

BALANCE  
by  
DESIGN

BALANCE BY DESIGN

TRILLIUM  
LONDON W2

Berkeley  
Designed for life

THE BURTON

Berkeley  
Designed for life



TRILLIUM

LONDON W2

03

# DISCOVER *home*

Embrace a redefined lifestyle experience by Berkeley, where tranquil living effortlessly belongs in the vibrancy of the city.

Enter a thoughtful balance of exclusive amenities, crafted interiors and a heightened sense of well-being.



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| STEP INSIDE           |    |    |

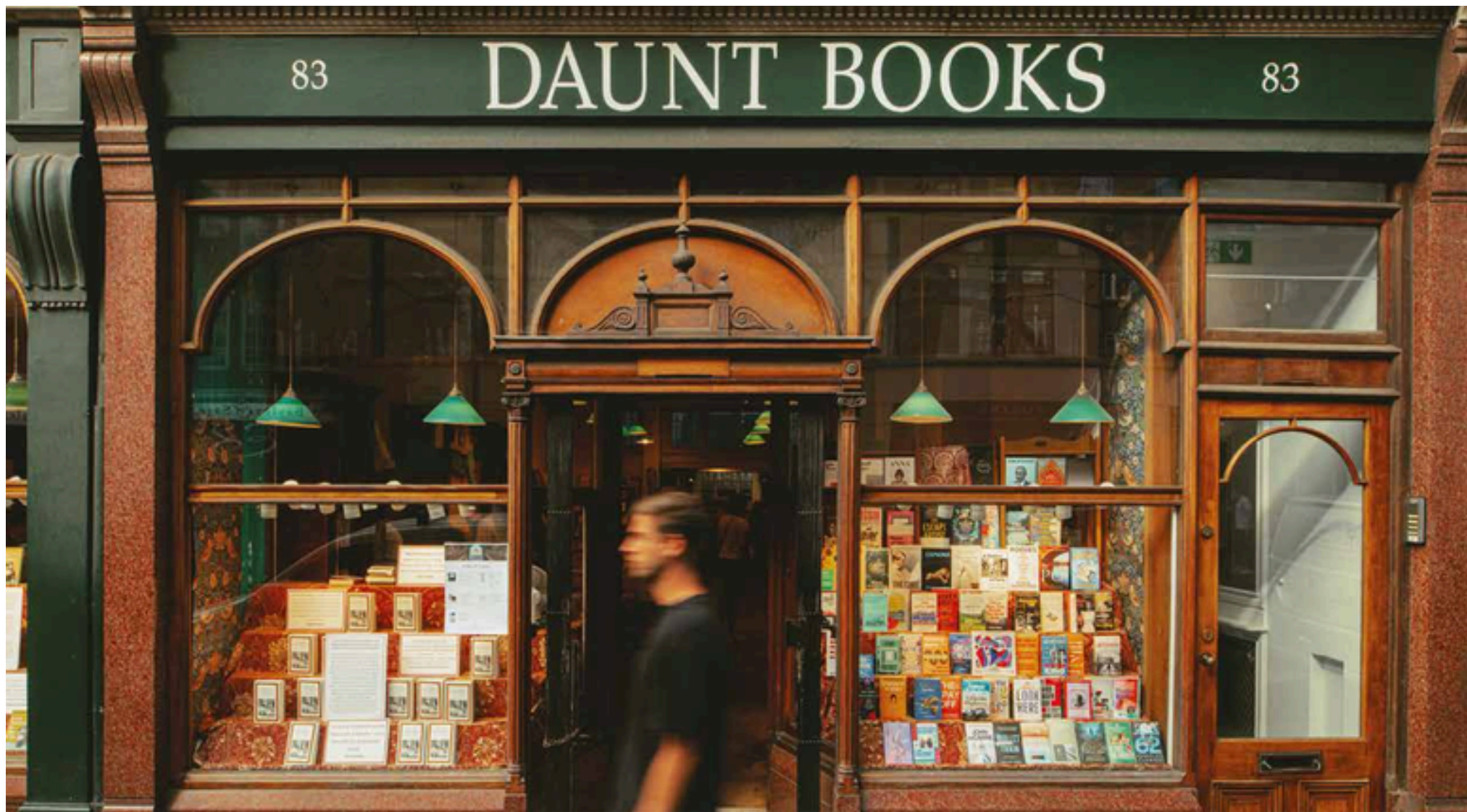


# THE *location*

04

Located on the edge of London's vibrant West End, Trillium offers an ideal blend of urban convenience and serene living. Its prime location and exceptional connectivity ensures that every essential amenity is within easy reach, providing the perfect balance of cosmopolitan energy and a tranquil retreat.





06



MARYLEBONE HIGH STREET



07

## UNIQUE LIVING

Enjoy an abundance of artisan cafés, bars and restaurants, green spaces, cultural sights and entertainment, all within walking distance of Trillium. Meander through the enchanting canals and waterside cafés of Little Venice, or explore the vibrant neighbourhoods of Mayfair and Soho, a hub for designer brands, acclaimed theatres, and renowned cultural institutions.

In the nearby area of Marylebone, enjoy cobbled streets filled with independent boutiques and charming cafés, offering a unique blend of high-end fashion and local craftsmanship in a quaint, village-like atmosphere.

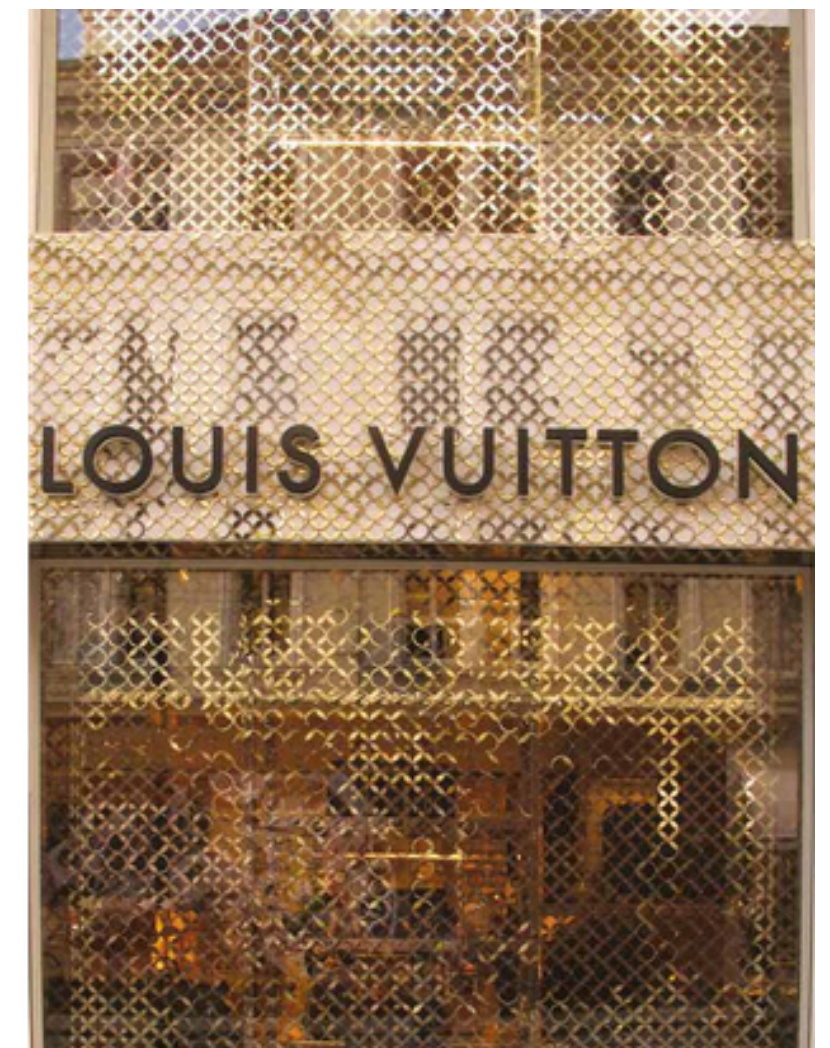
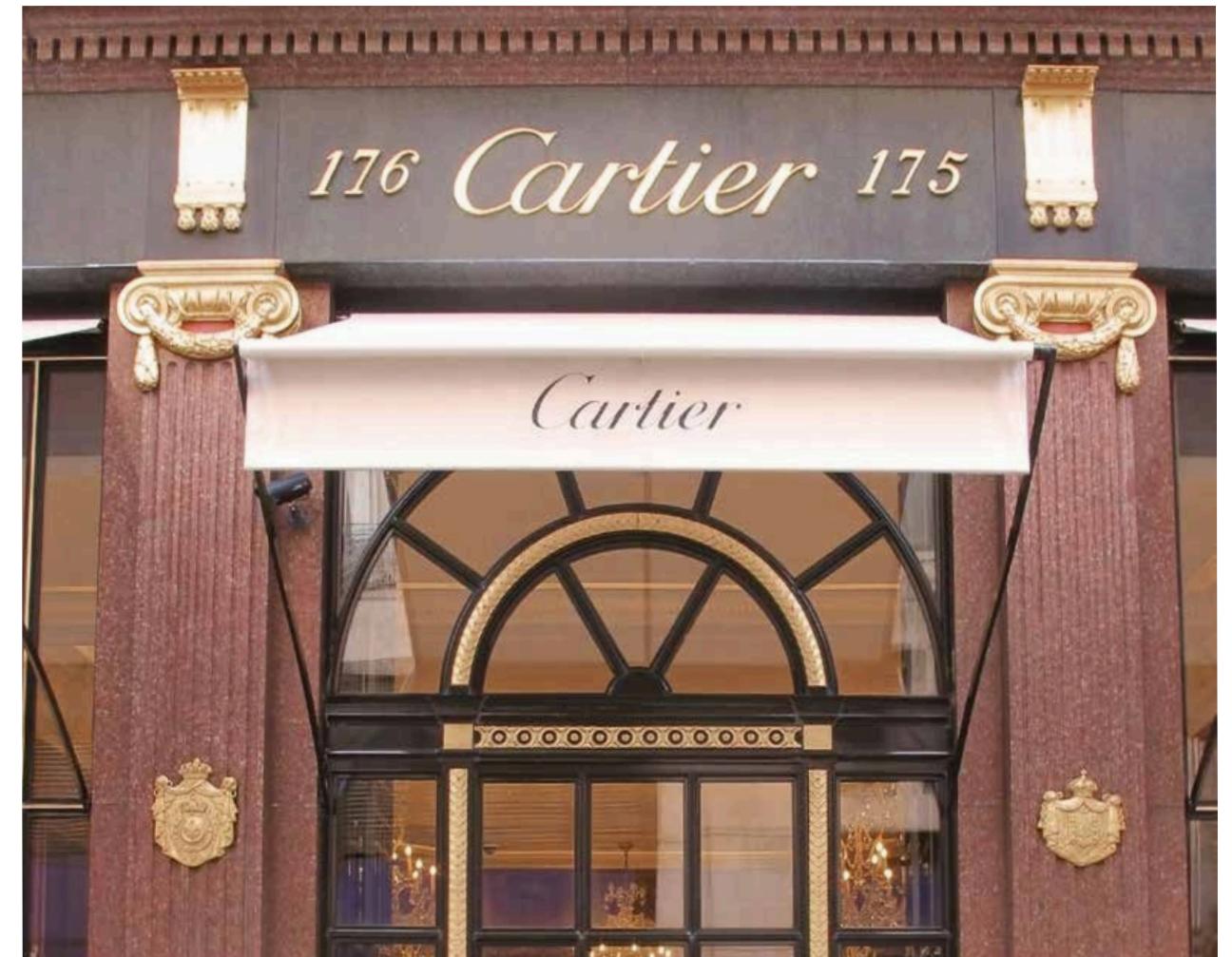


# EXCEPTIONAL *retail*

08

For those looking to explore London's retail landscape, the city's most iconic shopping locations are on your doorstep.

On New Bond Street, the heart of high-end fashion, you'll find flagship stores for prestigious brands such as Dior, Cartier, and Louis Vuitton, offering the latest in couture and timeless elegance. Just a short walk away, Oxford Street pulses with energy, home to renowned department stores like Selfridges and an array of global luxury labels.



09



Regent's Park



Marylebone



TRILLIUM  
LONDON W 2

Bond Street



King's College  
London

University  
Of Westminster

Marble Arch /  
Hyde Park

Palace Of  
Westminster



Little Venice

Paddington  
Green

Selfridges

London Eye

Paddington  
Basin

Paddington  
Station







# CtOoNtheN cEitCy BEYOND



Trillium’s central location and close proximity to major transport hubs ensures fast and easy connections wherever your destination. Edgware Road station, with its four Underground lines, is just a minute’s walk from the development, while nearby Paddington station provides direct links to Heathrow Airport via the newly opened Elizabeth Line and the Heathrow Express.



# PERFECTLY *positioned*



WALKING



DRIVING



PUBLIC TRANSPORT

Edgware Road Station

**01**

Minute

Marble Arch

**08**

Minutes

Paddington Station

**04**

Minutes

Paddington Basin

**05**

Minutes

Marylebone High Street

**10**

Minutes

Oxford Circus\*

**18**

Minutes

Paddington Station

**08**

Minutes

Victoria & Albert Museum

**15**

Minutes

Bond Street\*

**22**

Minutes

Little Venice

**15**

Minutes

Buckingham Palace

**15**

Minutes

Waterloo\*

**15**

Minutes

Regent's Park

**17**

Minutes

The Royal Albert Hall

**18**

Minutes

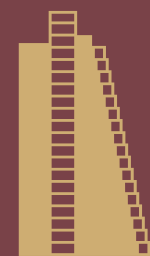
Heathrow\*

**31**

Minutes

All distances or journey / travel times listed above are approximate and may not be direct.  
Where applicable, times have been established using relevant sources ([maps.google.co.uk/nationalrail.co.uk](https://maps.google.co.uk/nationalrail.co.uk) and <https://tfl.gov.uk/>).  
\*These destinations are not direct.

# EDmeUetCs A TI ON CONVENIENCE



IMPERIAL  
COLLEGE  
LONDON  
RANKED  
UNIVERSITY OF THE  
YEAR FOR GRADUATE  
EMPLOYMENT.\*1

16

**11%** OF GLOBAL  
INTERNATIONAL  
STUDENTS ARE ATTRACTED  
TO STUDYING IN THE UK,  
OUTSHINING CITIES LIKE  
SINGAPORE, NEW YORK  
AND DUBAI.\*2



UNIVERSITY  
OF  
LONDON  
UNIVERSITY RANKED  
OF THE YEAR **2024**\*3

**40%** OF THE  
WORLD'S TOP  
UNIVERSITIES ARE IN  
THE UK INCLUDING  
CAMBRIDGE & OXFORD.\*2

\*1 The Times and Sunday Times Good University Guide 2025

\*2 Oxford Economics Report

\*3 The Times and Sunday Times Good University Guide 2024



With prestigious schools and universities  
close to home, residents benefit from a vibrant  
educational landscape at their doorstep.

17

| UNIVERSITIES               | DISTANCE | TUBE * 4 | CAR* 4 |
|----------------------------|----------|----------|--------|
| University College London  | 2.74 km  | 07       | 11     |
| University of London       | 2.74 km  | 09       | 11     |
| University of Westminster  | 2.57 km  | 11       | 10     |
| London Business School     | 1.77 km  | 12       | 08     |
| Imperial College London    | 3.38 km  | 19       | 10     |
| King's College London      | 5.31 km  | 24       | 23     |
| London School of Economics | 4.82 km  | 32       | 24     |



Scan to discover the  
full Education Guide

\*4 Time in minutes

# AiNn tO heA hSealSrt of LONDON

18

Positioned between Hyde Park and Regent’s Park, Trillium is a welcome addition to the landscape of green spaces and public realm in the residential oasis that is Paddington Green. Whether meandering through peaceful gardens, taking a morning run along tree-lined avenues, or relaxing by the calm canals, Trillium serves as a perfect gateway to London’s most cherished natural sanctuaries.





MAIDA VALE

LORD'S CRICKET GROUND

THE REGENT'S PARK

EUSTON

EUSTON SQUARE

WARREN STREET

GREAT PORTLAND STREET

REGENT'S PARK

BAKER STREET

MARYLEBONE

MARYLEBONE HIGH ST

EDGWARE ROAD

MERCHANT SQUARE

PADDINGTON BASIN

PADDINGTON

PADDINGTON

MARYLEBONE

THE UNIVERSITY OF WESTMINSTER

THE BRITISH MUSEUM

SOHO

SELFRIDGES

OXFORD CIRCUS

BOND STREET

LIBERTY LONDON

MAYFAIR

NEW BOND STREET

LEICESTER SQUARE

PICCADILLY CIRCUS

THE NATIONAL GALLERY

TRAFALGAR SQUARE

ST. JAMES'S

THE RITZ

GREEN PARK

GREEN PARK

ST. JAMES'S PARK

MARBLE ARCH

MARBLE ARCH

HYDE PARK

KENSINGTON GARDENS

IMPERIAL COLLEGE LONDON

KENSINGTON PALACE

KEY Landmarks Shopping Education Entertainment Transport

Map is not to scale and shows approximate locations only.

# TRILLIUM

Rising elegantly beside Paddington Green, Trillium offers residents stunning views of the London skyline. The development features Mannhattans, 1-4 bedroom apartments, and penthouses, all enhanced by exceptional amenities, landscaped public spaces and thoughtfully designed outdoor areas.



# ELEurVbAanT

## LIVING

Joining the esteemedWest  
End Gate development, Trillium  
presents a trio of elegant towers:  
The Burton, The Austin and  
The Ayrton. Set to redefine the  
Westminster skyline, The Ayrton  
will be the tallest residential tower.

# A NEW LONDON ICON



Set within 1.1 acres of public realm, with approximately 11,366 sq. ft. of commercial space on the ground level and the pedestrianisation of Newcastle Place, Trillium brings together connectivity, convenience and tranquillity.

Site map is not to scale, indicative only and subject to change and planning. In line with our policy of continuous improvement, we reserve the right to alter the layout, building style, landscaping and specification at any time without notice. A select number of Affordable Homes will be located in The Austin, with a percentage of Social Housing being located in The Ayrton. Please speak to a sales consultant for more information.







Image from BradyWilliams



Image from Squire & Partners



Image from Squire & Partners

# D*we*is*th*IG *th*N*re*E ELEMENTS

Designed by architects  
Squire & Partners, with interiors  
by BradyWilliams, Trillium  
embodies balance by design.  
Trillium’s architectural design integrates  
community, landscape and modern living  
through three key elements: the welcoming  
Green Vein, the elegantly crafted Mansion  
Blocks and the iconic Gateway Tower.

Together, these elements create a cohesive  
and vibrant environment that embodies  
both functionality and a sense of place.

# ELnaEtGuraAl N T

## SPACE

30 The Mansion Inspired Blocks draw inspiration from the architectural heritage of Ma'da Vair, featuring well-proportioned facades and high-quality materials, complemented by thoughtfully landscaped surroundings that blend historical context with contemporary living.



# YOurUbaRn RETREAT

At the heart of Trillium’s design is the Green Vein, a vibrant and welcoming space with new pedestrian pathways that seamlessly connect Trillium Square to Paddington Green.

# AT *wioth* NE NATURE

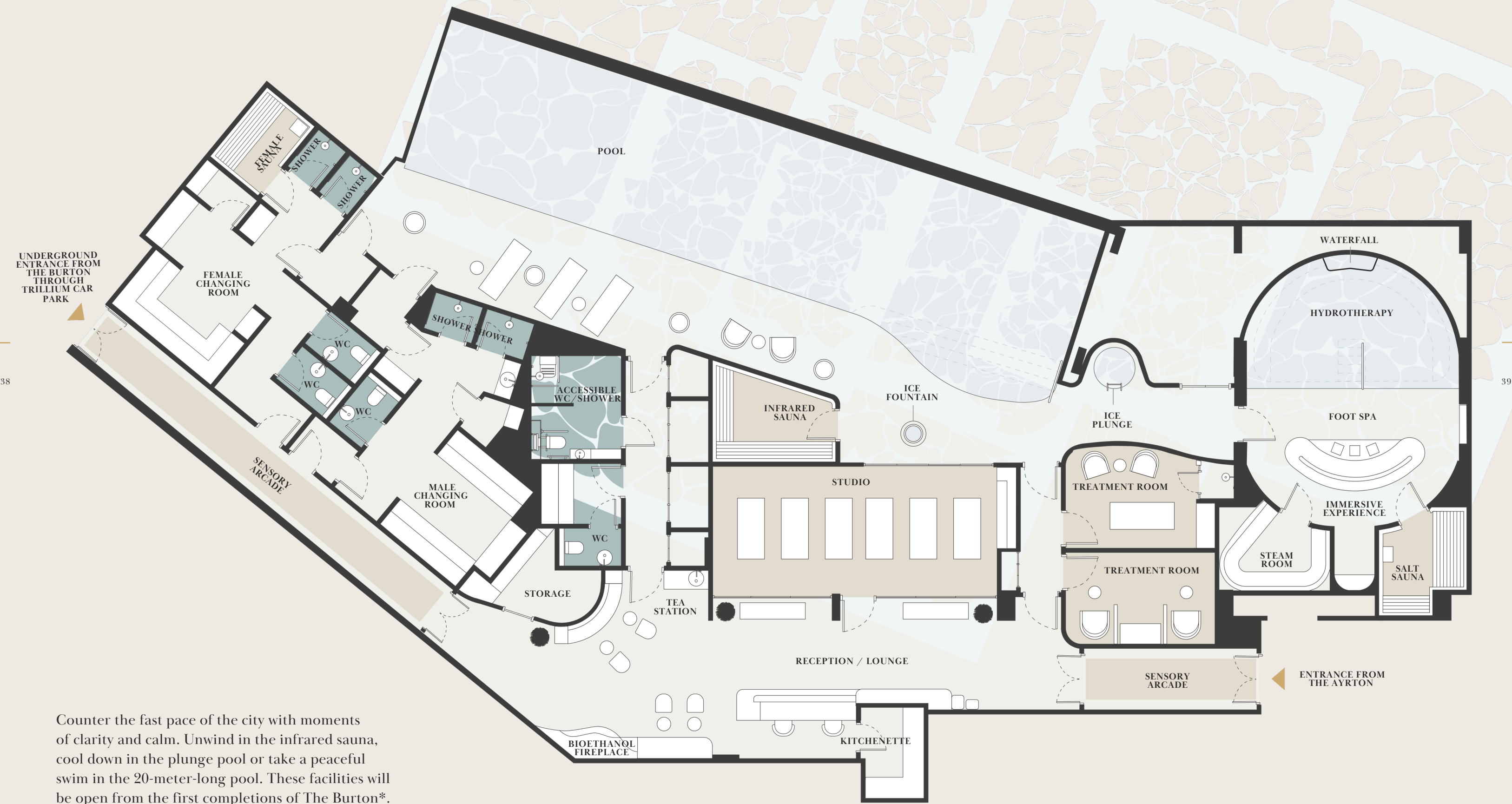
34 From Trillium Square to Newcastle Place, each area is infused with art, water features and natural play elements, contributing to an engaging and restorative environment.



# S&ER *faV* *cl* *lit* *e*

Trillium offers exquisite amenities designed for relaxation and recreation, including a private swimming pool, hydro pool, wellness suite, private dining room, co-working facility and expansive landscaped open spaces.

# A MreEaxN ainTdIES TO REJUVENATE



Counter the fast pace of the city with moments of clarity and calm. Unwind in the infrared sauna, cool down in the plunge pool or take a peaceful swim in the 20-meter-long pool. These facilities will be open from the first completions of The Burton\*.

Floorplan is not to scale, indicative only and subject to change and planning. In line with our policy of continuous improvement, we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.  
\*For completion dates, please review the occupation strategy, subject to change.  
The West End Gate Gym Facilities can also be used by Trillium residents.



# CeAnLveMlopN.

## SENSES

Residents can enjoy exclusive access to a complete wellness suite, including a 20-meter-long pool, hydrotherapy and wellness spaces.

Ah SavEeRn EofN E  
CALM

12

43

M***b***IoN***d***Dy *a*  
SPIRIT





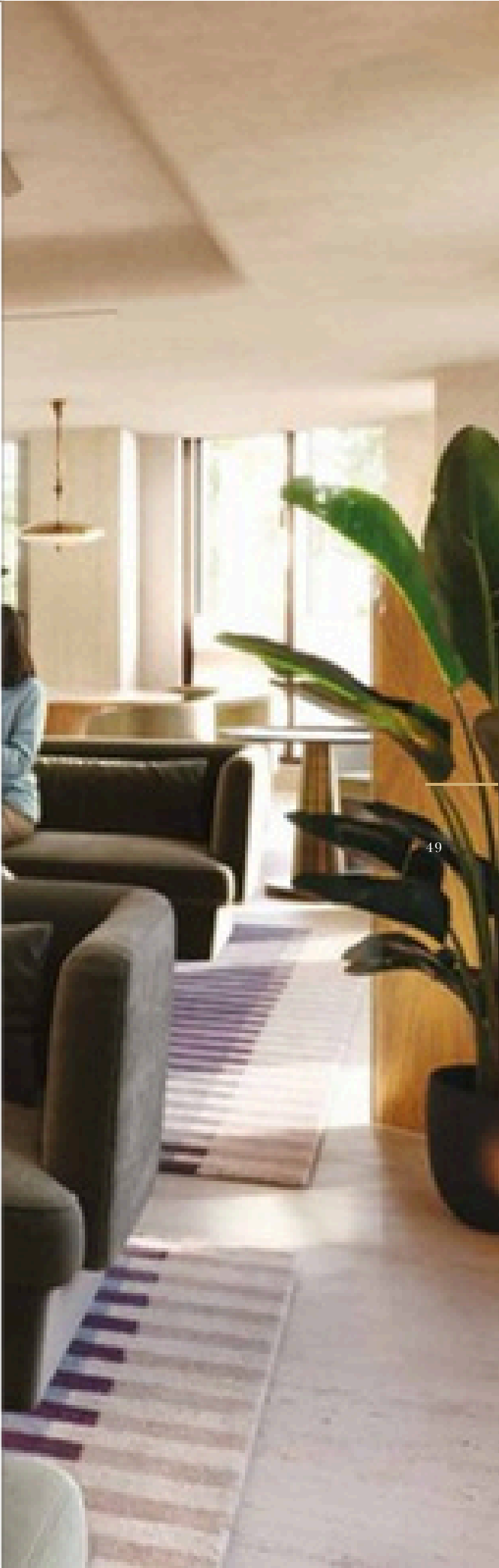
# EXCLUSIVE *gym access*

16 Residents of Trillium can enjoy access to the Gym facilities at the neighbouring West End Gate development.



# Private or Working SPACES

48 Trillium’s communal and private co-working spaces offer the perfect place in which to come together with friends, family and colleagues.



# EX*pr*Civ*La*Ute S IM

## DINING

50 For that special occasion or significant celebration, Trillium’s private dining is bespoke to you.

51



# STEP *inside*

Guided by aspirations of relaxation, contemplation and calm, every element of a Trillium interior instils these priceless qualities.



# EMBRACE *sophistication*

54

From Mannhattans to penthouses, Trillium homes blend luxury and functionality, featuring bespoke joinery, premium kitchens, and wellness-focused design.

55





# MLINonDdoFnU LIVING

A serene sanctuary by BradyWilliams, where space, design and light create a haven for holistic living. Crafted for the city, it offers a seamless escape from urban energy into a calming blend of texture, contrast, and light, restoring balance and harmony.





“

Slow design was fundamental to Trillium. BradyWilliams deliberately focussed on the individual’s relationship to their space and its seamless connection to the communal interiors and surrounding environment. Each element has been meticulously crafted to evoke calm and harmony, with every detail thoughtfully curated to enrich the overall experience.

EMILY WILLIAMS  
LEAD DESIGNER





# LUXURIOUSLY *quiet*

Each Trillium kitchen offers the perfect balance of style and practicality, with tailored combinations of finishes and materials. Porcelain bright whites and earthy London textures in bespoke combinations complement beautifully crafted cabinetry, lighting and flooring.

# EXQUISITE *joinery*

Crafted from European Oak, the joinery and herringbone parquet convey the essence of British design with a timeless and luxurious envelope from the moment you step inside.



# INDULGENT *retreats*

64

Trillium bathrooms seamlessly blend indulgence and functionality, with bespoke finishes and premium fixtures that transform each space into a spa-time sanctuary.

For an added element of luxury, an optional infrared shower provides a rejuvenating, therapeutic experience.



65

# SE *in* R *the* N I T CITY

66

Private outdoor spaces with sweeping views over the iconic London skyline offer an exclusive retreat that embodies quiet luxury and modern living.



67



68

## ELINE eGveAryN DETAIL

Large open-plan living areas encourage residents to curate their homes in a way that reflects their unique tastes and lifestyles. Optional fireplaces imbue warmth and character, while meticulous space planning enhances both functionality and comfort.

69



# FlaNndIS H I N G

## SPECIFICATION

### KITCHEN

- Individually designed layouts
- Composite work surfaces and matching full height splashback (options available, subject to cut-off dates)
- Stainless steel under mount bowl sink with stainless steel mixer tap and drainer grooves
- Combination of a metal effect finish to selected cabinet doors, with timber effect or lacquered finishes to remaining cabinets (options available, subject to cut-off dates)
- LED downlights and concealed lighting, where appropriate
- Concealed multi-gang appliance panel. Brushed stainless steel socket outlets above work surfaces where appropriate
- MIELE induction hob
- MIELE multi-function oven
- MIELE combination microwave oven to selected units
- MIELE integrated fridge/freezer
- MIELE integrated multi-function dishwasher
- Integrated recirculation extractor hood
- Space saving recycling bins
- Extract ventilation

### BATHROOM

- Brushed chrome concealed thermostatic mixer / diverter with hand-held shower over bath
  - Floor standing vanity basin unit incorporating low level storage
  - Brushed chrome basin mixer taps
  - White bath with bath filler, waste overflow and brushed chrome overhead shower
  - Bespoke wall mounted mirrored vanity unit
  - Shaver socket and concealed LED lighting
  - White standing WC pan with soft close seat, concealed cistern and dual flush button
  - Stainless steel heated towel bars
  - Porcelain tile finishes to selected walls (options available, subject to cut-off dates)
  - Porcelain matt finish floor tiles (options available, subject to cut-off dates)
  - Extract ventilation
  - Accessories including toilet roll holder and robe hook
- ### HEATING / COOLING
- Heating and hot water from a communal system individually metered
  - Water / Electric supply to all apartments will be individually metered
  - Comfort cooling and heating in living room and bedrooms
  - Whole house ventilation system incorporating heating recovery

### ELECTRICAL FITTINGS

- LED / energy efficient down lighters throughout
- Wiring for future pendant lighting by purchaser provided to living area
- LED lighting to utility / services / coat cupboards (where appropriate)
- Television points to living room and bedroom one
- Telephone and data points in living area
- Dimmer light switches where applicable
- White metal switches and sockets generally. Brushed stainless steel switches and sockets in kitchen area

### INTERIOR FINISHES

- Lacquered entrance door with pewter effect door handle
- Timber veneer internal door finish with pewter effect door handles and painted architraves
- White painted skirting throughout
- Wardrobe with hinged doors to bedroom
- one - internal fittings include rail, shelf, concealed lighting
- Engineered timber herringbone floor finish to reception room, kitchen and hallway (options available, subject to cut-off dates)
- Carpet floor finishes in bedroom

Computer Generated Image is indicative only.

Your attention is drawn to the fact that it may not be possible to provide branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes if required. Berkeley reserves the right to alter, amend or update the specification, which may include changes in the colour, material and / or brand specified. In such cases, a similar alternative will be provided. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.

SECURITY

Video entry system viewed by individual apartment handset / screen

Power and telephone points provided in all apartments - wireless intruder alarm to be fitted at a later date by purchaser

All apartments supplied with mains supply smoke detectors, heat detectors and fitted with domestic sprinkler systems

Multi-point locking and spy hole viewer fitted to all apartment entrance doors  
Hardwired doorbell in all apartments

EXTERNAL AREAS

Metal railings to balconies and terraces

Porcelain floor finishes and low-level lighting to all balconies

CAR PARKING

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

MANAGEMENT

A management company will be appointed to administer the effective operation and maintenance of the communal facilities, for which a service charge will be levied and apportioned

LIFT LOBBIES / COMMUNAL  
HALLWAYS

Carpet floor finishes and painted lift lobby walls

Porcelain tiled floor and painted walls to car park levels

LIFTS

Passenger lifts serve all residential floor levels

Direct access to underground parking level

Lifts are fob-accessed, allowing residents direct access to their apartment or penthouse floor only

PEACE OF MIND

999 year lease



# THE *floor plans*

Trillium offers a stunning collection of homes designed to accommodate every preference.



Please scan this QR code to view the floor plans.

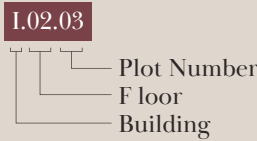




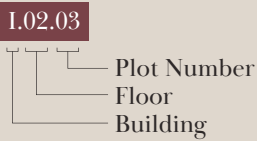
THE BURTON

*apartment schedule*

| TYPE        | APARTMENT                                                                                                      | FLOOR   | TOTAL<br>INTERNAL<br>AREA |       | TOTAL<br>EXTERNAL<br>AREA |       | PAGE |
|-------------|----------------------------------------------------------------------------------------------------------------|---------|---------------------------|-------|---------------------------|-------|------|
|             |                                                                                                                |         | SQ M                      | SQ FT | SQ M                      | SQ FT |      |
| MANHATTAN   |                                                                                                                |         |                           |       |                           |       |      |
| D           | L01.03, L02.03, L03.03, L04.03, L05.03, L06.03, L07.03, L08.03, L09.03, L10.03, L11.03, L12.03, L13.03, L14.03 | 1 - 14  | 38                        | 409   | 4                         | 43    | 78   |
| ONE BEDROOM |                                                                                                                |         |                           |       |                           |       |      |
| E           | L01.04, L02.04, L03.04, L04.04, L05.04, L06.04, L07.04, L08.04, L09.04, L10.04, L11.04, L12.04, L13.04, L14.04 | 1 - 14  | 50                        | 538   | 5                         | 53    | 79   |
| I           | L15.03, L16.03, L17.03, L18.03, L19.03, L20.03, L21.03, L22.03                                                 | 15 - 22 | 57                        | 613   | 5                         | 53    | 80   |
| J           | L15.04, L16.04, L17.04, L18.04, L19.04, L20.04, L21.04, L22.04                                                 | 15 - 22 | 53                        | 570   | 5                         | 53    | 81   |
| G           | L01.06, L02.06, L03.06, L04.06, L05.06, L06.06, L07.06, L08.06, L09.06, L10.06, L11.06, L12.06, L13.06, L14.06 | 1 - 14  | 50                        | 538   | 5                         | 53    | 82   |



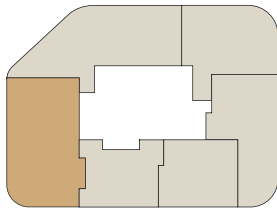
| TYPE          | APARTMENT                                                                                                                                                                      | FLOOR   | TOTAL<br>INTERNAL<br>AREA |       | TOTAL<br>EXTERNAL<br>AREA |       | PAGE |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------------------------|-------|---------------------------|-------|------|
|               |                                                                                                                                                                                |         | SQ M                      | SQ FT | SQ M                      | SQ FT |      |
| TWO BEDROOM   |                                                                                                                                                                                |         |                           |       |                           |       |      |
| A             | L01.01, L02.01, L03.01, L04.01, L05.01, L06.01, L07.01, L08.01, L09.01, L10.01, L11.01, L12.01, L13.01, L14.01, L15.01, L16.01, L17.01, L18.01, L19.01, L20.01, L21.01, L22.01 | 1 - 22  | 82                        | 882   | 8                         | 86    | 83   |
| B             | L01.02                                                                                                                                                                         | 1       | 72                        | 775   | 7                         | 75    | 84   |
| C             | L02.02, L03.02, L04.02, L05.02, L06.02, L07.02, L08.02, L09.02, L10.02, L11.02, L12.02, L13.02, L14.02, L15.02, L16.02, L17.02, L18.02, L19.02, L20.02, L21.02, L22.02         | 2 - 22  | 72                        | 775   | 7                         | 75    | 85   |
| F             | L01.05, L02.05, L03.05, L04.05, L05.05, L06.05, L07.05, L08.05, L09.05, L10.05, L11.05, L12.05, L13.05, L14.05                                                                 | 1 - 14  | 74                        | 796   | 8                         | 86    | 86   |
| THREE BEDROOM |                                                                                                                                                                                |         |                           |       |                           |       |      |
| H             | L01.07, L02.07, L03.07, L04.07, L05.07, L06.07, L07.07, L08.07, L09.07, L10.07, L11.07, L12.07, L13.07, L14.07, L15.06, L16.06, L17.06, L18.06, L19.06, L20.06, L21.06, L22.06 | 1 - 22  | 101                       | 1,087 | 9                         | 96    | 87   |
| K             | L15.05, L16.05, L17.05, L18.05, L19.05, L20.05, L21.05, L22.05                                                                                                                 | 15 - 22 | 109                       | 1,173 | 8                         | 86    | 88   |



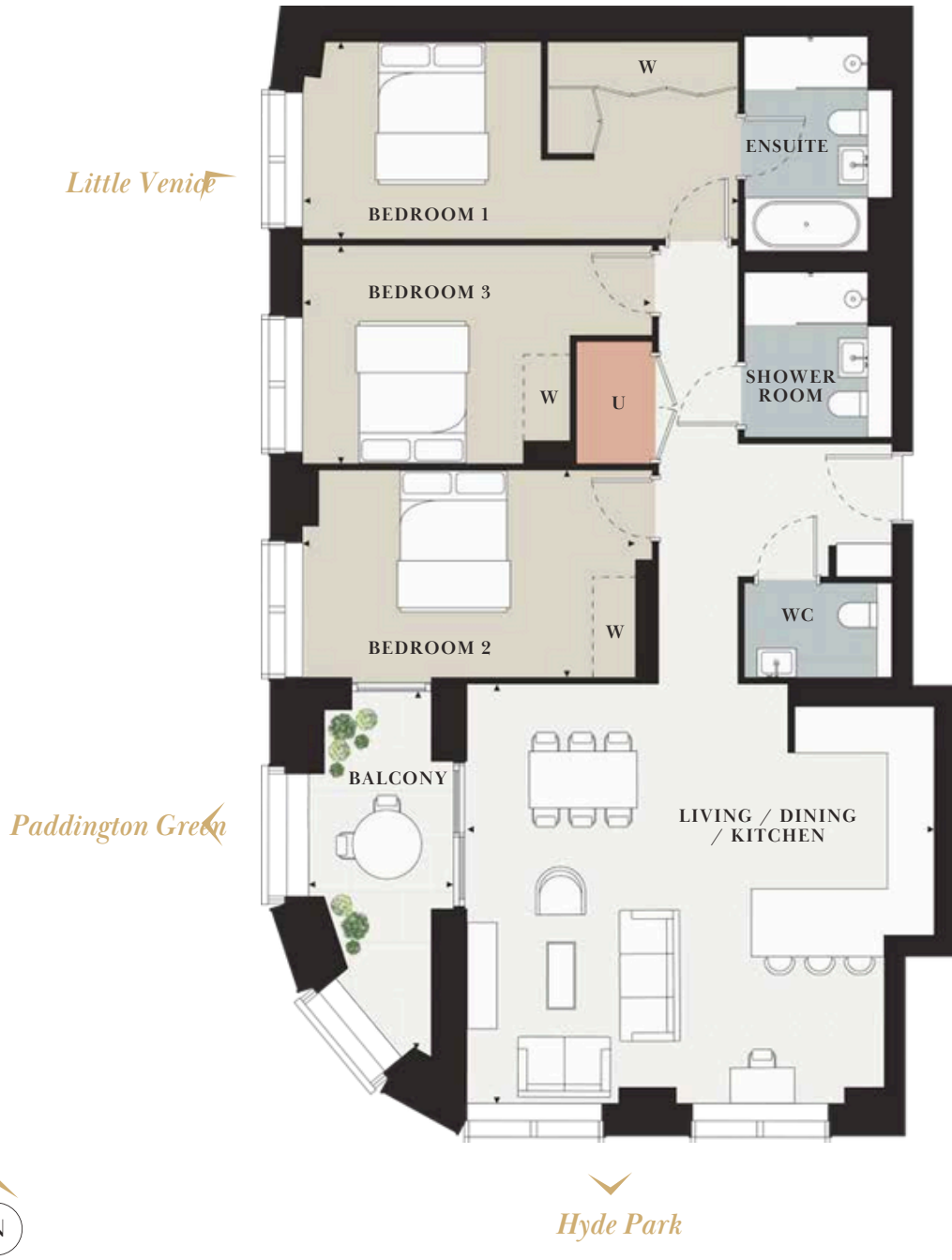
# THREE BEDROOM

*apartment*

TYPE K



FLOORS 15 - 22



|                           |             |               |
|---------------------------|-------------|---------------|
| LIVING / DINING / KITCHEN | 6.5m x 5.9m | 21'4" x 19'4" |
| BEDROOM 1                 | 6.0m x 2.8m | 19'8" x 9'2"  |
| BEDROOM 2                 | 4.6m x 2.9m | 15'1" x 9'6"  |
| BEDROOM 3                 | 4.9m x 3.1m | 16'1" x 10'2" |
| BALCONY                   | 2.0m x 5.1m | 6'7" x 16'9"  |
| <hr/>                     |             |               |
| TOTAL INTERNAL AREA       | 109 SQ M    | 1,173 SQ FT   |
| TOTAL EXTERNAL AREA       | 8 SQ M      | 86 SQ FT      |

- KEY
- W: Wardrobe
  - S: Storage
  - U: Utility

Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.



Computer Generated Image is indicative only.

# TAILORED *to you*

90

We offer a range of customisable options to ensure your home is perfectly tailored to your unique tastes and lifestyle. From selecting your preferred floorplan to choosing finishes and fixtures, you have the freedom to truly make your home yours.



91



# 92 BERKELEY

When you buy a home from Berkeley 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.