining to timber laminate

Internal fitting to coat cupboard including shelves, drawers, storage options\*

Timber flooring to bedrooms in lieu of carpet

Purchaser choices and options are available subject to build stage. Please ask your Sales Consultant for further information. Material and colourways are subject to change.
To selected another description.

#### BATHROOMS

Interior designed bathrooms with a choice of three colour palettes\*

Marble effect tile to floor, bath panel and vanity wall

Horizontal gloss porcelain tile to bath wall and shower enclosure

HIGH-MACS® composite countertop, basin and shelf to bathroom

Semi-recessed basin and feature stone effect shelf to ensuite

Recess with glass shelf to shower area

Floor to ceiling mirror flush with tiles

Mirrored vanity cabinet with
shelving, lighting, magnifying mirror

and lined in timber laminate

Brassware finished in black chrome

Black chrome hand towel bar, robe hooks, and toilet roll holder

Low level shower tray with shower screen to ensuite

Bath with wall mounted shower and glass screen to bathroom

Wall mounted WC with soft close seat in white finish

Black chrome ladder-style heated

Feature lighting on separate switch

#### ELITE

Bath with handheld shower to four piece ensuite\*

Walk-in flush shower enclosure to four piece ensuite\*

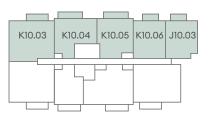
Inset bath with stone effect tile surround to four piece ensuite\*

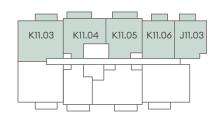
Live bright. 26-27

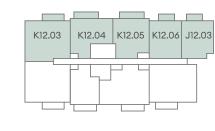
### PLOT LOCATOR WATERSIDE APARTMENTS











CENTRAL GARDENS

Floor 13

CENTRAL GARDENS

Floor 14

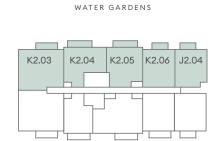
CENTRAL GARDENS

Floor 15

Floor 18

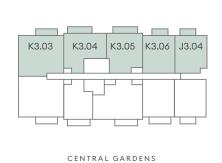


Floor 1



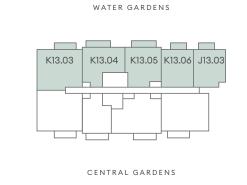
CENTRAL GARDENS

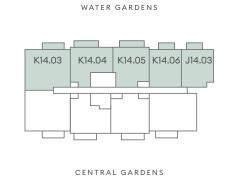
Floor 2

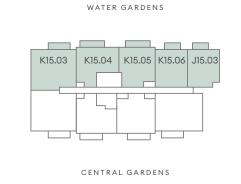


WATER GARDENS

Floor 3









WATER GARDENS

CENTRAL GARDENS

WATER GARDENS

CENTRAL GARDENS

K7.04 | K7.05 | K7.06 | J7.04

K4.04 K4.05 K4.06 J4.04

CENTRAL GARDENS



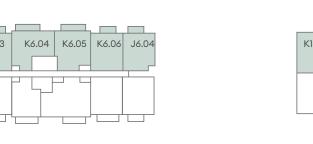
K5.03

Floor 8

WATER GARDENS

K5.04 | K5.05 | K5.06 | J5.04

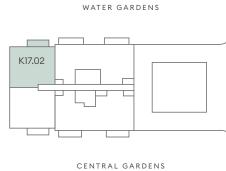






CENTRAL GARDENS

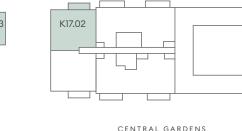
CENTRAL GARDENS

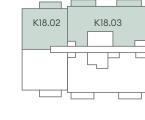












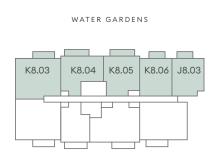
CENTRAL GARDENS

CENTRAL GARDENS

Floor 7

K7.03

K4.03



CENTRAL GARDENS



CENTRAL GARDENS

K9.03



Floor 19



CENTRAL GARDENS

Floor 20



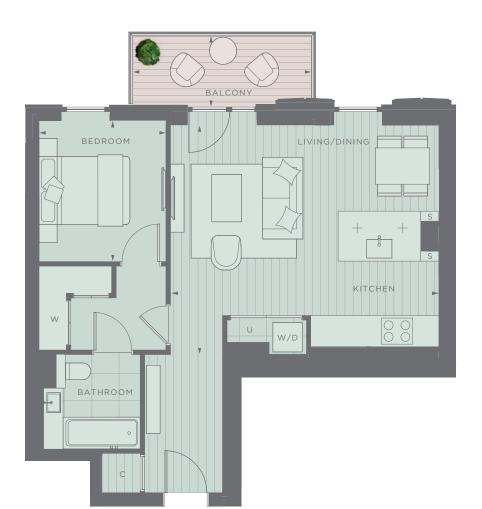
Live bright.











ENTRANCE





Plots	K1.04, K2.04, K3.04, K4.04, K5.04, K6.04, K7.04, K8.04, K9.04, K10.04, K11.04, K12.04, K13.04, K14.04, K15.04, K16.04	
Internal measurements	56.5 m²	608 sq ft
External measurements	5.5 m²	59 sq ft
Kitchen/Living/Dining	5.91 x 5.04 m	19ft 5" x 16ft 6"
Bedroom	3.10 x 2.80 m	10ft 2" x 9ft 2"
Balcony	3.94 x 1.57 m	12ft 11" x 5ft 2"





Plots	K1.06, K2.06, K3.0 K6.06, K7.06, K8.0 K11.06, K12.06, K13 K15.06, K16.06	06, K9.06, K10.06,
Internal measurements	51.9 m²	559 sq ft
External measurements	5.0 m²	54 sq ft
Kitchen/Living/Dining	7.60 x 3.50 m	24ft 11" x 11ft 6"
Bedroom	3.40 x 3.18 m	11ft 2" x 10ft 5"
Balcony	3.42 x 1.65 m	11ft 3" x 5ft 5"
•		





C: Cupboard U: Utility Cupboard W: Wardrobe W/D: Washer Dryer S: Shelving + Pendant

C: Cupboard U: Utility Cupboard W: Wardrobe W/D: Washer Dryer S: Shelving + Pendant

Floorplans shown for White City Living are for approximate measurements only and are not necessarily shown to scale. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%.

The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Kitchen appliance/sink positions indicated are for guidance only.

External cladding and window mullion locations and sizing are indicative and subject to change.

**Live bright.** 30 — 31















Plots	J1.04, J2.04, J3.04, J4.04, J5.04, J6.04, J7.04, J8.03, J9.03, J10.03, J11.03, J12.03, J13.03, J14.03, J15.03, J16.03	
Internal measurements	51.2 m <sup>2</sup>	551 sq ft
External measurements	5.0 m²	54 sq ft
Kitchen/Living/Dining	7.70 x 3.50 m	25ft 3" x 11ft 6"
Bedroom	3.18 x 3.00 m	10ft 5" x 9ft 10"
Balcony	3.44 x 1.65 m	11ft 3" x 5ft 5"





Plots	K1.05, K2.05, K3.05, K4.05, K5.05, K6.05, K7.05, K8.05, K9.05, K10.05, K11.05, K12.05, K13.05, K14.05, K15.05, K16.05	
Internal measurements	57.5 m <sup>2</sup>	619 sq f
External measurements	5.5 m²	59 sq f
Kitchen	3.05 x 1.73 m	10ft 0" x 5ft 8
Living/Dining	4.08 x 4.40 m	13ft 5" x 14ft 5
Bedroom	3.18 x 3.10 m	10ft 5" x 10ft 2
Balcony	3.99 x 1.57 m	13ft 1" x 5ft 2
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C: Cupboard U: Utility Cupboard W: Wardrobe W/D: Washer Dryer S: Shelving + Pendant

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### TYPE 30 ELITE THREE BEDROOM









Plots	K1.03, K2.03, K3.03, K4.03, K5.03, K6.03, K7.03, K8.03, K9.03, K10.03, K11.03, K12.03, K13.03, K14.03, K15.03, K16.03, K17.02, K18.02	
nternal measurements	78.1 m <sup>2</sup>	841 sq ft
xternal measurements	7.4 m²	80 sq ft
(itchen/Living/Dining	4.87 x 6.51 m	16ft 0" x 21ft 4"
Sedroom 1	5.46 x 3.00 m	17ft 11" x 9ft 10"
Sedroom 2	3.45 x 3.06 m	11ft 4" x 10ft 0"
Balcony	4.76 x 1.68 m	15ft 7" x 5ft 6"





WATER GARDENS	
	CASSINI
#1962 to	
CENTRAL GARDENS	

Internal measurements	111.1 m <sup>2</sup>	1196 sq ft
Balcony 1	5.5 m²	59 sq ft
Balcony 2	4.5 m²	48 sq ft
Kitchen	3.17 x 2.28 m	10ft 5" x 7ft 6"
Living	3.80 x 3.70 m	12ft 6" x 12ft 2"
Dining	3.17 x 2.45 m	10ft 5" x 8ft 0"
Bedroom 1	7.29 x 4.83 m	23ft 11" x 15ft 10"
Bedroom 2	3.70 x 3.02 m	12ft 2" x 9ft 11"
Bedroom 3	3.70 x 2.75 m	12ft 2" x 9ft 0"
Balcony 1	2.58 x 2.02 m	8ft 6" x 6ft 8"
Balcony 2	4.03 x 1.65 m	13ft 3" x 5ft 5"

K18.03

Plots



▲ ENTRANCE



BALCONY 2

DINING

**C**: Cupboard **U**: Utility Cupboard **W**: Wardrobe **W/D**: Washer Dryer **S**: Shelving + Pendant

C: Cupboard U: Utility Cupboard W: Wardrobe **W/D:** Washer Dryer **S:** Shelving + Pendant

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## TYPE 34 ELITE THREE BEDROOM

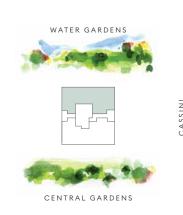






Plots	K20.01, K21.01	
Internal measurements	106.6 m²	1147sq ft
Balcony 1	4.5 m²	48 sq ft
Balcony 2	4.5 m²	48 sq ft
Kitchen	2.34 x 3.26 m	7ft 8" x 10ft 8"
Living	4.58 x 3.80 m	15ft 0" x 12ft 6"
Dining	2.45 x 3.26 m	8ft 0" x 10ft 8"
Bedroom 1	3.73 x 3.83 m	12ft 3" x 12ft 7"
Bedroom 2	3.91 x 3.71 m	12ft 10" x 12ft 2"
Bedroom 3	4.03 x 2.65 m	13ft 3" x 8ft 8"
Balcony 1	2.57 x 2.01 m	8ft 5" x 6ft 7"
Balcony 2	2.69 x 2.11 m	8ft 10" x 6ft 11"



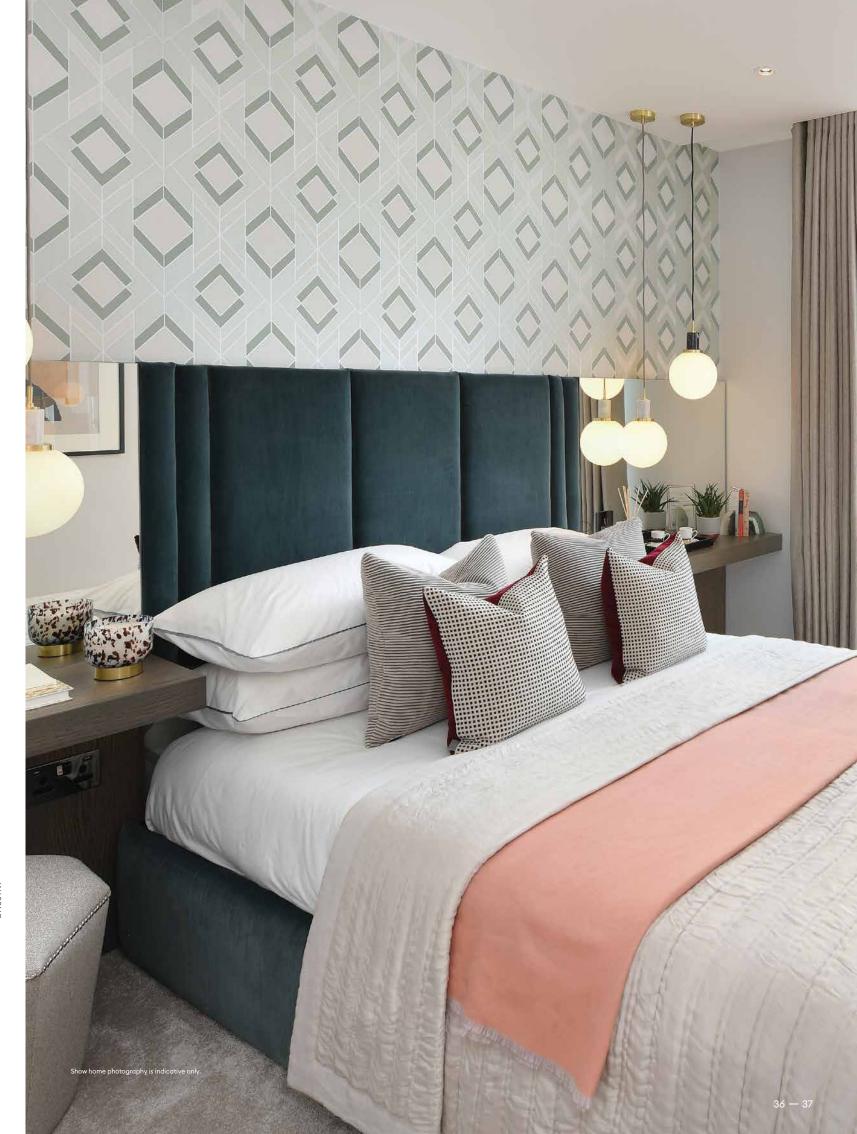


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Over the years, The Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments. Our Vision is Berkeley's plan for the business, designed to raise standards higher still. We take our responsibilities 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.

#### **Five Focus Areas**

#### 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 & considerate operations

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

#### A commitment to people and safety

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

#### The Berkeley Foundation

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

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

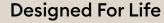
www.berkeleyfoundation.org.uk www.berkeleygroup.co.uk





#### **Our Vision**

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



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

#### Award winning and royally recognised

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

#### Customer Service is our priority

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

#### Green living and sustainable development is top of our agenda

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

Quality is at the heart

of everything we do

At St James, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, St James operates a 2 year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

#### Unparalleled choice of homes in the most sought after locations

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast - we build in the locations you want to live.

#### A commitment to creating sustainable communities

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



### Our commitment to sustainable living

#### Our homes benefit from:

- Energy-efficient design including a highly insulated building envelope (above Building Regulation requirements to save on heating costs).
- Energy-efficient appliances provided which will lower the running costs and carbon footprint of the home.
- Centralised energy centre with electricity generation to offset running costs of common areas.
- Homes designed for low water consumption to preserve water resources.
- 100% low energy lighting and sensor-activated lighting in communal areas.
- Covered cycle storage facilities provided. Santander cycles docks located nearby.
- Electric car charging points provided.
- Community plan in place to bring residents and the local community together.















Live bright.



### White City Living Marketing Suite

54 Wood Lane, London W12 7RQ

Both White City & Wood Lane Underground stations are located at the entrance

www.whitecityliving.co.uk whitecityliving@stjames.co.uk +44 (0)20 3002 9462



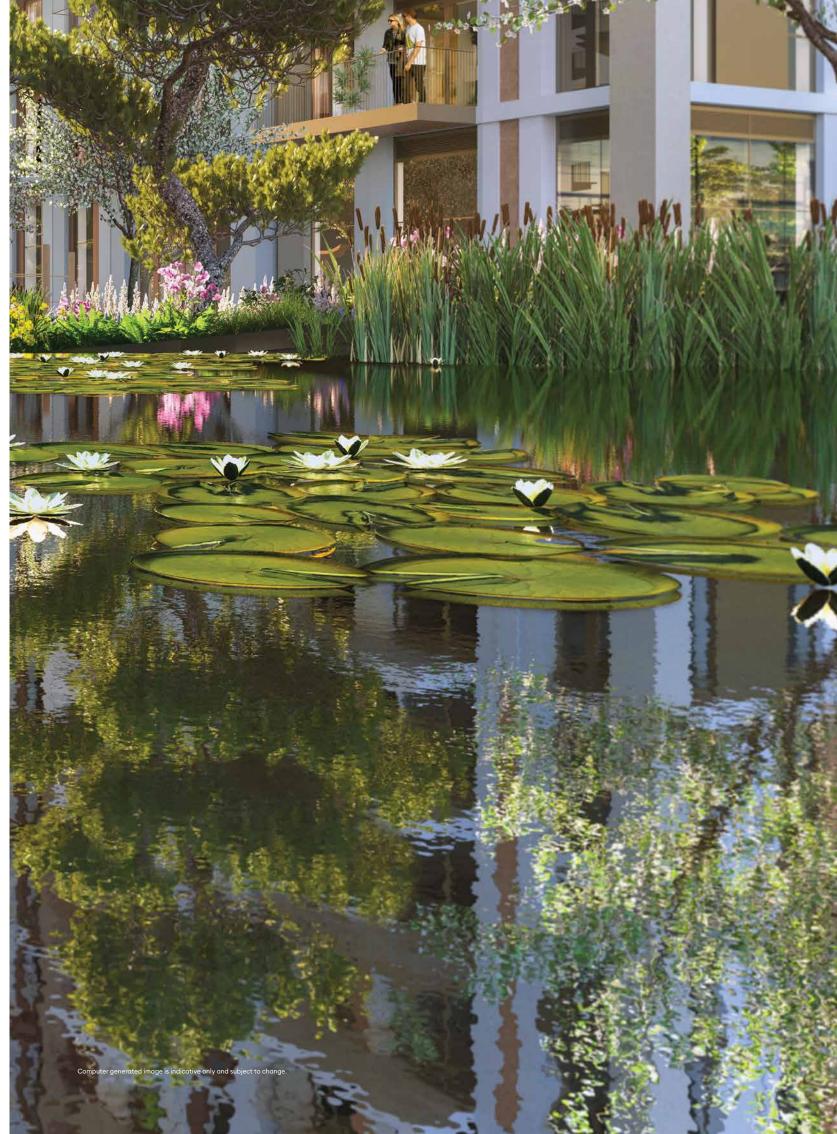








The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St James' policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, applicance sizes or items of furniture. White City Living is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact \$t James White City to ascertain the availability of any particular property. Computer-generated images are indicative only. Show Home photography is indicative only. The site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to after the layout, building style, landscaping and specification at anytime without notice. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St James reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change. Floorplans shown for White city Living are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Maps are not to scale and show approximate locations only. Travel times from tfl.gov.uk and google.co.uk/maps. From Wi2 7RQ or White City / Wood Lane stations. VI December 2019.



# Live bright.