

THE
HERON
COLLECTION

Berkeley
Designed for life

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For the modern trendsetters who want more from where they live.

Just 1.7 miles from Canary Wharf, The Heron Collection combines homes of the highest quality with an enviable location on the riverbank, right next to a new 2.5-acre park. The attention to detail and sumptuous finishes set the homes apart from everything else in the area.

Residents have exclusive access to the premium amenities at The Riverside Club. Work, unwind, and socialise in stylish co-working spaces, a cinema, and a games room. The first-floor Riverside Spa features a 20m swimming pool, vitality pool, sauna, steam and salt rooms — all with serene river views. Ready to find your flow? Heron Wharf is calling.

Are you in?



City views
Riverside living

THE
HERON
COLLECTION

Perfectly Placed

Life at The Heron Collection combines all the finest elements of what Heron Wharf has to offer, from prime riverside views to the bustle and glamour of Canary Wharf, which sits right on your doorstep. All combining to create a one of-a-kind, lifestyle-led new place to live that's both peacefully private and effortlessly connected to the rest of London.



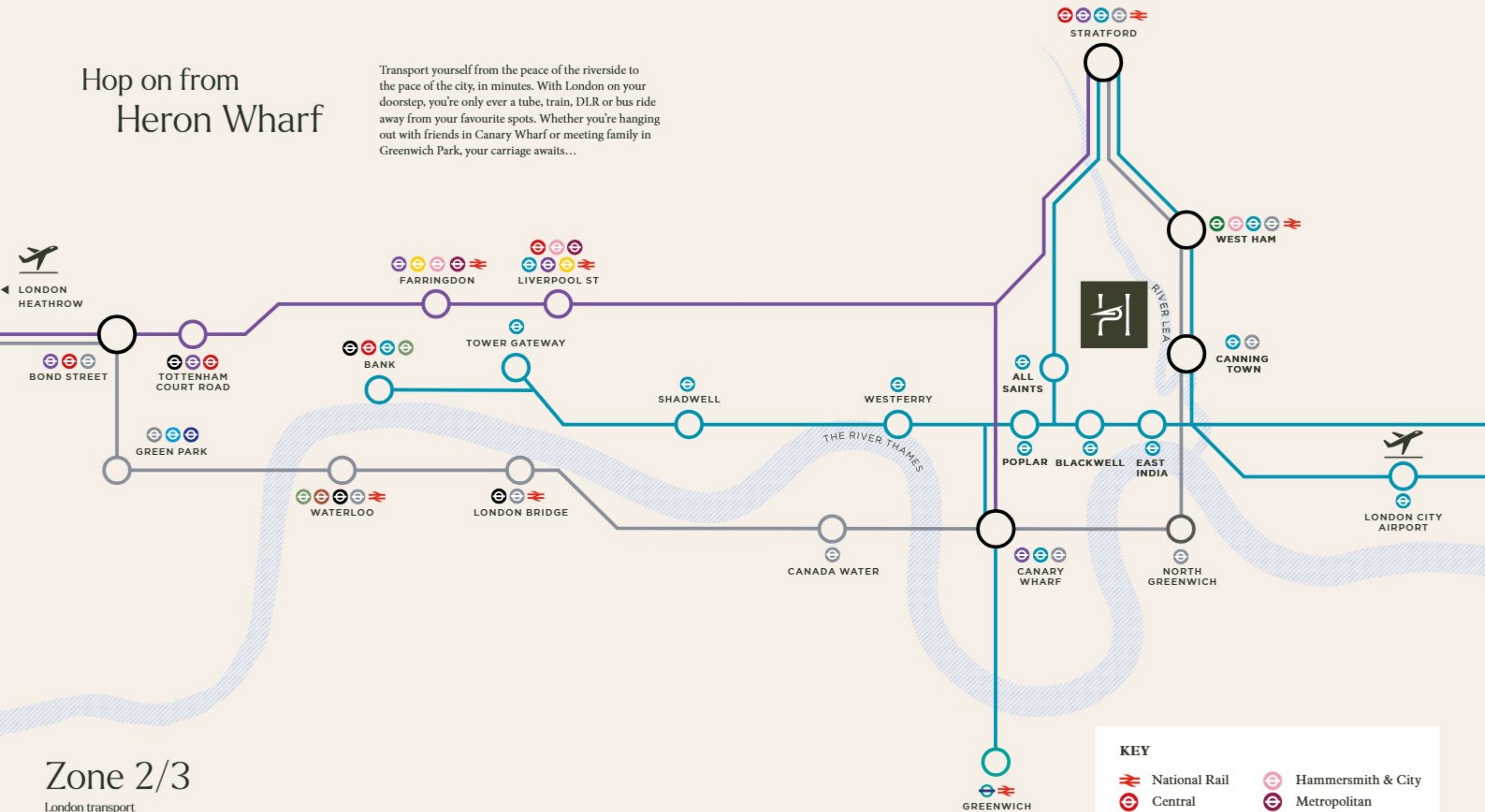


Meet you in the square

Pull up a chair and catch up with friends, savour outdoor dining, or get those creative sparks flowing with some remote working. Just a short stroll from a vibrant mix of shops, cafés and everyday essentials*, Makers Square will be the place everyone gravitates to – where convenience meets culture. Whether you're stopping by on your lunch break or settling in for a lazy Sunday, you'll feel warmly welcomed in a hub of energy and community. This is your space. Where life unfolds in the open air, and connections flow naturally.

Hop on from Heron Wharf

Transport yourself from the peace of the riverside to the pace of the city, in minutes. With London on your doorstep, you're only ever a tube, train, DLR or bus ride away from your favourite spots. Whether you're hanging out with friends in Canary Wharf or meeting family in Greenwich Park, your carriage awaits...



Zone 2/3

London transport

13 mins

cycle ride to Canary Wharf

11 mins

to The City (Liverpool Street) via Elizabeth Line

16 mins

walk to Canning Town underground and DLR

20 mins

to King's Cross St. Pancras International for Eurostar

KEY

- | | |
|---------------|--------------------|
| National Rail | Hammersmith & City |
| Central | Metropolitan |
| Circle | Northern |
| Jubilee | Waterloo & City |
| DLR | District |
| Elizabeth | Victoria |
| Bakerloo | Piccadilly |

Source: tfl.co.uk. Map is for illustrative purposes and shows key stations only. It is not an accurate representation of the London transport network.



Showhome photography is indicative only.

Enriching Lifestyle

Heron Wharf has easy access to all of East London's highlights including Canary Wharf, Stratford and Hackney Wick.

Canary Wharf

London's renowned business and leisure hub, home to major corporations, waterfront shops, restaurants and parks.

Stratford

Discover the vibrant energy of Stratford, where a compelling blend of modernity, cultural richness, and technological innovation awaits.

Hackney Wick

Famous for its creative community of artists' studios and workshops.



Lifestyle photography is indicative only.



Top marks education with a global reputation

Heron Wharf provides easy access to many of London's renowned universities and higher education institutions. It offers students a high-quality home and the opportunities to take full advantage of university life in the capital.



9 minutes by car
Ranked 50th in the UK

ual:

9 minutes by car
Ranked 29th in the UK



12 minutes by car
Ranked 9th in the UK



26 minutes by car
Ranked 39th in the UK



24 minutes by car
Ranked 110th in the UK



24 minutes by car
Ranked 24th in the UK

Imperial College
London

45 minutes by car
Ranked 3rd in the UK



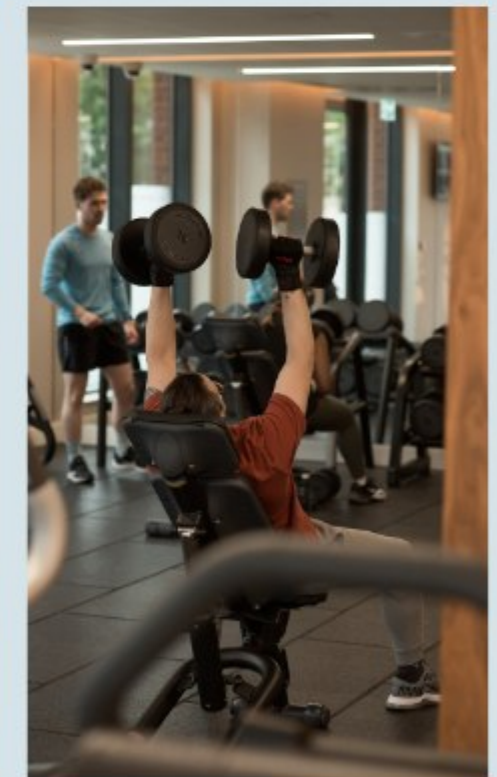
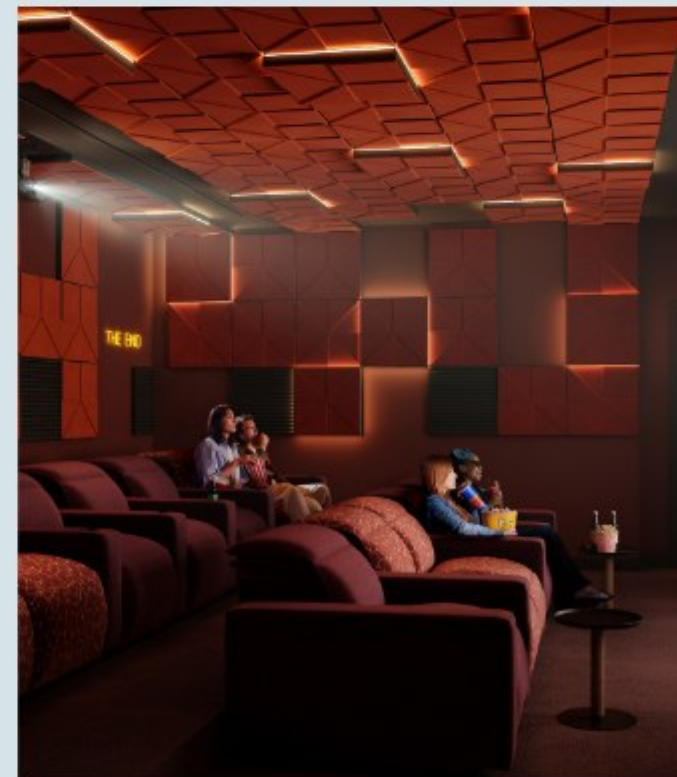
28 minutes by car
Ranked 8th in the UK

The Riverside Club



Work, relax and unwind

Discover our exclusive Riverside Club, spread across two beautifully designed floors and packed with indulgent amenities to help you recharge, refocus, and feel your best. Run, row, lift and lunge in our premium gym, enjoy hydrotherapy in our state-of-the-art spa, complete with infinity pools and rejuvenating salt, sauna and steam rooms. Then connect with friends old and new in the residents' lounge. It's the perfect space to tap into inner wellness.



Photography and Computer Generated Images are indicative only.

Facilities

Ground Floor

On the ground floor, step into a fully equipped, state-of-the-art fitness suite featuring the latest treadmills, rowing machines, spin bikes, and free weights—all designed to power your performance in style. After your workout, unwind in the ambiently lit games room or sink into plush seating in the art-deco inspired cinema lounge, where private screenings offer the perfect escape.



Facilities

First Floor

Ascend to the first floor and discover a sanctuary of next-level luxury, designed exclusively for residents. Here, every detail has been considered to deliver pure relaxation and refined wellness. Immerse yourself in the serene 20-metre pool, then rejuvenate body and mind in the vitality pool. Detox in the salt room, unwind in the steam or sauna, and let the calming atmosphere of the spa lobby melt your stress away.



Site Plan

Bordered by the River Lea on two sides, Heron Wharf brings the outdoors in — offering a daily dose of calm and connection. Head to the lively Makers Square for everything you need, from local favourites to everyday essentials.

KEY

- 01 The Riverside Club
- 02 24-hour Concierge
- 03 Riverside Park
- 04 Sales and Marketing Suite
- 05 Makers Square
- 06 Sainsbury's Local
- 07 Vanquish Estate Agent
- Future Phase
- Completed Phase
- The Heron Collection
- Sales & Marketing Suite

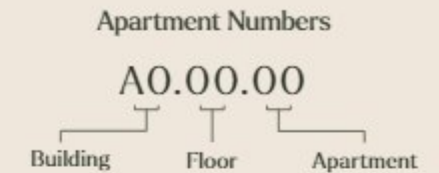


Illustration is not shown to scale and indicative only.

Floor Plans

Floorplan Page Finder

1 Bedroom Apartments



Type	Plot	Level	Bedrooms	Total Area sq.m	Total Area Sq.ft	Page
101	A2-05-04	5	1B2P	50.3	541.4	42
010 H	A2-02-01	2	1B1P	46.6	501.5	41
101	A2-05-03	5	1B2P	50.3	541.4	42
101	A2-10-03	10	1B2P	50.3	541.4	42
010 H	A2-01-01	1	1B1P	46.6	501.5	41
101	A2-12-04	12	1B2P	50.3	541.4	42
009	A1-11-03	11	1B1P	47	503	39
009	A1-12-03	12	1B1P	47	503	39
009	A1-10-03	10	1B1P	47	503	39
010	A1-02-01	2	1B1P	47.9	511	40
009	A1-09-03	9	1B1P	47	503	39
001	A1-06-07	6	1B1P	47.6	512	37
009	A1-13-03	13	1B1P	47	503	39
001 H	A1-08-06	8	1B1P	47.6	511	38
010	A1-01-01	1	1B1P	48	511	40
009	A1-08-03	8	1B1P	47	503	39
001 H	A1-12-06	12	1B1P	47.6	511	38
009	A1-14-03	14	1B1P	47	503	39
001 H	A1-09-06	9	1B1P	47.6	511	38
001 H	A1-14-06	14	1B1P	47.6	511	38
009	A1-07-03	7	1B1P	47	503	39
009	A1-05-04	5	1B1P	47	503	39
001 H	A1-03-07	3	1B1P	47.6	511	38
009	A1-04-04	4	1B1P	47	503	39
001	A1-04-08	4	1B1P	47.6	512	37
001 H	A1-04-07	4	1B1P	47.6	511	38
001	A1-08-07	8	1B1P	47.6	512	37
001	A1-14-07	14	1B1P	47.6	512	37
001	A1-13-07	13	1B1P	47.6	512	37
001 H	A1-13-06	13	1B1P	47.6	511	38
001 H	A1-05-07	5	1B1P	47.6	511	38
001 H	A1-06-06	6	1B1P	47.6	511	38
001	A1-07-07	7	1B1P	47.6	512	37
001	A1-10-07	10	1B1P	47.6	512	37
001 H	A1-02-04	2	1B1P	47.5	511	38
001	A1-05-08	5	1B1P	47.6	512	37
001 H	A1-07-06	7	1B1P	47.6	511	38
001	A1-09-07	9	1B1P	47.6	512	37

Type	Plot	Level	Bedrooms	Total Area sq.m	Total Area Sq.ft	Page
001 H	A1-11-06	11	1B1P	47.6	511	38
001	A1-12-07	12	1B1P	47.6	512	37
101	A2-01-02	1	1B2P	50.3	541.4	42
101	A2-01-03	1	1B2P	50.3	541.4	42
001	A1-03-08	3	1B1P	47.6	512	37
101	A2-02-02	2	1B2P	50.3	541.4	42
101	A2-02-03	2	1B2P	50.3	541.4	42
101	A2-03-03	3	1B2P	50.3	541.4	42
101	A2-03-04	3	1B2P	50.3	541.4	42
115	A2-03-07	3	1B2P	53.6	576.9	43
101	A2-04-03	4	1B2P	50.3	541.4	42
101	A2-04-04	4	1B2P	50.3	541.4	42
115	A2-04-07	4	1B2P	53.6	576.9	43
001 H	A1-10-06	10	1B1P	47.6	511	38
009	A1-03-04	3	1B1P	47	503	39
115	A2-05-07	5	1B2P	53.6	576.9	43
101	A2-06-03	6	1B2P	50.3	541.4	42
101	A2-06-04	6	1B2P	50.3	541.4	42
115	A2-06-07	6	1B2P	53.6	576.9	43
101	A2-07-03	7	1B2P	50.3	541.4	42
101	A2-07-04	7	1B2P	50.3	541.4	42
115	A2-07-07	7	1B2P	53.6	576.9	43
101	A2-08-03	8	1B2P	50.3	541.4	42
101	A2-08-04	8	1B2P	50.3	541.4	42
115	A2-08-07	8	1B2P	53.6	576.9	43
101	A2-09-03	9	1B2P	50.3	541.4	42
101	A2-09-04	9	1B2P	50.3	541.4	42
115	A2-09-07	9	1B2P	53.6	576.9	43
001	A1-11-07	11	1B1P	47.6	512	37
101	A2-10-04	10	1B2P	50.3	541.4	42
115	A2-10-07	10	1B2P	53.6	576.9	43
101	A2-11-03	11	1B2P	50.3	541.4	42
101	A2-11-04	11	1B2P	50.3	541.4	42
115	A2-11-07	11	1B2P	53.6	576.9	43
101	A2-12-03	12	1B2P	50.3	541.4	42
009	A1-06-03	6	1B1P	47	503	39
115	A2-12-07	12	1B2P	53.6	576.9	43

2 Bedroom Apartments

Type	Plot	Level	Bedrooms	Total Area sq.m	Total Area Sq.ft	Page
201H	A1-01-02	1	2BK3P	72.8	780	46
201H	A1-02-02	2	2BK3P	72.8	780	46
201	A1-02-03	2	2BK3P	73.2	785	45
251	A1-03-02	3	2B4P	86.8	930	53
220	A1-03-03	3	2B4P	70.1	755	50
201H	A1-03-05	3	2BK3P	72.8	780	46
201	A1-03-06	3	2BK3P	73.2	785	45
251	A1-04-02	4	2B4P	86.8	930	53
252	A1-04-03	4	2B4P	78.3	841	54
201H	A1-04-05	4	2BK3P	72.8	780	46
201	A1-04-06	4	2BK3P	73.2	785	45
251	A1-05-02	5	2B4P	86.8	930	53
252	A1-05-03	5	2B4P	78.3	841	54
201H	A1-05-05	5	2BK3P	72.8	780	46
201	A1-05-06	5	2BK3P	73.2	785	45
251	A1-06-02	6	2B4P	86.8	930	53
201HI	A1-06-04	6	2BK3P	72.8	780	47
201	A1-06-05	6	2BK3P	73.2	785	45
251	A1-07-02	7	2B4P	86.8	930	53
201HI	A1-07-04	7	2BK3P	72.8	780	47
201	A1-07-05	7	2BK3P	73.2	785	45
251	A1-08-02	8	2B4P	86.8	930	53
201HI	A1-08-04	8	2BK3P	72.8	780	47
201	A1-08-05	8	2BK3P	73.2	785	45
251	A1-09-02	9	2B4P	86.8	930	53
201HI	A1-09-04	9	2BK3P	72.8	780	47
201	A1-09-05	9	2BK3P	73.2	785	45
251	A1-10-02	10	2B4P	86.8	930	53
201HI	A1-10-04	10	2BK3P	72.8	780	47
201	A1-10-05	10	2BK3P	73.2	785	45
251	A1-11-02	11	2B4P	86.8	930	53
201HI	A1-11-04	11	2BK3P	72.8	780	47
201	A1-11-05	11	2BK3P	73.2	785	45
201	A1-12-05	12	2BK3P	73.2	785	45
201	A1-13-05	13	2BK3P	73.2	785	45
201	A1-14-05	14	2BK3P	73.2	785	45
219 WH	A2-01-04	1	2BK3P	67.4	725.4	49
202 WH	A2-01-05	1	2BK3P	73.2	787.9	48
219 WH	A2-02-04	2	2BK3P	67.4	725.4	49
202 WH	A2-02-05	2	2BK3P	73.2	787.9	48
253 H	A2-03-01	3	2B4P	70.5	758.8	57
253	A2-03-02	3	2B4P	70.4	757.7	56

3 Bedroom Apartments

Type	Plot	Level	Bedrooms	Total Area sq.m	Total Area Sq.ft	Page
301	A1-03-01	3	3BK5P	103.5	1111	59
301	A1-04-01	4	3BK5P	103.5	1111	59
301	A1-05-01	5	3BK5P	103.5	1111	59
301	A1-06-01	6	3BK5P	103.5	1111	59
301	A1-07-01	7	3BK5P	103.5	1111	59
301	A1-08-01	8	3BK5P	103.5	1111	59
301	A1-09-01	9	3BK5P	103.5	1111	59
301	A1-10-01	10	3BK5P	103.5	1111	59
301	A1-11-01	11	3BK5P	103.5	1111	59

2 & 3 Bedroom Premium Apartments

Type	Plot	Level	Bedrooms	Total Area sq.m	Total Area Sq.ft	Page
301	A1-12-01	12	3BK5P	103.5	1111	59
251	A1-12-02	12	2B4P	86.8	930	53
201HI	A1-12-04	12	2BK3P	72.8	780	47
301	A1-13-01	13	3BK5P	103.5	1111	59
251	A1-13-02	13	2B4P	86.8	930	53
201HI	A1-13-04	13	2BK3P	72.8	780	47
301	A1-14-01	14	3BK5P	103.5	1111	59
251	A1-14-02	14	2B4P	86.8	930	53
201HI	A1-14-04	14	2BK3P	72.8	780	47

Specification

Kitchen

- Bespoke interior designed fitted kitchens available in 3 palette options*
- Contemporary black ironmongery to cupboard doors and handleless wall units
- Feature lighting to underside of wall units
- Terrazzo countertops and full-height splashbacks
- Matt black monoblock tap and matching 1.5 bowl sink (1.0 bowl sink to apartments A2.01.01 & A2.02.01)
- Fully-integrated appliances including:
 - Bosch single oven (1, 2 and 3 beds only)
 - Bosch microwave (1, 2 and 3 beds only)
 - Bosch combi oven-microwave (to apartments A2.01.01 & A2.02.01)
 - Bosch induction hob
 - Extractor hood
 - Fridge/freezer
 - 60cm dishwasher (1, 2 and 3 beds only)
 - 45cm dishwasher (to apartments A2.01.01 & A2.02.01)
- Freestanding washer/dryer located in utility cupboard
- Bespoke black metal open shelving with decorative ceiling-mounted lighting

Premium apartments

- Fully-integrated appliances including:
 - Miele single oven
 - Miele microwave oven
 - Miele induction hob
 - Extractor hood
 - Fridge/freezer
 - 60cm dishwasher
 - 300W slimline wine cooler (in lieu of 300W base unit cupboard)
- Miele freestanding washer/dryer located in utility cupboard

Bathroom & ensuite

- Interior designed bathroom and ensuite available in 3 pre-selected palette options*
- with tiling to floors and selected walls
- Feature glazed tile to vanity wall and large format tiles to bath/shower walls*
- Bespoke designed vanity storage with custom door pattern, open shelving and ceiling mounted decorative light
- Wall-mounted mirror
- Contemporary white sanitaryware
- Concealed cistern and black dual flush plate
- Glazed bath/shower screen with black frame
- Bath filler and overflow, where bath shown on plan
- Matt black Kohler brassware accessories throughout including:
 - Shower and rail
 - Basin tap
 - Wall-mounted thermostatic mixer
- Shaver socket located in feature cabinet
- Black heated towel rail
- Feature niche to bath and shower

Electrics & lighting

- Toggle light switches
- Black or white metal switches depending on palette colour and location
- USB socket in bedrooms, living room and kitchen
- Provision for SkyQ to the living room and principal bedroom
- HDMI/TV to reception/living room and principal bedroom
- LED downlights throughout
- Lighting to utility and coat cupboards
- Video door entry system
- Entrance to apartment building cores via electronic access control
- Entrance to car park via electronic access control
- CCTV to car park and external communal areas
- Balcony lighting

Wall & floor finishes

- White painted internal walls and ceilings
- Timber effect flooring to hall, kitchen/living room, utility and coat cupboards**
- Carpet to all bedrooms**

Coat cupboards

- High-level shelf with hanging rail* and light (wall-mounted hooks may be applicable dependent on unit type)

Wardrobe

- Bespoke fitted wardrobe to principal bedrooms with sliding doors, high-level shelf, hanging rail and LED strip lighting

Doors & joinery

- Timber effect entry door and painted architrave with multi-point locking system, security chain/ bar and spyhole
- Satin white painted internal doors and architraves
- Matt black ironmongery throughout
- White painted skirting
- Glass door to living room (typically larger 3 bedroom apartment layout)**

Heating & ventilation

- Underfloor heating throughout
- Electric underfloor heating in bathrooms and ensuites
- Communal heating system
- Mechanical Extract Ventilation (MEV)

Optional upgrades

See Sales Consultant for details (options and upgrades subject to cut off dates)



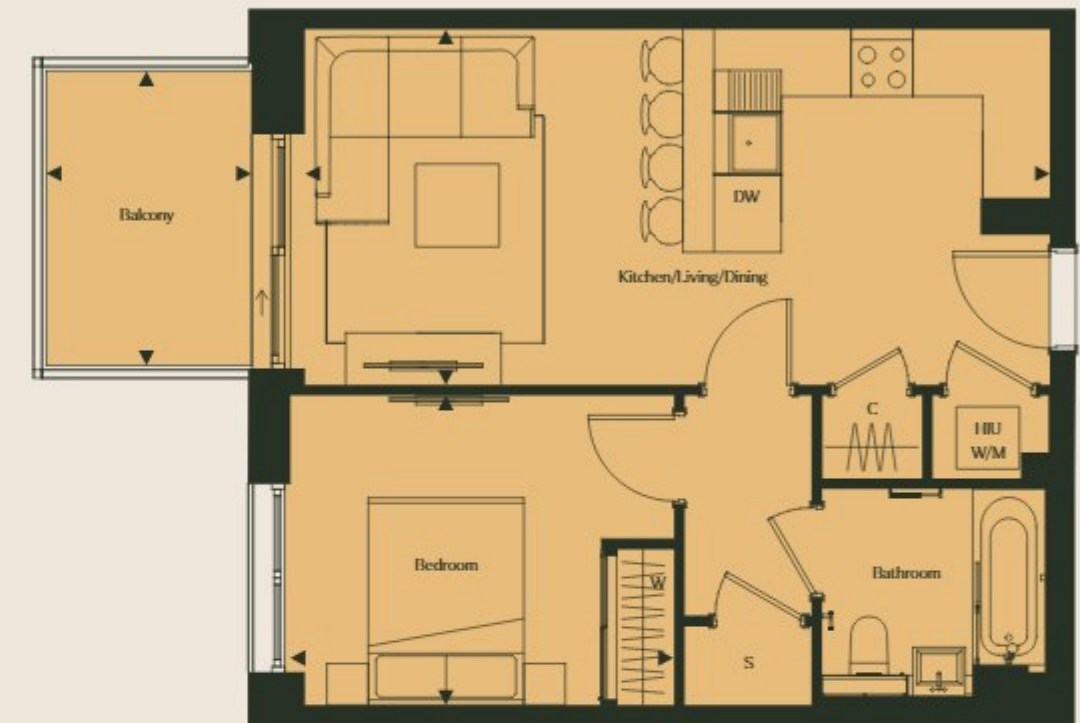
*Computer generated image is indicative only. 3 palette options ranging from Spring, Autumn and Winter have been pre-selected for various apartment types according to cut-off dates. Speak to a sales consultant for more information on the chosen palette. ** Where applicable and layout depending. Your 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. Berkeley Homes reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. Berkeley Homes reserves the right to make these changes as required. A number of choices and options are available to personalize your home.

1

Bedroom Apartments

One Bedroom

Type 001



Key

Locator



- W: Fitted Wardrobe
- U: Utility
- S: Storage
- DW: Dishwasher
- C: Coat Cupboard
- HIU: Heat Interface Unit
- W/M: Washing Machine
- - - : Optional Upgrade

Levels	03-14	
Plots	AL03.08, AL04.08, AL05.08, AL06.07, AL07.07, AL08.07, AL09.07, AL10.07, AL11.07, AL12.07, AL13.07, AL14.07	
Internal Measurements	47.6 m ²	512 sq ft
External Measurements	6.4 m ²	68 sq ft
Kitchen/Living/Dining	7.18 x 3.43 m	23 ft 6" x 11 ft 3"
Bedroom	3.70 x 2.99 m	12 ft 1" x 9 ft 9"
Balcony	2.94 x 2.00 m	9 ft 6" x 6 ft 5"

Apartment layouts provide approximate measurement and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

One Bedroom

Type 001H



Levels	02-14	
Plots	AL02.04, AL03.07, AL04.07, AL05.07, AL06.06, AL07.06, AL08.06, AL09.06, AL10.06, AL11.06, AL12.06, AL13.06, AL14.06	
Internal Measurements	47.5 m ²	511 sq ft
External Measurements	6.4 m ²	68 sq ft
Kitchen/Living/Dining	7.32 x 3.43 m	24 ft 0" x 11 ft 3"
Bedroom	3.70 x 2.99 m	12 ft 1" x 9 ft 9"
Balcony	2.94 x 2.00 m	9 ft 6" x 6 ft 5"

Locator



Key

- W: Fitted Wardrobe
- U: Utility
- S: Storage
- DW: Dishwasher
- C: Coat Cupboard
- HIU: Heat Interface Unit
- W/M: Washing Machine
- [Dashed Box]: Optional Upgrade

Apartment layouts provide approximate measurement and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

One Bedroom

Type 009



Levels	03-14	
Plots	AL03.04, AL04.04, AL05.04, AL06.03, AL07.03, AL08.03, AL09.03, AL10.03, AL11.03, AL12.03, AL13.03, AL14.03	
Internal Measurements	46.7 m ²	503 sq ft
External Measurements	6.3 m ²	68 sq ft
Kitchen/Living/Dining	6.09 x 3.78 m	19 ft 11" x 12 ft 4"
Bedroom	5.03 x 3.42 m	16 ft 6" x 11 ft 2"
Balcony	2.88 x 2.08 m	6 ft 8" x 6 ft 5"

Locator



Key

- W: Fitted Wardrobe
- U: Utility
- S: Storage
- DW: Dishwasher
- C: Coat Cupboard
- HIU: Heat Interface Unit
- W/M: Washing Machine
- [Dashed Box]: Optional Upgrade

Apartment layouts provide approximate measurement and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

One Bedroom

Type 010



Key

Locator



- W: Fitted Wardrobe
- U: Utility
- S: Storage
- DW: Dishwasher
- C: Coat Cupboard
- IHU: Heat Interface Unit
- W/M: Washing Machine
- [Dashed Box]: Optional Upgrade

Apartment layouts provide approximate measurement and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

Levels	01-02	
Plots	A1.01.01, A1.02.01	
Internal Measurements	47.5 m ²	511 sq ft
External Measurements	5.7 m ²	61 sq ft
Kitchen	2.73 x 2.20 m	8 ft 11" x 7 ft 2"
Living/Dining	4.90 x 3.53 m	16 ft 0" x 11 ft 6"
Bedroom	3.54 x 2.75 m	11 ft 7" x 9 ft 0"
Balcony	2.86 x 1.84 m	9 ft 3" x 6 ft

One Bedroom

Type 010H



Key

Locator



- W: Fitted Wardrobe
- U: Utility
- S: Storage
- DW: Dishwasher
- C: Coat Cupboard
- IHU: Heat Interface Unit
- W/M: Washing Machine
- [Dashed Box]: Optional Upgrade

Apartment layouts provide approximate measurement and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

Levels	01-02	
Plots	A2.01.01, A2.02.01	
Internal Measurements	46.6 m ²	501 sq ft
External Measurements	5.7 m ²	61 sq ft
Kitchen	3.86 x 2.74 m	12 ft 7" x 8 ft 11"
Living/Dining	4.93 x 3.53 m	16 ft 2" x 11 ft 6"
Bedroom	3.54 x 2.75 m	11 ft 7" x 9 ft 0"
Balcony	2.86 x 1.84 m	9 ft 3" x 6 ft

One Bedroom

Type 101



Key

- W: Fitted Wardrobe
- U: Utility
- S: Storage
- DW: Dishwasher
- C: Coat Cupboard
- IHU: Heat Interface Unit
- W/M: Washing Machine
- [Dashed Box]: Optional Upgrade

Locator



Apartment layouts provide approximate measurement and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

Levels	01-12	
Plots	A2.01.02, A2.01.03, A2.02.02, A2.02.03, A2.03.03, A2.03.04, A2.04.03, A2.04.04, A2.05.03, A2.05.04, A2.06.03, A2.06.04, A2.07.03, A2.07.04, A2.08.03, A2.08.04, A2.09.03, A2.09.04, A2.10.03, A2.10.04, A2.11.03, A2.11.04, A2.12.03, A2.12.04	
Internal Measurements	50.3 m ²	541 sq ft
External Measurements	7.2 m ²	77 sq ft
Kitchen/Living/Dining	7.18 x 3.82 m	23 ft 6" x 12 ft 6"
Bedroom	3.84 x 3.00 m	12 ft 7" x 9 ft 10"
Balcony	3.65 x 1.87 m	11 ft 9" x 5 ft 9"

One Bedroom

Type 115



Key

- W: Fitted Wardrobe
- U: Utility
- S: Storage
- DW: Dishwasher
- C: Coat Cupboard
- IHU: Heat Interface Unit
- W/M: Washing Machine
- [Dashed Box]: Optional Upgrade

Locator



Apartment layouts provide approximate measurement and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

Levels	03-12	
Plots	A2.03.07, A2.04.07, A2.05.07, A2.06.07, A2.07.07, A2.08.07, A2.09.07, A2.10.07, A2.11.07, A2.12.07	
Internal Measurements	53.6 m ²	577 sq ft
External Measurements	6.0 m ²	64 sq ft
Kitchen/Living/Dining	7.18 x 4.49 m	23 ft 6" x 14 ft 8"
Bedroom	3.70 x 3.41 m	12 ft 1" x 11 ft 2"
Balcony	3.10 x 1.80 m	10 ft 1" x 5 ft 9"

2 Bedroom Apartments

Two Bedroom Type 201



Levels	02-14	
Plots	A102.03, A103.06, A104.06, A105.06, A106.05, A107.05, A108.05, A109.05, A110.05, A111.05, A112.05, A113.05, A114.05	
Internal Measurements	72.9 m ²	785 sq ft
External Measurements	6.8 m ²	73 sq ft
Kitchen/Living/Dining	8.12 x 3.36 m	26 ft 7" x 11 ft 0"
Primary Bedroom	5.03 x 2.78 m	16 ft 6" x 9 ft 1"
Bedroom 2	3.55 x 3.00 m	11 ft 7" x 9 ft 10"
Balcony	3.29 x 1.93 m	10 ft 7" x 6 ft 3"

Key

W: Fitted Wardrobe
U: Utility
S: Storage
DW: Dishwasher
C: Coat Cupboard
HIU: Heat Interface Unit
W/M: Washing Machine
[Dashed Box]: Optional Upgrade

Locator

Apartment layouts provide approximate measurement and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

Two Bedroom

Type 201H



Key

- W: Fitted Wardrobe
- U: Utility
- S: Storage
- DW: Dishwasher
- C: Coat Cupboard
- HBU: Heat Interface Unit
- W/M: Washing Machine
- Optional Upgrade

Locator



Apartment layouts provide approximate measurement and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

Levels	01-05	
Plots	A1.01.02, A1.02.01, A1.03.05, A1.04.05, A1.05.05	
Internal Measurements	72.5 m ²	780 sq ft
External Measurements	6.8 m ²	73 sq ft
Kitchen/Living/Dining	8.12 x 3.58 m	26 ft 7" x 11 ft 8"
Primary Bedroom	5.03 x 2.75 m	16 ft 6" x 9 ft 0"
Bedroom 2	3.55 x 2.96 m	11 ft 7" x 9 ft 8"
Balcony	3.29 x 1.93 m	10 ft 7" x 6 ft 3"

Two Bedroom

Type 201H1



Key

- W: Fitted Wardrobe
- U: Utility
- S: Storage
- DW: Dishwasher
- C: Coat Cupboard
- HBU: Heat Interface Unit
- W/M: Washing Machine
- Optional Upgrade

Locator



Apartment layouts provide approximate measurement and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

Levels	06-14	
Plots	A1.06.04, A1.07.04, A1.08.04, A1.09.04, A1.10.04, A1.11.04, A1.12.04, A1.13.04, A1.14.04	
Internal Measurements	72.5 m ²	780 sq ft
External Measurements	6.8 m ²	73 sq ft
Kitchen/Living/Dining	8.12 x 3.58 m	26 ft 7" x 11 ft 8"
Primary Bedroom	5.03 x 2.75 m	16 ft 6" x 9 ft 0"
Bedroom 2	3.55 x 2.96 m	11 ft 7" x 9 ft 8"
Balcony	3.29 x 1.93 m	10 ft 7" x 6 ft 3"

Two Bedroom

Type 202 ♿



Levels	01-12	
Plots	A2.01.05, A2.02.05, A2.03.06, A2.04.06, A2.05.06, A2.06.06, A2.07.06, A2.08.06, A2.09.06, A2.10.06, A2.11.06, A2.12.06	
Internal Measurements	73.2 m ²	788 sq ft
External Measurements	6.0 m ²	64 sq ft
Kitchen/Living/Dining	6.15 x 5.09 m	20 ft 2" x 16 ft 8"
Primary Bedroom	4.36 x 3.10 m	14 ft 3" x 10 ft 2"
Bedroom 2	3.61 x 2.79 m	11 ft 10" x 9 ft 1"
Balcony	3.10 x 1.80 m	10 ft 1" x 5 ft 9"

Locator



Key

- W: Fitted Wardrobe
- U: Utility
- S: Storage
- DW: Dishwasher
- C: Coat Cupboard
- IHU: Heat Interface Unit
- W/M: Washing Machine
- [Dashed Box]: Optional Upgrade

Apartment layouts provide approximate measurement and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

Two Bedroom

Type 219 ♿



Levels	01-08	
Plots	A2.01.04, A2.02.04, A2.03.05, A2.04.05, A2.05.05, A2.06.05, A2.07.05, A2.08.05	
Internal Measurements	67.4 m ²	725 sq ft
External Measurements	6.0 m ²	64 sq ft
Kitchen/Living/Dining	5.39 x 5.13 m	17 ft 8" x 16 ft 9"
Primary Bedroom	4.18 x 3.20 m	13 ft 8" x 10 ft 5"
Bedroom 2	3.62 x 2.75 m	11 ft 10" x 9 ft 0"
Balcony	3.10 x 1.80 m	10 ft 1" x 5 ft 9"

Locator



Key

- W: Fitted Wardrobe
- U: Utility
- S: Storage
- DW: Dishwasher
- C: Coat Cupboard
- IHU: Heat Interface Unit
- W/M: Washing Machine
- [Dashed Box]: Optional Upgrade

Apartment layouts provide approximate measurement and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

Two Bedroom

Type 220



Level	03	
Plot	A1.03.03	
Internal Measurements	70.1 m ²	755 sq ft
External Measurements	14.5 m ²	156 sq ft
Kitchen/Dining	4.77 x 3.44 m	15 ft 7" x 11 ft 3"
Living	3.85 x 3.71 m	12 ft 7" x 12 ft 2"
Primary Bedroom	4.13 x 3.04 m	13 ft 6" x 9 ft 11"
Bedroom 2	3.00 x 2.75 m	9 ft 10" x 9 ft 0"
Balcony	3.49 x 2.04 m	11 ft 4" x 6 ft 6"
Terrace	4.01 x 1.73 m	13 ft 1" x 5 ft 8"

Locator



Key

- W: Fitted Wardrobe
- U: Utility
- S: Storage
- DW: Dishwasher
- C: Coat Cupboard
- IHU: Heat Interface Unit
- W/M: Washing Machine
- [Dashed Box]: Optional Upgrade

Apartment layouts provide approximate measurement and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

Two Bedroom

Type 220H



Level	03	
Plot	A2.03.08	
Internal Measurements	70.2 m ²	756 sq ft
External Measurements	14.5 m ²	156 sq ft
Kitchen/Dining	4.77 x 3.44 m	15 ft 7" x 11 ft 3"
Living	3.85 x 3.71 m	12 ft 7" x 12 ft 2"
Primary Bedroom	4.13 x 3.04 m	13 ft 6" x 9 ft 11"
Bedroom 2	3.00 x 2.75 m	9 ft 10" x 9 ft 0"
Balcony	3.49 x 2.04 m	11 ft 4" x 6 ft 6"
Terrace	4.01 x 1.73 m	13 ft 1" x 5 ft 8"

Locator



Key

- W: Fitted Wardrobe
- U: Utility
- S: Storage
- DW: Dishwasher
- C: Coat Cupboard
- IHU: Heat Interface Unit
- W/M: Washing Machine
- [Dashed Box]: Optional Upgrade

Apartment layouts provide approximate measurement and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

Two Bedroom

Type 224



Levels	09-12	
Plots	A2.09.05, A2.10.05, A2.11.05, A2.12.05	
Internal Measurements	67.4 m ²	725 sq ft
External Measurements	6 m ²	64 sq ft
Kitchen/Living/Dining	5.61 x 4.64 m	18 ft 4" x 15 ft 2"
Primary Bedroom	3.93 x 3.38 m	12 ft 10" x 11 ft 1"
Bedroom 2	4.79 x 2.98 m	15 ft 8" x 9 ft 9"
Balcony	3.10 x 1.80 m	10 ft 1" x 5 ft 9"

Locator



Key

- W: Fitted Wardrobe
- U: Utility
- S: Storage
- DW: Dishwasher
- C: Coat Cupboard
- IHU: Heat Interface Unit
- W/M: Washing Machine
- [Dashed Box]: Optional Upgrade

Apartment layouts provide approximate measurement and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

Two Bedroom

Type 251



Levels	03-14	
Plots	A1.03.02, A1.04.02, A1.05.02, A1.06.02, A1.07.02, A1.08.02, A1.09.02, A1.10.02, A1.11.02, A1.12.02, A1.13.02, A1.14.02	
Internal Measurements	86.4 m ²	930 sq ft
External Measurements	9.5 m ²	102 sq ft
Kitchen/Dining	5.02 x 3.28 m	16 ft 5" x 10 ft 9"
Living	5.21 x 3.97 m	17 ft 1" x 13 ft 0"
Primary Bedroom	3.74 x 3.09 m	12 ft 3" x 10 ft 1"
Bedroom 2	3.87 x 3.49 m	12 ft 8" x 11 ft 5"
Balcony	4.33 x 2.00 m	14 ft 2" x 6 ft 5"

Locator



Key

- W: Fitted Wardrobe
- U: Utility
- S: Storage
- DW: Dishwasher
- C: Coat Cupboard
- IHU: Heat Interface Unit
- W/M: Washing Machine
- [Dashed Box]: Optional Upgrade

Apartment layouts provide approximate measurement and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

Two Bedroom

Type 252



Key

- W: Fitted Wardrobe
- U: Utility
- S: Storage
- DW: Dishwasher
- C: Coat Cupboard
- HU: Heat Interface Unit
- W/M: Washing Machine
- [Dashed Box]: Optional Upgrade

Locator



Apartment layouts provide approximate measurement and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

Levels	04-05	
Plots	A1.04.03, A1.05.03	
Internal Measurements	78.1 m ²	841 sq ft
External Measurements	7.5 m ²	81 sq ft
Kitchen/Dining	3.92 x 3.77 m	12 ft 10" x 12 ft 4"
Living	4.57 x 3.77 m	14 ft 11" x 12 ft 4"
Primary Bedroom	3.83 x 3.12 m	12 ft 6" x 10 ft 2"
Bedroom 2	3.40 x 3.12 m	11 ft 1" x 10 ft 2"
Balcony	4.49 x 2.04 m	14 ft 7" x 6 ft 6"

Two Bedroom

Type 252H



Key

- W: Fitted Wardrobe
- U: Utility
- S: Storage
- DW: Dishwasher
- C: Coat Cupboard
- HU: Heat Interface Unit
- W/M: Washing Machine
- [Dashed Box]: Optional Upgrade

Locator



Apartment layouts provide approximate measurement and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

Levels	04-05	
Plots	A2.04.08, A2.05.08	
Internal Measurements	78 m ²	839 sq ft
External Measurements	7.5 m ²	81 sq ft
Kitchen/Dining	4.57 x 3.77 m	14 ft 11" x 12 ft 4"
Living	3.92 x 3.77 m	12 ft 10" x 12 ft 4"
Primary Bedroom	3.83 x 3.12 m	12 ft 6" x 10 ft 2"
Bedroom 2	3.40 x 3.12 m	11 ft 1" x 10 ft 2"
Balcony	4.49 x 2.04 m	14 ft 7" x 6 ft 6"

Two Bedroom

Type 253



Levels	03-12	
Plots	A2.03.02, A2.04.02, A2.05.02, A2.06.02, A2.07.02, A2.08.02, A2.09.02, A2.10.02, A2.11.02, A2.12.02	
Internal Measurements	70.4 m ²	758 sq ft
External Measurements	7.7 m ²	83 sq ft
Kitchen	3.58 x 2.76 m	11 ft 8" x 9 ft 0"
Living/Dining	5.05 x 3.47 m	16 ft 6" x 11 ft 4"
Primary Bedroom	5.08 x 2.94 m	16 ft 8" x 9 ft 7"
Bedroom 2	4.02 x 2.75 m	13 ft 2" x 9 ft 0"
Balcony	4.04 x 1.79 m	13 ft 2" x 5 ft 8"

Locator



Key

- W: Fitted Wardrobe
- U: Utility
- S: Storage
- DW: Dishwasher
- C: Coat Cupboard
- IHU: Heat Interface Unit
- W/M: Washing Machine
- [Dashed Box]: Optional Upgrade

Apartment layouts provide approximate measurement and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

Two Bedroom

Type 253H



Levels	03-12	
Plots	A2.03.01, A2.04.01, A2.05.01, A2.05.01, A2.07.01, A2.08.01, A2.09.01, A2.10.01, A2.11.01, A2.12.01	
Internal Measurements	70.5 m ²	759 sq ft
External Measurements	7.7 m ²	83 sq ft
Kitchen	3.58 x 2.76 m	11 ft 8" x 9 ft 0"
Living/Dining	5.03 x 3.47 m	16 ft 6" x 11 ft 4"
Primary Bedroom	5.08 x 2.94 m	16 ft 8" x 9 ft 7"
Bedroom 2	4.03 x 2.75 m	13 ft 2" x 9 ft 0"
Balcony	4.04 x 1.79 m	13 ft 2" x 5 ft 8"

Locator



Key

- W: Fitted Wardrobe
- U: Utility
- S: Storage
- DW: Dishwasher
- C: Coat Cupboard
- IHU: Heat Interface Unit
- W/M: Washing Machine
- [Dashed Box]: Optional Upgrade

Apartment layouts provide approximate measurement and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

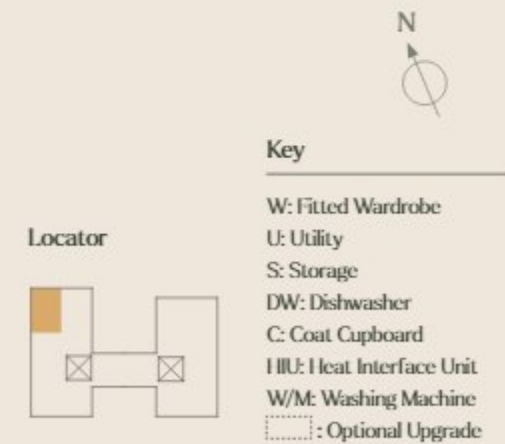
3

Bedroom Apartments

Three Bedroom Type 301



Levels	03-14	
Plots	AL03.01, AL04.01, AL05.01, AL06.01, AL07.01, AL08.01, AL09.01, AL10.01, AL11.01, AL12.01, AL13.01, AL14.01	
Internal Measurements	103.2 m ²	1,111 sq ft
External Measurements	10.3 m ²	111 sq ft
Kitchen/Dining	4.99 x 4.49 m	16 ft 4" x 14 ft 8"
Living	4.42 x 3.69 m	14 ft 6" x 12 ft 1"
Primary Bedroom	5.43 x 2.75 m	17 ft 9" x 9 ft 0"
Bedroom 2	3.93 x 2.75 m	12 ft 10" x 9 ft 0"
Bedroom 3	3.93 x 2.55 m	12 ft 10" x 8 ft 4"
Balcony	5.02 x 1.88 m	16 ft 4" x 6 ft 1"



Apartment layouts provide approximate measurement and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

The Berkeley Difference

Designed for life

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance wellbeing and quality of life for residents and visitors. Where people feel a sense of community.

Customers drive all our decisions

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need — well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions. And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

Choice and diversity

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast — we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.



Proud to be a member of the
Berkeley Group of Companies

Quality first to last

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

Green living

For Berkeley, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

Commitment to the future

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.

Berkeley
Designed for life

St Edward
Designed for life

St George
Designed for life

St James
Designed for life

St William
Designed for life

St Joseph
Designed for life



My Home Plus

MyHome Plus is a new online service that is designed to help you manage key aspects of your new home at any time from anywhere around the world. This section provides you with a step-by-step guide to the buying process from reservation through to completion, moving in and warranty.



At each milestone, the buying process section advises on the next steps so that you can be absolutely clear on your current position and what to expect next.

1. Filing cabinet

In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.

2. Meet the team

This section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can email any member of the team directly via this section.

3. Options & choices selection

We are able to offer some choices on certain internal finishes of your new home. Whether this option is available to you will depend on what stage of construction the property has reached at the time of you making your reservation. See the next steps section for further detail on this.

4. Construction progress

Under this section, regular updates on the construction of your new property will be provided, keeping you up to date on the progress on site and the local area. Your Customer Service Manager will issue regular newsletters and photographs to this section throughout your journey.

Sign in by visiting

berkeleygroup.co.uk/my-home/sign-in

NEXT STEPS

1. Your Sales Consultant will send you a link that you will need to activate to access MyHome Plus. The link will require you to set a password for access.
2. Customer Service will then be in touch to invite you in to our Show Apartment to view the interior selections available for the internal finishes that you have an option to select. If you cannot make it to the appointment, the options can be discussed over the telephone and selected via MyHome Plus. Customer Service will need to receive your choices selection by the deadline date, which will be given in advance



Transforming Tomorrow

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a longterm, positive impact that is good for our customers, the communities we touch, our business and the world around us.



OUR VISION
2030
TRANSFORMING TOMORROW

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten-year plan which sets out how we will achieve this.

Please scan this QR code for more information on how we are Transforming Tomorrow.



Transforming places

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



Transforming futures

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.



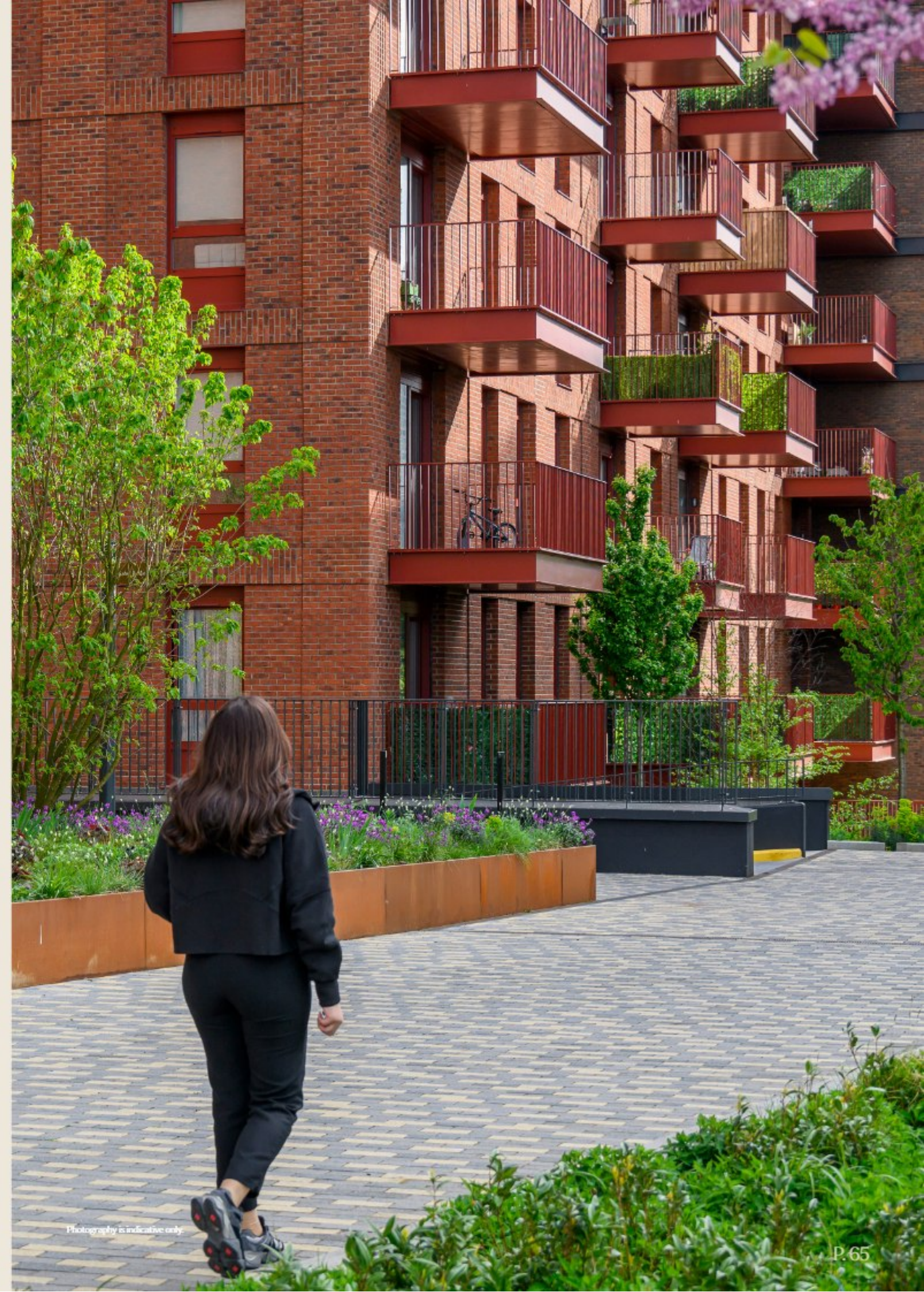
Transforming nature

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



Transforming lifestyles

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



Photography is indicative only.



Photography is indicative only

Sustainability

People, planet, prosperity

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the longterm health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Heron Wharf.

Nature and biodiversity

Parkland, trees, flowers, living roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone, even in the heart of the city. They are all part of our commitment to net biodiversity gain on our developments. Within and around Heron Wharf, we have created natural habitats that encourage wildlife to flourish. We are working with LDA Design to engage residents in the natural landscapes that we have created.

Waste and recycling

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

Water efficiency

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily. Individual homes and apartment buildings also benefit from rainwater harvesting, which is used in gardens and landscaped areas.

Energy efficiency

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness. All lighting is low energy and kitchen appliances are selected to deliver high levels of energy efficiency, fitted with mechanical ventilation units with heat recovery (MVHR). All lighting is low energy and the majority of kitchen appliances are A++/A+/A rated.

Sustainable Materials

We commit to sourcing the materials for the construction of our buildings in a sustainable and responsible way. All timber and woodbased products used to build your home should be certified to either the Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC) scheme. This means it will have come from a responsibly managed forest. Our focus on materials doesn't just stop there – as a business we are committed to measuring and reducing the embodied carbon of our buildings, which where possible, includes sourcing low carbon materials, and those with high levels of recycled content.

Noise reduction

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

Clean air

It is hard to avoid polluted air, particularly in our cities. Throughout Heron Wharf we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we also provide mechanical ventilation to filter the internal air.

Sustainable transport

East India DLR station is a 10 minute walk and Canning Town underground station is a 16 minute walk.

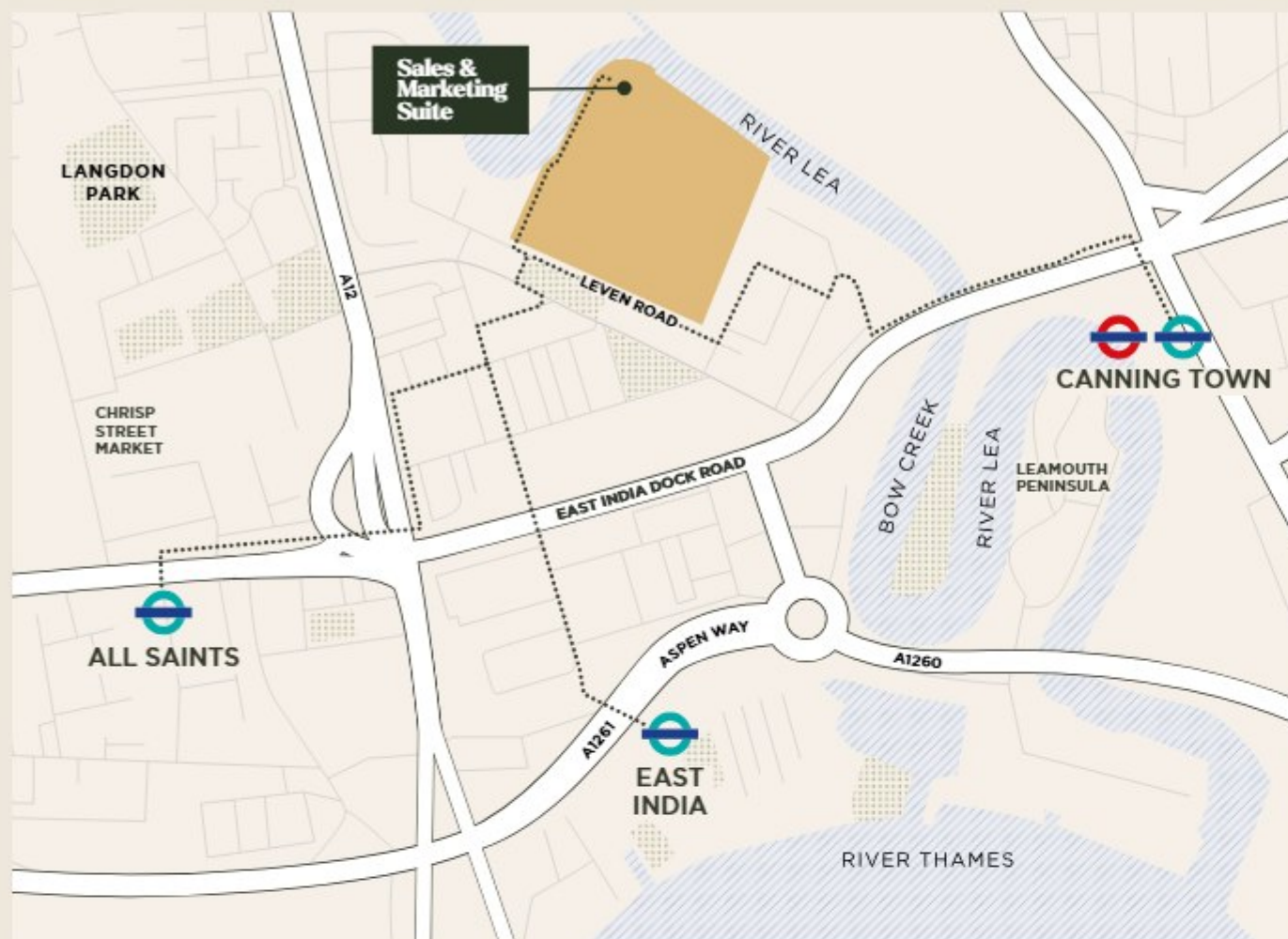
We also provide cycle paths, secure cycle parks and car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. Promoting walking and cycling as methods of transport also helps encourage healthier lifestyles.

Stewardship

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with residents to ensure the development remains in pristine condition.

Future-proof design

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand how we can adapt to future climate change in our future designs.



Contact us

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or book a virtual viewing:

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Monday – Saturday 10am – 6pm
Sunday and Bank Holidays 10am – 4pm

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OUR VISION
2030
TRANSFORMING YOUR CITY

Berkeley
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**CONSUMER
CODE**
Approved by the
Consumer Code

APPROVED CODE
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Satisfaction**
Award

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Satisfaction**
Award

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www.heronwharfe14.co.uk



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