



GOODMANS FIELDS

LONDON E1

CASSIA HOUSE

Goodman's Fields *Redefining City Living*

Located close to one of the world's leading financial districts and in one of the most cosmopolitan areas of London, contemporary studio, 1, 2 and 3 bedroom apartments and penthouses are set within seven acres of stunning residential development.

Welcome to Goodman's Fields, an award-winning premier development by Berkeley Homes (North East London) Ltd. With many of the City's famous landmarks, extensive transport routes, social and cultural attractions right on your doorstep, an on-site gym, indoor pool and 24-hour concierge desk, it's more than a home, it's the way you've always imagined city living to be.



London
**Evening
Standard**
NEW HOMES
AWARDS 2016
WINNER

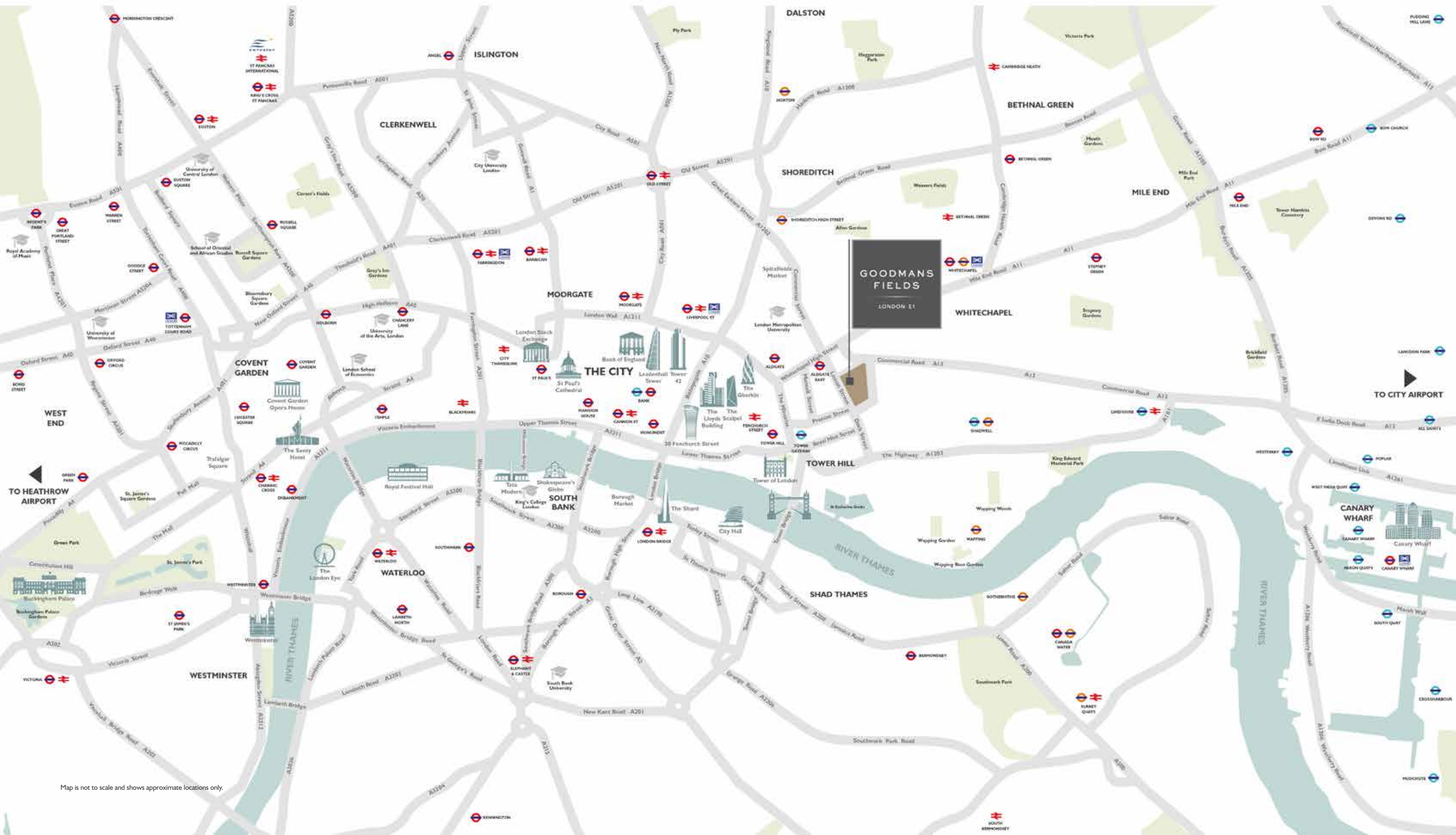
Best Large Development - Winner
Best Apartment - Winner
Best London Home - Highly Commended

 **WhatHouse?
AWARDS 2016**

What House? Winner for Best Public Realm



GOODMANS
FIELDS
LONDON E1



Map is not to scale and shows approximate locations only.

*A place of luxury
and unique history*

Once a farm belonging to the Minoresses of St Clare and farmed by Trolop and later Goodman, Goodman bought the land in 1598, lending his name to the region in the process. Farming continued with Goodman keeping livestock on the land whilst his son let a portion of the fields for grazing horses. With teeming amounts of horses gracing the region throughout history, it's not surprising that these majestic beasts would feature prominently in the design and portrayal of Goodman's Fields. To honour their spirit you'll find them immortalised in bronze, galloping through the Main Piazza.



Clockwise from left:
An original site map of Goodman's Fields, featuring its surrounding infrastructure and industry.
Horses have always featured prominently in London's history throughout the ages.
Pictorial representation of the 1737 shoot-out involving the highwaymen Dick Turpin and 'Captain' Tom King.



A plan of the cities of London, Westminster and Southwark with contiguous buildings is reproduced by kind permission of the publishers Harry Margary



Goodman's Fields represents a new modern urban quarter in the City. With its recognisable front featuring a delicate filigree of aluminium fins which articulate the framing of the glazed balconies, the building expresses a cluster of slender glass beacons for everyone to aspire to live in.

Alex Lifschutz
Lifschutz Davidson Sandilands ▼



Computer Generated Image of Cassia House and Kingwood Gardens at Goodman's Fields, indicative only

▲ The towers of San Gimignano in Tuscany, Italy

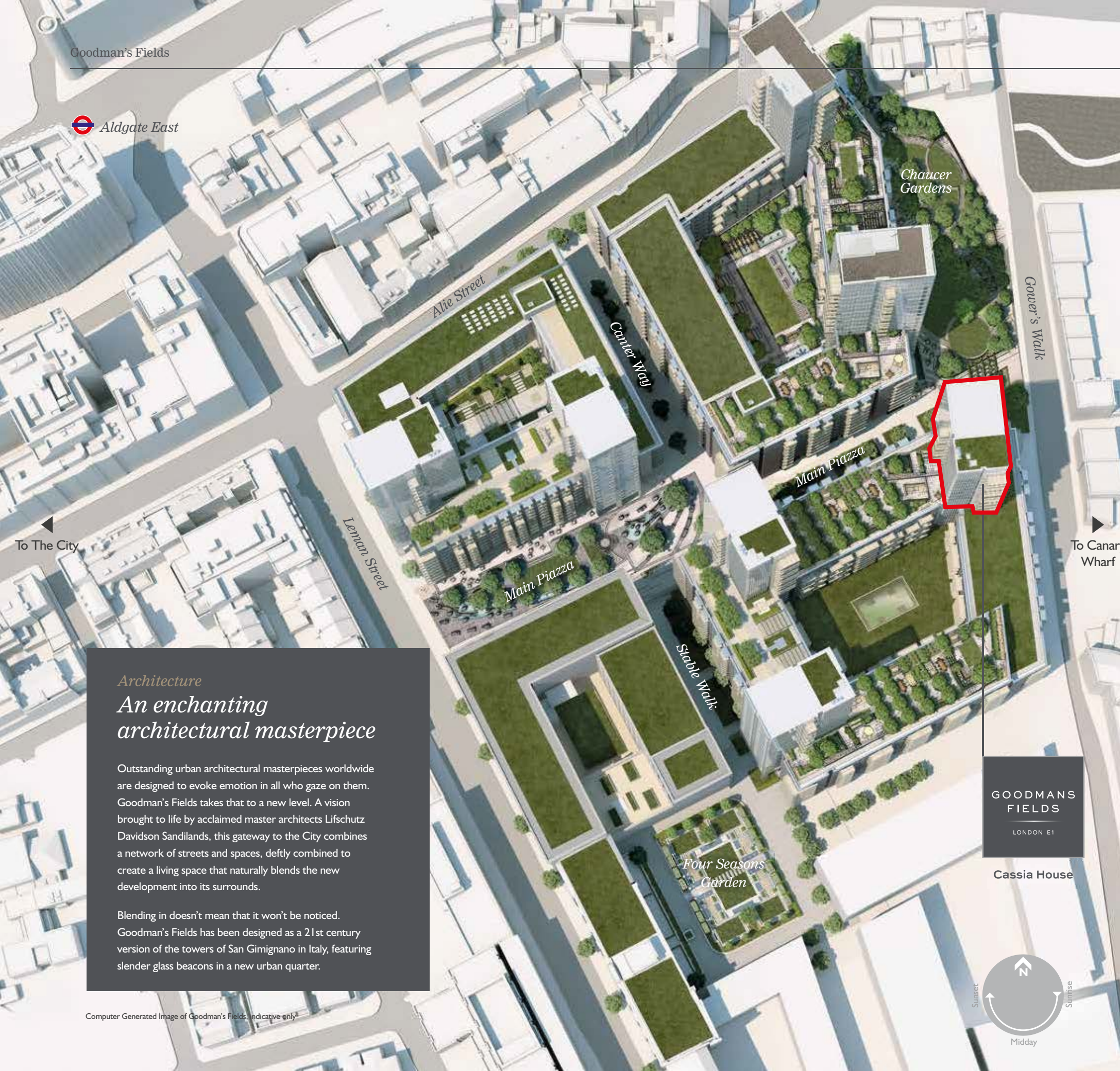
Architecture

An enchanting architectural masterpiece

Outstanding urban architectural masterpieces worldwide are designed to evoke emotion in all who gaze on them. Goodman's Fields takes that to a new level. A vision brought to life by acclaimed master architects Lifschutz Davidson Sandilands, this gateway to the City combines a network of streets and spaces, deftly combined to create a living space that naturally blends the new development into its surrounds.

Blending in doesn't mean that it won't be noticed. Goodman's Fields has been designed as a 21st century version of the towers of San Gimignano in Italy, featuring slender glass beacons in a new urban quarter.

Computer Generated Image of Goodman's Fields, indicative only

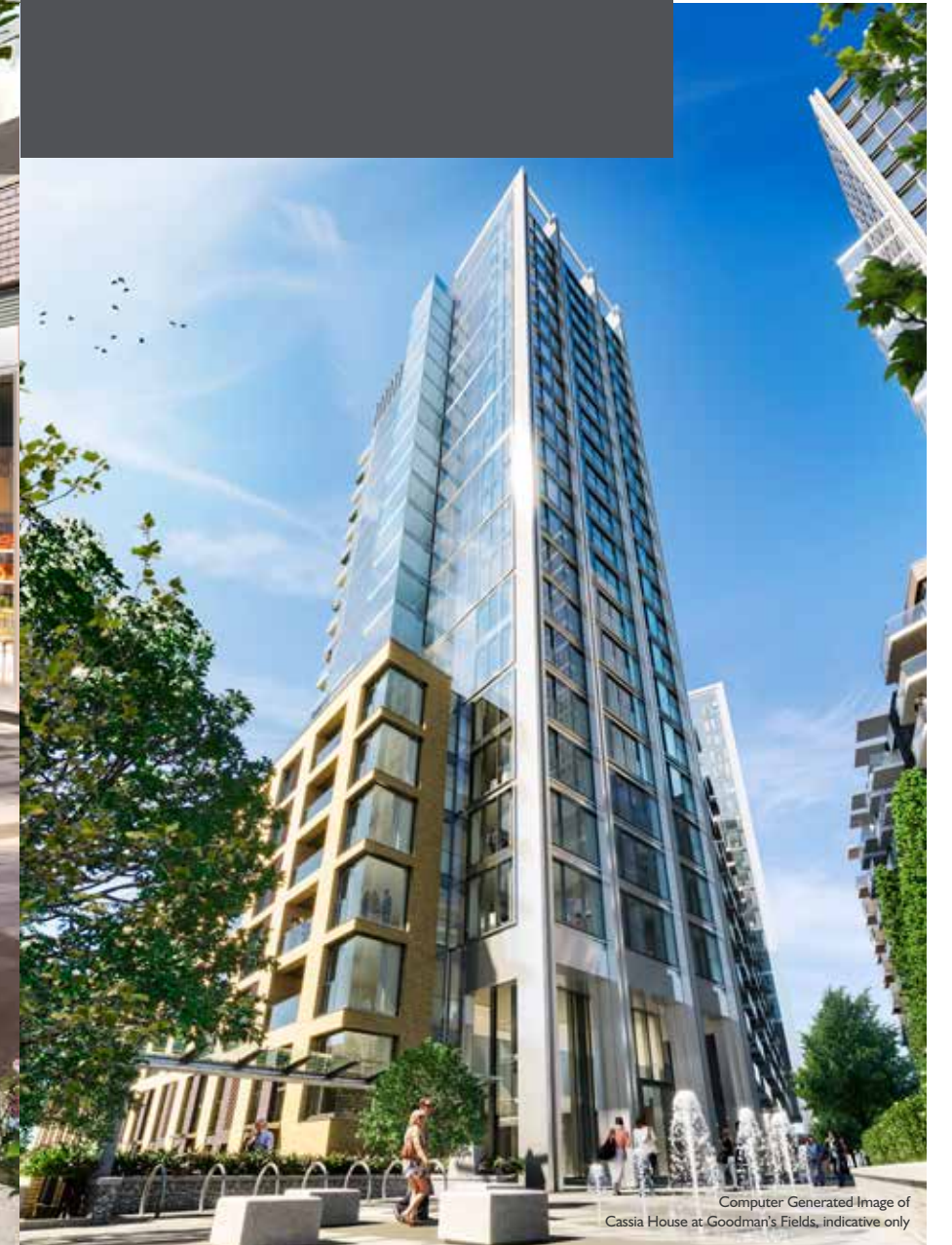


*Architecture**The new urban quarter*

Rising 22 storeys above its landscaped surroundings, Cassia House completes the stunning redevelopment of Goodman's Fields. From here, the view takes in the delights of Chaucer Gardens – the new one-acre public park – then sweeps northwest over the Square Mile and southeast over Canary Wharf before settling on the expansive London skyline beyond. Its sheer, glass-fronted façade creates a shimmering landmark for Goodman's Fields and provides a seamless connection from the busy Main Piazza outside to the stylish apartments within.



Computer Generated Image of Goodman's Fields, indicative only



Computer Generated Image of Cassia House at Goodman's Fields, indicative only

Landscape architecture
Landscaping that's created to uplift and invigorate

Beauty is always subjective. So creating a relaxing garden environment perfect for escapism and one that would provide all who visited with a uniform feeling of calm serenity, was a task that fell to critically acclaimed landscaper Murdoch Wickham.

With character city gardens, animated with water features, quality hard and soft landscaping and focal elements of public art that weave their way around you, Goodman's Fields is a habitat full of visual and soulful appeal. A peaceful setting designed to help you revitalise and smoothly transition between work and recreational life.



Photograph of the Piazza at Goodman's Fields

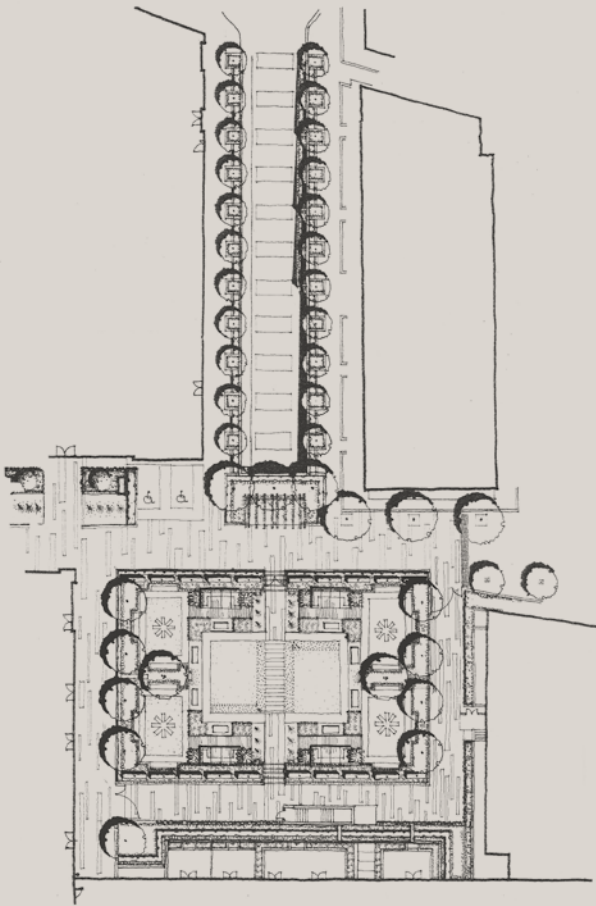


Large high-quality open spaces at Goodman's Fields have been designed to both beautify and complement the make-up of the site, thereby bringing to life a development that inwardly enjoys a sense of togetherness and outwardly reflects a strong expression of its own unique identity.

John Murdoch
Murdoch Wickham



Photograph of the Four Seasons Garden at Goodman's Fields



▲
Murdoch Wickham sketch of Goodman's Fields Four Seasons Garden



Designed to complement the contemporary architecture of this urban quarter, the sculptures of magnificent equine beasts of yesteryear at play in an unrestricted environment have been designed to draw attention to the region’s rich heritage in a static form, but at the same time create a feeling of movement towards the future of unrivalled city living.

Hamish Mackie
Sculptor



Landscape architecture
***Sculptures that depict
a rich heritage***

Depicting a part of the region's history in a way that creates movement, freedom and progression has been magnificently brought to life in a series of award-winning sculptures that capture the essence and soul of these magnificent animals.

Calling on his vast experience, Hamish Mackie has produced a range of thoroughbred pieces that embody glorious scenes of yesteryear. Scenarios depicting how horses once roamed and dominated the landscape of Goodman's Fields.



▲
Hamish Mackie's initial clay
horse maquettes

Photograph of the horse sculptures at Goodman's Fields



Life at Goodman's Fields
An enviable social scene

As Goodman's Fields has grown, the Main Piazza has become the focal point for the whole community. Celebrated eatery Pizza Union, independent patisserie and coffee shop Pastry Parlour, and healthy falafel and humous bar Pilpel are thriving.

During the day, a state-of-the-art residents' business lounge offers space for you to work closer to home. In the evenings and at weekends, the Curzon Cinema Aldgate plays the latest blockbuster and art-house releases for you to enjoy right on your doorstep.

Recently opened, 12x3 gym is an elite boxing club for all-comers, where you can work off a busy day with some of the best coaches in the capital.



Curzon Cinema & Bar



Leman Street Tavern



Pizza Union



The Piazza at Goodman's Fields



Athletics screening



Life at Goodman's Fields
A new neighbourhood

Goodman's Fields local events run throughout the year – including daily get-togethers, summer screenings of sporting occasions, BBQs, seasonal celebrations and a soon-to-open community training centre. A Sainsbury's Local is open seven days a week for everyday essentials, and upmarket estate agency Knight Frank has an office on-site to help you with any sales and rental requirements. This is just the beginning, with the area continuing to flourish as more businesses – like the soon-to-open Mosaic pub and dining rooms – choose to locate right here in the heart of the City.

All of this activity is set amid a friendly atmosphere that is drawing business owners, event organisers and residents together as a diverse and vibrant new community.



Life at Goodman's Fields
The City: within view and within walking distance

Views from Cassia House are perfect proof of how close Goodman's Fields is to the City. The iconic towers seem to be almost close enough to touch: and they are certainly close enough to reach on foot. If your workplace is in the Square Mile, walking could become your preferred way to commute. The Bank of England is one mile away, while the 'Gherkin' and Liverpool Street, for example, are closer still. From leaving home in the morning to reaching your desk could be 15 minutes or less.



Photograph of the gymnasium at Goodman's Fields



Photograph of the private screening room at Goodman's Fields



Life at Goodman's Fields
Energise & relax

To keep you in shape and totally energised to enjoy the exploits of city life to the fullest, Goodman's Fields provides a fully equipped modern gymnasium with ergonomic equipment that allows you to push your body to its limits.

Of course if the requirement is rather to relax, escape the pressures of the day gone by in the private screening room, providing the perfect environment to view movies past and present, and drift away in a world of cinematic splendour. Alternatively, take time for a swim in the 18-metre swimming pool or sit back on the sumptuous loungers by the poolside. Featuring ambient lighting, experience the jacuzzi, sauna and steam room at the Goodman's Fields Spa providing the perfect place to unwind.

Photograph of residents' pool area at Goodman's Fields

Life at Goodman's Fields
It's all covered

In the modern 21st century, business doesn't keep office hours. Being able to connect and work 24/7 from any location is now an undeniable necessity. Combine that with a busy social calendar and having professional assistance that's at your beck and call is something that cannot be ignored.

At Goodman's Fields we provide an on-site venue with modern business equipment and superfast internet connections, a 24-hour concierge who is dedicated to organising bookings and social events for you, and a hotel on your doorstep that has all your amenity and accommodation needs sewn up. So relax, we've got your business and social needs covered.

The business lounge

Business never sleeps. Goodman's Fields houses a business lounge that residents can reserve offering fast access broadband, photocopying, printing and other vital services. Situated on the first floor in Cashmere House, this is the perfect environment to stage an early morning meeting, or put together the finishing touches to a crucially important presentation.

The 24-hour concierge

Open 24 hours a day, 7 days a week and manned by full-time personnel, the concierge desk is conveniently located for you to quickly stop by and request the booking of theatre tickets, dinner reservations or a chauffeur-driven service to get you to the airport and anything else you might need.

The hotel

250 room hotel conveniently located at Goodman's Fields for your friends, family and business colleagues to stay locally.

Photograph of the concierge at Goodman's Fields

Photograph of the business lounge at Goodman's Fields

Life at Goodman's Fields
A positive impact

With 5,050 sq m of biodiverse roof space, the site has its own beehives, bird and bat boxes as well as 275 new trees that are already in place. Solar PV panels on the roofs provide extra energy to power homes that also feature low-energy lighting and A+ rated appliances.

Every apartment is designed to Code for Sustainable Homes Level 4 to reduce carbon, water consumption and waste. Residents also enjoy access to 50 electric car charging points, over 1,600 secure bicycle storage spaces and an on-site a car club.

It is the combination of all these features that ensures everyone at Goodman's Fields can enjoy a healthy and sustainable lifestyle for years to come.



Photography from the 10th floor roof terrace at Goodman's Fields.



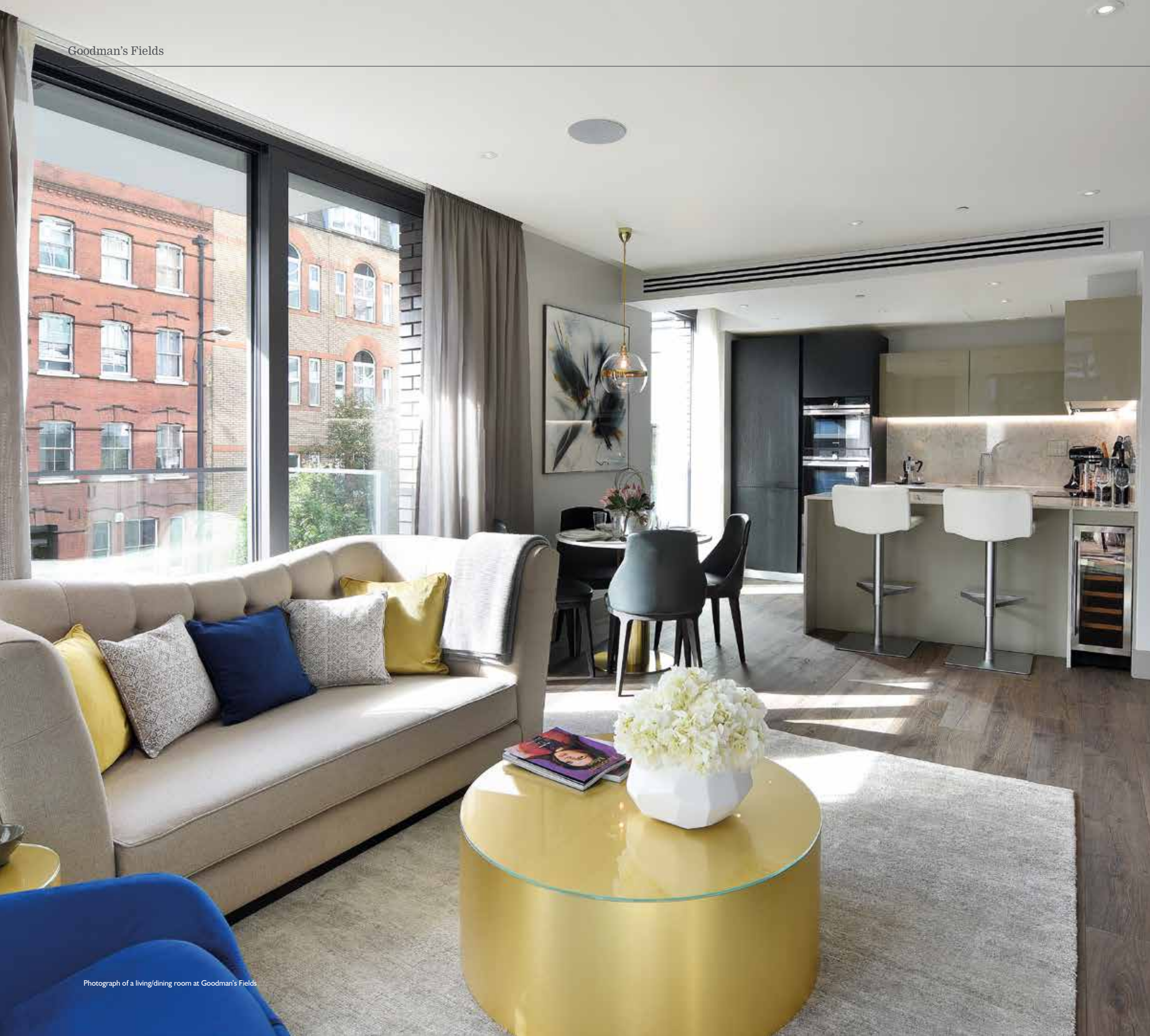
Living roofs provide a habitat for wildlife and the beehives on the rooftop boost biodiversity for miles around.



Computer Generated Image of the 9th floor roof terrace at Goodman's Fields



The Goodman's Fields bees



Photograph of a living/dining room at Goodman's Fields



In developing a concept design for Goodman's Fields the aim was to create inspirational lifestyle and provide outstanding homes within this high profile development.

Una Barac
Scott Brownrigg



Interior design Spaces to inspire

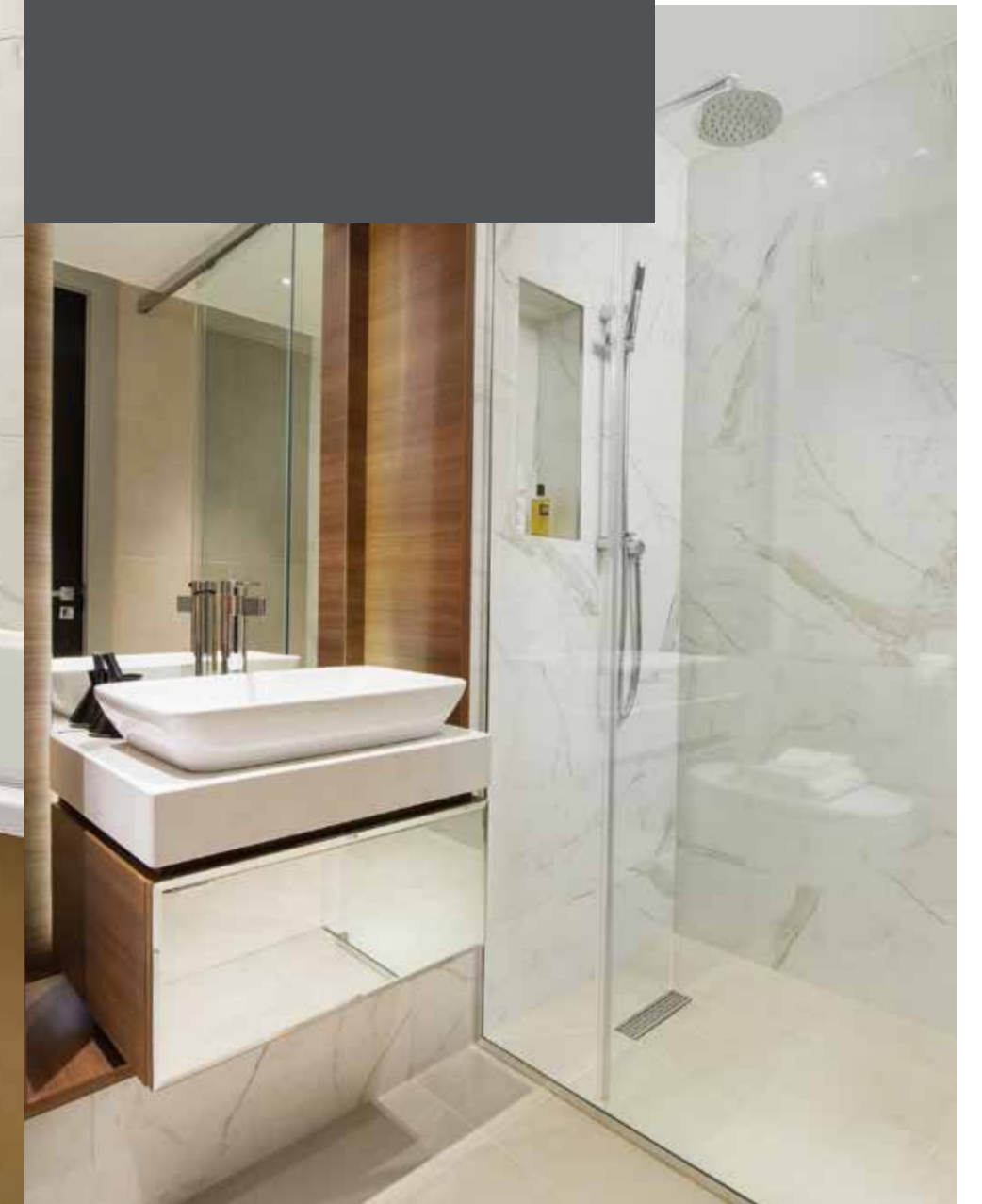
With a proven track record of designing stunning interiors at some of London's most sought after addresses, award-winning international design practice Scott Brownrigg, was a perfect choice to design the interiors for luxurious city living at Goodman's Fields.

This has been delivered by sumptuously muted tones and defined palettes used to accentuate the light-filled spaces creating relaxing rooms to live in. The considered design approach lightens and lifts the space. This is the epitome of modern open plan living, creating an environment that makes relaxing and entertaining a real pleasure.

*Interior design**Luxurious finishes*

These state-of-the-art wet shower rooms feature a sliding glass enclosure encompassing a composite stone-topped vanity unit with mirror and its own integral lighting.

The spacious high quality shower rooms with walk-in showers, polished chrome fittings and large format porcelain tiling, complete these truly luxurious surroundings.



Interior design
The living is easy

Complete with engineered oak floors that give this kitchen/living area that warm appeal, time can be spent at the breakfast table reading over the morning paper, or simply relaxing and taking in the stunning views of London.

Photograph of a living/dining room at Goodman's Fields



Interior design

Entertaining in style

The elegant and generous layout of the space with floor-to-ceiling glass gives a tremendous feeling of airy freedom. This is augmented with lighting during the day. At night the combination of illumination and downlighters lets you control the room's mood.





Underground from Aldgate*/Aldgate East**	
<i>Whitechapel</i> #	2 mins
<i>St. Pancras International</i>	12 mins
<i>Bond Street</i>	19 mins
<i>Green Park</i> #	20 mins
<i>Covent Garden</i>	22 mins
<i>Stratford International</i> #	24 mins
<i>Heathrow Airport (via Heathrow Express from Paddington)</i> #	50 mins



DLR From Tower Gateway*	
<i>Limehouse</i>	4 mins
<i>Bank</i>	12 mins
<i>Canary Wharf</i>	15 mins
<i>Custom House for Excel</i>	17 mins
<i>Greenwich</i>	23 mins
<i>London City Airport</i>	24 mins
<i>Woolwich Arsenal</i>	30 mins
<i>Stratford International</i>	30 mins



Walking from Goodman's Fields**	
<i>Aldgate East Underground Station</i>	4 mins
<i>Tower Gateway DLR Station</i>	8 mins
<i>Aldgate Underground Station</i>	9 mins
<i>Tower Hill Underground Station</i>	10 mins
<i>Fenchurch Street Station</i>	13 mins
<i>Whitechapel Crossrail Station</i>	14 mins
<i>Liverpool Street Station</i>	17 mins



Cycling from Goodman's Fields*	
<i>Old Spitalfields Market</i>	6 mins
<i>Bank</i>	6 mins
<i>London Bridge</i>	8 mins
<i>Waterloo Station</i>	16 mins
<i>Canary Wharf</i>	18 mins
<i>Piccadilly Circus</i>	20 mins
<i>Hyde Park</i>	25 mins
<i>Regent's Park</i>	26 mins



Car from Goodman's Fields**	
<i>Canary Wharf</i>	9 mins
<i>Westfield Stratford</i>	14 mins
<i>London City Airport</i>	16 mins
<i>Bond Street</i>	18 mins
<i>Heathrow Airport (via M4)</i>	45 mins



River Bus from Tower Millennium Pier*	
<i>London Bridge City Pier</i>	4 mins
<i>Bankside Pier</i>	8 mins
<i>Canary Wharf Pier</i>	9 mins
<i>Greenwich Pier</i>	16 mins
<i>London Eye Millennium Pier</i>	23 mins



Crossrail from Liverpool Street†	
<i>Whitechapel</i>	2 mins
<i>Tottenham Court Road</i>	4 mins
<i>Canary Wharf</i>	6 mins
<i>Bond Street</i>	7 mins
<i>Paddington</i>	10 mins
<i>Heathrow Central</i>	35 mins
<i>Heathrow T4</i>	41 mins

London Underground map showing zones 1 and 2

GOODMANS
FIELDS

LONDON E1

Making every journey pleasurable

Just a two minute walk to Aldgate East underground station from Goodman's Fields means that getting where you want to go, be it across town to a meeting or to an airport for a romantic weekend away, is really quite simple. By taxi, rail, or tube, the central business district, shops and London City Airport are only a short trip away.

In 2018, this will be even easier with the opening of Crossrail and with Liverpool Street under a mile away, you can be at London Heathrow T1, 2 & 3 in just 35 minutes.

- Bakerloo
- Central
- Circle
- District
- District open weekends, public holidays and some Olympia events
- Hammersmith & City
- Jubilee
- Metropolitan
- Northern
- Piccadilly
- Victoria
- Waterloo & City
- DLR
- London Overground
- Emirates Air Line
- TfL Rail
- National Rail
- Riverboat services
- Tramlink
- Victoria Coach Station
- Airport
- Emirates Air Line
- Interchange stations
- Step-free access from street to train
- Step-free access from street to platform



* Source: tfl.gov.uk ** Source: maps.google.co.uk
† Source: crossrail.co.uk # Departs from Aldgate East
All times, excluding car travel, are based on travelling at 7.30am on a weekday.



An educated decision

Goodman's Fields is located within close proximity to various centres for higher learning. Within easy commuting distance from world-renowned Universities and Colleges including the University of Westminster, London University of Arts, King's College and Imperial College London.

It is also situated within the catchment area of some of London's most highly regarded schools, which are listed as 'outstanding' by Ofsted.

London Universities & Colleges

<i>London Metropolitan University</i>	0.3 miles
<i>London Southbank University</i>	2.0 miles
<i>Queen Mary University of London</i>	2.0 miles
<i>London School of Economics</i>	2.2 miles
<i>King's College London</i>	2.3 miles
<i>City University London</i>	2.3 miles
<i>London University of Arts</i>	2.4 miles
<i>School of Oriental & African Studies</i>	3.0 miles
<i>University College London</i>	3.9 miles
<i>University of Westminster</i>	4.1 miles
<i>Royal Academy of Music</i>	4.8 miles
<i>Imperial College London</i>	5.1 miles

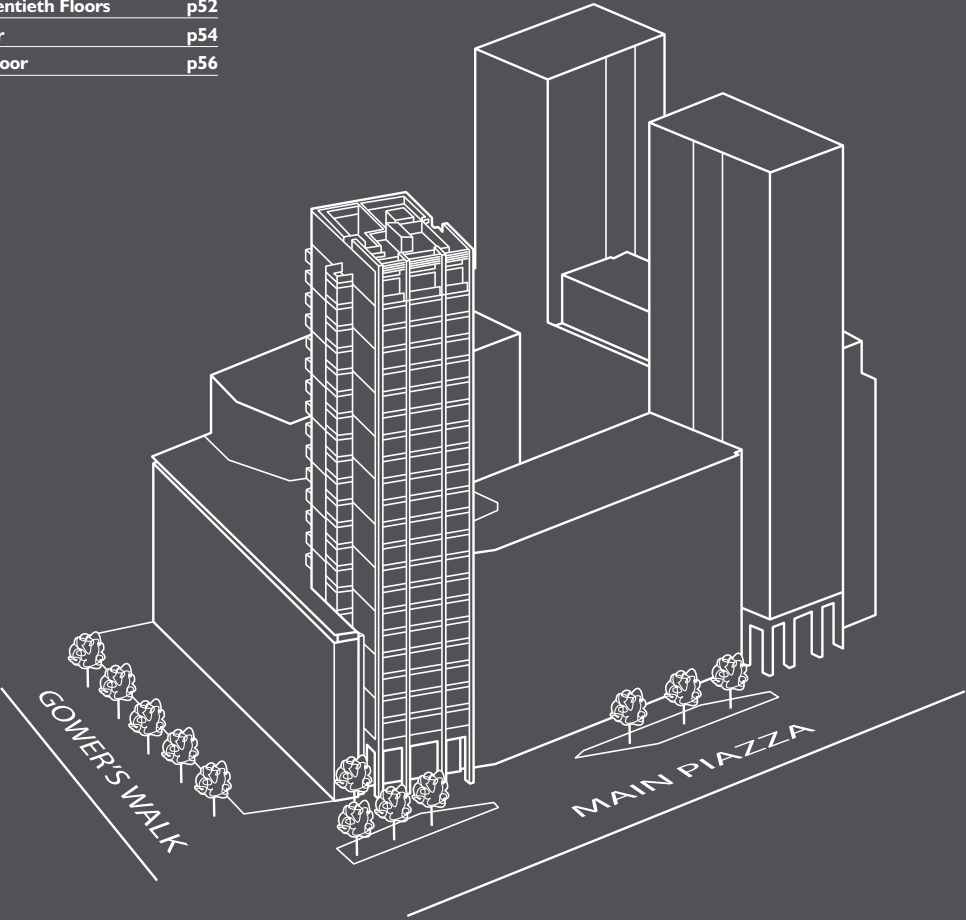
Local schools

<i>St Paul's Whitechapel CE Primary School</i>	0.4 miles
<i>Sir John Cass's Foundation Primary School</i>	0.4 miles
<i>Mulberry School for Girls</i>	0.7 miles
<i>Blue Gate Fields Junior School</i>	0.9 miles
<i>St Paul's Cathedral School</i>	1.3 miles
<i>The City of London School</i>	1.4 miles
<i>St Michael's R C Secondary School</i>	1.6 miles
<i>Charterhouse Square</i>	1.7 miles

Floor plans

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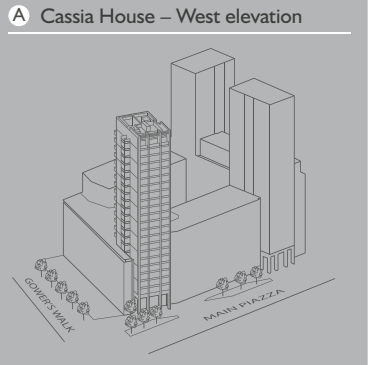




A site plan of the University of Illinois at Chicago campus. The plan shows several buildings, including the 'Satin House' and 'Cassia House'. A 'Main Plaza' is indicated by a blue oval. The plan also shows 'AILE STREET' and 'LIPMAN STREET'. A north arrow is located in the top left corner. The plan is oriented with North at the top.



Goodman's
Fields
facilities in
Satin House
Ground floor

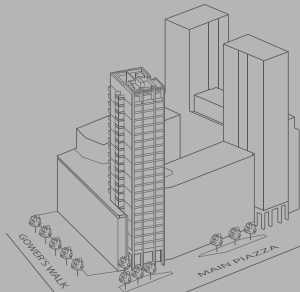


Site map subject to change and indicative only.

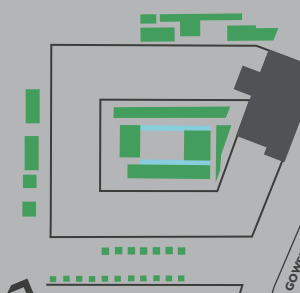
Ground floor



A Cassia House – West elevation



Site plan



Apartment layouts provide approximate measurements 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. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

■ 1 bed apartment ■ 2 bed apartment

Apt. 9.07	75.30 sq.m	811 sq.ft
Apartment Area	50.24 sq.m	541 sq.ft
Terrace Area	25.06 sq.m	270 sq.ft
Kitchen	2.33 x 2.55	7'8" x 8'4"
Living/Dining	3.93 x 2.65	12'11" x 8'8"
Bedroom	3.66 x 3.15	12'0" x 10'4"
Terrace	5.66 x 4.43	18'7" x 14'6"
Apt. 9.08	96.74 sq.m	1041 sq.ft
Kitchen	3.46 x 2.50	11'4" x 8'2"
Living/Dining	6.19 x 3.63	20'4" x 11'11"
Master Bedroom	4.68 x 3.49	15'4" x 11'5"
Bedroom 2	3.87 x 3.88	12'8" x 12'9"
Winter Garden	3.10 x 2.11	10'2" x 6'11"
Apt. 9.09	64.85 sq.m	698 sq.ft
Apartment Area	55.61 sq.m	599 sq.ft
Balcony Area	9.24 sq.m	99 sq.ft
Kitchen	3.81 x 1.90	12'6" x 6'3"
Living/Dining	5.52 x 2.63	18'1" x 8'8"
Bedroom	4.11 x 2.75	13'6" x 9'0"
Balcony	5.22 x 1.77	17'2" x 5'10"

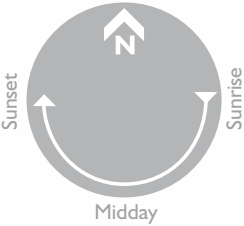
Main
Piazza

Courtyard
Garden



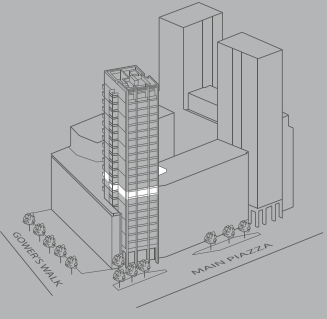
Canary Wharf

Courtyard
Garden

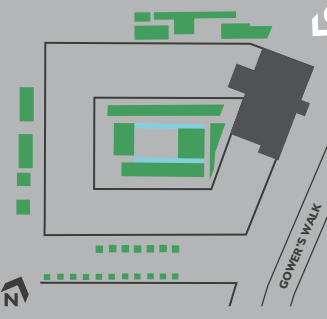


Ninth floor apartments

A Cassia House – West elevation



Site plan



Key

- W Wardrobe
- C Cupboard
- ⊗ Appliance space
- ◀▶ Depicts measurement points

Floor to ceiling height in m/ft

Living rooms & Bedrooms	2.54m / 8'4"
All other areas	2.34m / 7'8"

Apartment layouts provide approximate measurements 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. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

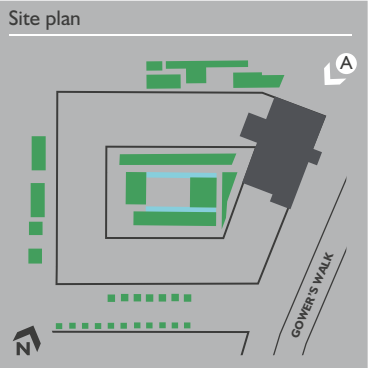
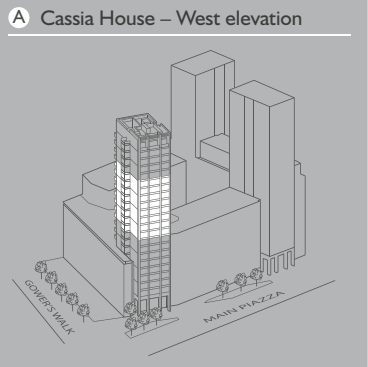
1 bed apartment 2 bed apartment

Apts. 10.06 - 17.06			
56.89 sq.m 612 sq.ft			
Kitchen	2.80 x 2.07	9'2" x 6'9"	
Living/Dining	1.82 x 3.15	5'12" x 10'4"	
Bedroom	3.93 x 5.38	12'11" x 17'8"	
Winter Garden	2.11 x 3.10	6'11" x 10'2"	
Apts. 10.07 - 17.07			
96.74 sq.m 1041 sq.ft			
Kitchen	3.46 x 2.50	11'4" x 8'2"	
Living/Dining	6.19 x 3.63	20'4" x 11'11"	
Master Bedroom	4.68 x 3.49	15'4" x 11'5"	
Bedroom 2	3.87 x 3.88	12'8" x 12'9"	
Winter Garden	3.10 x 2.11	10'2" x 6'11"	
Apts. 10.08 - 17.08			
64.85 sq.m 698 sq.ft			
Apartment Area	55.61 sq.m	599 sq.ft	
Balcony Area	9.24 sq.m	99 sq.ft	
Kitchen	3.81 x 1.90	12'6" x 6'3"	
Living/Dining	5.52 x 2.63	18'1" x 8'8"	
Bedroom	4.11 x 2.75	13'6" x 9'0"	
Balcony	5.22 x 1.77	17'2" x 5'10"	

Layout and dimensions are identical for floors 10–17.



Tenth to Seventeenth floor apartments



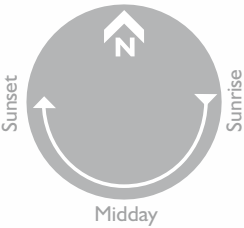
Key	
W	Wardrobe
C	Cupboard
X	Appliance space
◀▶	Depicts measurement points
Floor to ceiling height in m/ft	
Living rooms & Bedrooms	2.54m / 8'4"
All other areas	2.34m / 7'8"

Apartment layouts provide approximate measurements 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. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

■ 1 bed apartment ■ 2 bed apartment

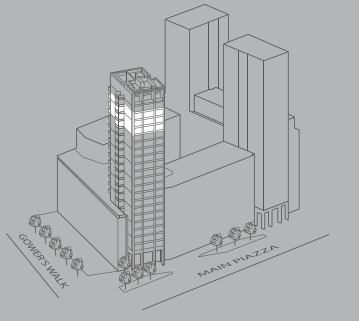
Apts. 18.06 - 20.06		
56.89 sq.m 612 sq.ft		
Kitchen	2.80 x 2.07	9'2" x 6'9"
Living/Dining	1.82 x 3.15	5'12" x 10'4"
Bedroom	3.93 x 5.38	12'11" x 17'8"
Winter Garden	2.11 x 3.10	6'11" x 10'2"
Apts. 18.07 - 20.07		
96.74 sq.m 1041 sq.ft		
Kitchen	3.46 x 2.50	11'4" x 8'2"
Living/Dining	6.19 x 3.63	20'4" x 11'11"
Master Bedroom	4.68 x 3.49	15'4" x 11'5"
Bedroom 2	3.87 x 3.88	12'8" x 12'9"
Winter Garden	3.10 x 2.11	10'2" x 6'11"
Apts. 18.08 - 20.08		
64.85 sq.m 698 sq.ft		
Apartment Area	55.61 sq.m	599 sq.ft
Balcony Area	9.24 sq.m	99 sq.ft
Kitchen	3.81 x 1.90	12'6" x 6'3"
Living/Dining	5.52 x 2.63	18'1" x 8'8"
Bedroom	4.11 x 2.75	13'6" x 9'0"
Balcony	5.22 x 1.77	17'2" x 5'10"

Layout and dimensions are identical for floors 18–20.

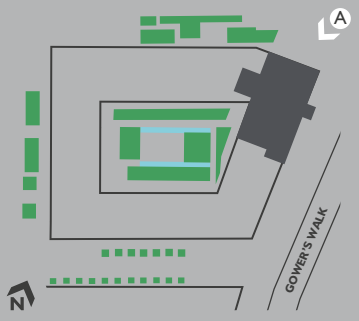


Eighteenth to Twentieth floor apartments

A Cassia House – West elevation



Site plan



Key

- W Wardrobe
- C Cupboard
- ⊗ Appliance space
- ◀▶ Depicts measurement points

Floor to ceiling height in m/ft

Living rooms & Bedrooms	2.54m / 8'4"
All other areas	2.34m / 7'8"

Apartment layouts provide approximate measurements 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. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

■ 1 bed apartment ■ 2 bed apartment

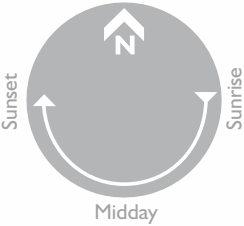
Apt. 21.01	95.09 sq.m	1023 sq.ft
Kitchen	3.92 x 2.02	12'10" x 6'8"
Living/Dining	3.73 x 3.15	12'3" x 10'4"
Master Bedroom	4.61 x 3.66	15'1" x 12'0"
Bedroom 2	4.32 x 4.06	14'2" x 13'4"
Winter Garden	3.09 x 2.10	10'2" x 6'11"
Apt. 21.02	58.11 sq.m	625 sq.ft
Kitchen	2.19 x 1.78	7'2" x 5'10"
Living/Dining	3.79 x 3.48	12'5" x 11'5"
Bedroom	3.44 x 3.08	11'3" x 10'1"
Winter Garden	3.09 x 2.10	10'2" x 6'11"
Apt. 21.03	64.04 sq.m	689 sq.ft
Apartment Area	54.80 sq.m	590 sq.ft
Balcony Area	9.24 sq.m	99 sq.ft
Kitchen	3.63 x 1.90	11'11" x 6'3"
Living/Dining	5.59 x 2.25	18'4" x 7'5"
Bedroom	3.93 x 3.32	12'11" x 10'11"
Balcony	5.22 x 1.77	17'2" x 5'10"

Main Piazza
& The City

Courtyard Garden
& The Shard

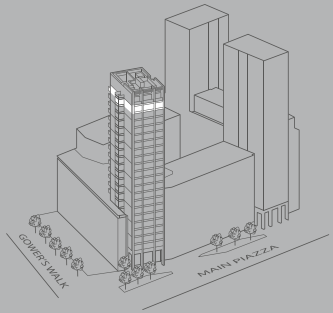


Courtyard Garden
& The Shard

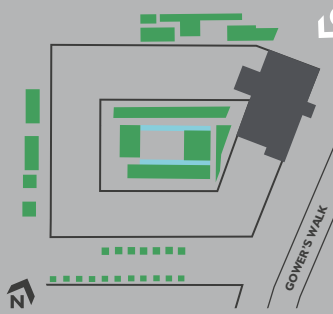


Twenty-First
floor
apartments

A Cassia House – West elevation



Site plan



Key

- W Wardrobe
- C Cupboard
- ⊗ Appliance space
- ◀▶ Depicts measurement points

Floor to ceiling height in m/ft

Living rooms & Bedrooms	2.54m / 8'4"
All other areas	2.34m / 7'8"

Apartment layouts provide approximate measurements 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. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

2 bed apartment

Apt. 22.01	200.74 sq.m	2161 sq.ft
Apartment Area	113.23 sq.m	1219 sq.ft
Terrace/Balcony Area	87.51 sq.m	942 sq.ft
Kitchen	3.79 x 2.60	12'5" x 8'6"
Living	6.09 x 4.43	19'12" x 14'6"
Dining	4.21 x 3.49	13'10" x 11'5"
Master Bedroom	4.12 x 3.93	13'6" x 12'11"
Bedroom 2	4.03 x 3.08	13'3" x 10'1"
Balcony	3.21 x 2.11	10'6" x 6'11"
Terrace	12.85 x 1.50	42'2" x 4'11"
Roof Terrace	9.55 x 10.27	31'4" x 33'8"

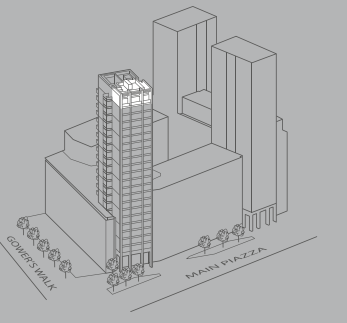
Main Piazza
& The City

Courtyard Garden
& The Shard

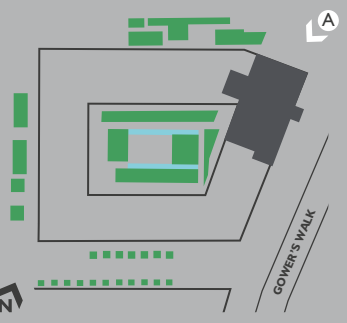


Twenty-Second floor apartment & roof terrace

A Cassia House – West elevation



Site plan



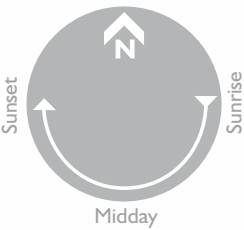
Key

- W Wardrobe
- C Cupboard
- Appliance space
- Depicts measurement points

Floor to ceiling height in m/ft

Living rooms & Bedrooms	2.54m / 8'4"
All other areas	2.34m / 7'8"

Apartment layouts provide approximate measurements 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. All balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.



Specifications

From its designer kitchen complete with integrated appliances and soft closing panels, to the bathroom with a mix of single and double-ended baths and composite stone top vanity unit, the specifications in your apartment have been individually chosen by experts in their field.



Photograph of a kitchen at Goodman's Fields, indicative only

Apartment kitchens

- Designer kitchen units in a combination of gloss and matt lacquer finish, featuring cutlery drawers and magic corners (where applicable)
- Feature lighting to underside of kitchen high level units
- Composite stone worktop and splashback
- Stainless steel undermounted single or double sink as appropriate with single lever kitchen mixer
- Siemens integrated single multi-function oven (where applicable)
- Siemens integrated microwave oven or microwave combination oven (where applicable)
- Siemens integrated multi-function dishwasher
- Siemens integrated tall fridge/freezer or under counter fridge and freezer
- Siemens induction hob
- Wine cooler
- Built-in canopy extractor hood
- Pull out waste and recycling bins

Interior finishes

- Dark timber veneer multi-locking entrance door including letter plate and spy hole
- Combination of solid internal doors and touch latch pocket sliding doors with a veneer finish (where applicable)
- Engineered oak floor to hallway, kitchen and living/dining rooms
- Carpet to bedrooms
- Walls and ceilings to be finished with a white matt paint finish
- Chrome ironmongery
- Fully fitted wardrobes to master bedroom and bedroom 2
- All fitted wardrobes are complete with integrated sensor lights, shelf, hanging rail, and drawer pack to master bedroom
- Wardrobes in bedroom 3 to be fitted by purchaser
- Blind boxes fitted to all windows for the future installation of blinds
- Windows, winter gardens and Juliet doors with sealed double-glazed units

Heating / cooling

- Comfort cooling to 2 and 3 bedroom apartments and penthouses
- Underfloor heating throughout all apartments

Telecommunication

- Wiring for digital multi-room and terrestrial television from central receiver
- TV outlet to living area and all bedrooms
- Telephone outlet with broadband capability to living area and bedrooms

External finishes

- Balconies finished in glass and steel with composite timber-effect decking

Electrical fittings / plumbing

- Recessed LED downlights throughout with adjustable single downlights to living room
- Dimmers to living room
- LED lighting to underside of wall kitchen cupboards
- Shaver socket to bathrooms
- Stainless steel switch plates, moulded white low-level socket outlets
- Pre-wired for Sonos sound system to living/dining room, bedrooms and ensuite
- Automatic lighting to hall cupboard
- Condensing washer/dryer in cupboard or utility
- Master light switch to hallway



Photographs of a bathroom at Goodman's Fields

Apartment bathrooms

- Fully tiled bathroom, glass bath panel with end filling bath complete with chrome hinged frameless glass bath screen on shower end (where applicable)
- Overhead shower and hand shower on slider rail
- Thermostatic mixer and diverter
- Back-to-wall WC with soft-close seat and dual-flush
- Counter top porcelain wash basin complete with deck mounted basin mixer and drawer storage
- Composite stone top vanity unit with integral lighting mirror
- Chrome robe hook and toilet roll holder
- Chrome heated towel rail
- Large format porcelain wall and floor tiles
- Mirrored cabinet storage

Shower rooms

- Tiled wet room shower with sliding glass shower enclosure
- Overhead shower and hand shower on slider rail
- Thermostatic mixer and diverter
- Back-to-wall WC with soft-close seat and dual-flush
- Counter top porcelain wash basin complete with deck mounted basin mixer and drawer storage
- Composite stone top vanity unit with integral lighting mirror
- Chrome robe hook and chrome toilet roll holder
- Chrome heated towel rail
- Large format porcelain wall and floor tiles
- Mirrored cabinet storage

Cloakroom (where applicable)

- Back-to-wall WC with soft-close seat and dual-flush
- Counter top porcelain wash basin complete with deck mounted basin mixer
- Composite stone vanity top with drawer storage
- Chrome towel rail
- Mirror with feature lighting
- Chrome robe hook and chrome toilet roll holder

Security & peace of mind

- Access to apartments via colour video door entry system and fob electronic access to communal areas
- All apartments pre-wired for future wireless security alarm to be fitted by purchaser if required
- Mains supply smoke/heat detectors (with battery back-up) to apartments and communal areas
- CCTV coverage to communal areas at key locations
- Multi-point locking timber veneer entrance door with spy hole viewer and letter plate to each apartment
- 10-year warranty cover

Communal areas

- Carpeting to all corridors
- Porcelain floor tiles to entrance lobby
- Painted corridors
- Lift access to all floors
- Access to 24-hour concierge

Car parking

- Access to gated underground car park via electronic entry system
- Limited car parking available by separate negotiation
- Bicycle storage available for residents
- In accordance with local planning requirements (Section 106 Agreement), the owner of any of the apartments within the development is required to covenant not to apply for (unless the occupant is the holder of a disabled person's badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970) a permit to park a vehicle in a place designated in an order made under Section 45(2) of the Road Traffic Regulation Act 1984 for the use of residents or businesses in the locality of the land.
- A Car Club scheme will be available to residents who can join for an annual or monthly premium, subject to complying with the terms and conditions. Members will have access to a 24-hour 'Pay As You Drive' facility that provides a car without the normal ties of insurance, maintenance and other associated costs. Booking can be arranged via phone or online.

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. Berkeley Homes reserves the right to make these changes as required.

Kitchen layouts shown are subject to change.

Colour options are subject to timeframes. If a unit has not been reserved prior to fit out, a default option will be chosen by Berkeley Homes. Purchasers will be able to customise certain elements of the specification subject to timeframes. Please speak to your Sales Consultant for details.

Designed For Life

Our customers are at the heart of all our decisions.

We aim to understand their needs and consistently meet or exceed their expectations. The service we provide is professional, efficient and helpful to make the home buying process as straightforward and enjoyable as possible. Our levels of customer service aim to be comparable to other top brands.



Computer Generated Image of Cassia House at Goodman's Fields, indicative only

Customer service is our priority

All our customers are provided with a commitment that when they buy a new home from Berkeley they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience. Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

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 Berkeley, 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, Berkeley 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

Berkeley's 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.



Proud to be a member of the Berkeley Group of Companies

Berkeley
Designed for life

St Edward
Designed for life

St Joseph
Designed for life

St George
Designed for life

St James
Designed for life

St William
Designed for life

www.berkeleygroup.co.uk

A commitment to the future

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

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

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

Our plan for the business has five areas of focus:
Customers, Homes, Places, Operations and Our People.

Our vision for the future

Our Vision

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

Five Focus Areas

An Exceptional Customer Experience	High Quality Homes	Great Places	Efficient and Considerate Operations
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.	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.	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.	We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

A commitment to People and Safety

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



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

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

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

www.berkeleyfoundation.org.uk





Customer relations

We want to ensure you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication.

From exchange of contracts, your dedicated Berkeley Customer Service Representative will help with any questions you may have.

Here is what you can expect:

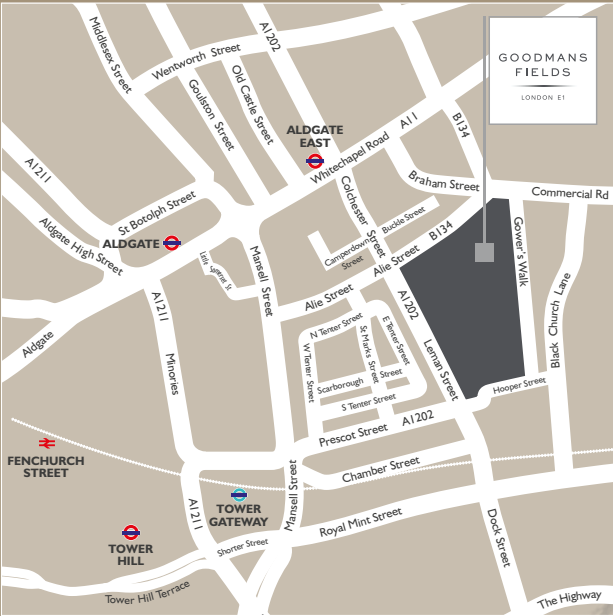
- From the day you reserve – until the day you complete – we'll update you regularly on progress
- You will be given your own log-in credentials at reservation to access your personal MyHome Plus account where you will be able to view the development, property, construction progress and buying process information
- Sustainability is high on any responsible builder's agenda. We promise to fully communicate the environmental features of our developments to all of our customers
- Our Customer Relations Manager will present a selection of designer-conceived colour palettes to help you find the interior finish that most suits your style
- We'll meet you on-site to demonstrate all the functions and facilities of your new apartment
- We personally handover your key on completion day and make sure everything is to your satisfaction
- The 2-year warranty with 24-hour emergency service has a dedicated customer service telephone number and from the 3rd to the 10th year you'll have the added security protection of a 10-year NHBC warranty

Finally we'll contact you after 7 days, at 4 weeks and 7 months after you move in, to make sure everything continues...perfectly.

Contact details

Goodman’s Fields
Berkeley Homes (North East London) Ltd
Sales & Marketing Suite
39 Leman Street
London E1 8PU

Tel: +44 (0)20 3217 1000
goodmans@berkeleygroup.co.uk
www.goodmansfields.co.uk



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley 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, appliance sizes or items of furniture. All computer generated images are indicative only. Lifestyle photography and show apartment images are indicative only. Goodman’s Fields and Cassia House are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. E726/05CA/0917

